

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

NOVEMBER 2, 2022

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of November 2, 2022.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); Dave Johnson, PE; and Peter Polcari, CPA.

A Motion was made to enter into Executive/Closed Session for discussion of matters of attorney-client privilege and pending litigation. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board entered into Executive/Closed Session for the discussion of matters of attorney-client privilege and pending litigation.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	1	X			

The Board of Commissioners returned to open session.

The Board undertook a review of the newly drafted updated Personnel Policy. General Counsel provided legal advice and guidance and responded to questions from the Board. Executive Director Ferguson, Deputy Executive Director Sanders, and Peter Polcari CPA also participated the discussion.

PUBLIC COMMENTS

A member of the public complained that the elevators have not being repaired.

UNFINISHED BUSINESS

2022-18: Resolution to approve and authorize the extension of the Shared Service Agreement with the City of Linden for Qualified Purchasing Agent services. The resolution was tabled for a second time.

NEW BUSINESS

2022-23: Resolution to approve and authorize the award of a contract for Qualified Purchasing Agent services. The resolution was tabled.

2022-24: Resolution to approve and authorize the award of a contract to Rapid Fire for emergency fire alarm system repairs in the amount of \$6,350.00. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2022-24.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

Commissioner Lukenda requested that Commissioner Mannuzza be involved in the settlement offer concerning Linden Housing Corporation v. Zurich American Insurance Company, et al., Docket No. L-003725-15.

Chairperson Infante asked about the Housing Authority’s vehicles. Executive Director Ferguson stated that the Housing Authority has two vehicles and that they were being driven to and from work by Mr. Bivona and Mr. Kostrey. As to Mr. Bivona, Executive Director Ferguson stated that his position has an emergency response component and that he also drives her to and from work (because he lives nearby and she is no longer able to drive). As to Mr. Kostrey, Executive Director Ferguson stated that she would be concluding his use of the Housing Authority vehicle to drive to and from work.

A Motion was made to enter into Executive/Closed Session for discussion of matters of pending litigation. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board entered into Executive/Closed Session for the discussion of pending litigation.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN		X			
JOANNE PETKOV	1	X			

The Board of Commissioners returned to open session.

A Motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			

The meeting was adjourned at 7:50 p.m.