

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

MARCH 30, 2023

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of March 30, 2023.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 12:00 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; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel).

A motion was made to approve the minutes of the January 25, 2023 Board of Commissioners meetings. The following vote ensued:

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

The Board of Commissioners approved the minutes of the January 25, 2023 Board meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of January 25, 2023 to January 31, 2023 in the amount of \$14,705.80; February 1, 2023 to February 28, 2023 in the amount of \$60,682.59; and March 1, 2023 to March 29, 2023 in the amount of \$54,199.89. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of January 25, 2023 to January 31, 2023; February 1, 2023 to February 28, 2023; and March 1, 2023 to March 29, 2023.

SECRETARY /TREASURER’S REPORT

The Secretary/Treasurer, Ann J. Ferguson, reported on the balances of all Authority accounts and Certificates of Deposits (CD’s), the interest rate on each, as well as the actual and average rents collected for the months of February 2023 and March 2023.

A Motion was made to accept the Secretary/Treasurer’s Report. The following vote ensued:

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

The Board of Commissioners accepted the Secretary/Treasurer’s Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2023-03: Resolution to approve and authorize the award of a contract to Titanium Laboratories, Inc. for pest control services. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2023-03.

2023-04: Resolution to approve and authorize the award of a contract to Gans, Gans & Associates for human resources consulting services. 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 of Commissioners adopted Resolution 2023-04.

2023-05: Resolution to approve and authorize the award of a contract LAN Associates for professional architectural and engineering services. 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 of Commissioners adopted Resolution 2023-05.

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 | | X | | | |
| KAREN LUKENDA | | | | | X |
| GARY MANNUZZA | | X | | | |
| PETER MATLOSZ | 2 | 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 | 2 | X | | | |
| SHERI HUMPHREY, VICE CHAIR | | X | | | |
| KAREN LUKENDA | | | | | X |
| GARY MANNUZZA | | X | | | |
| PETER MATLOSZ | | X | | | |
| DANI ORELIEN | | X | | | |
| JOANNE PETKOV | 1 | X | | | |

The Board of Commissioners returned to open session.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

Commissioner Orelie n stated that she met a HUD Washington representative.

Commissioner Humphrey stated that she wanted Executive Director Ferguson to register her for the required commissioner training courses. Executive Director Ferguson requested that Commissioner Humphrey identify the specific training courses she intends to take.

Executive Director Ferguson reported that HUD declared the Housing Authority a high performer.

PUBLIC COMMENTS

None.

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

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

The meeting was adjourned at 12:42 p.m.