

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 19, 2023

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of April 19, 2023.

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; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); Dave Johnson, PE., and Jerry Volpe, QPA.

A motion was made to approve the minutes of the March 30, 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	2	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners approved the minutes of the March 30, 2023 Board meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of April 1, 2023 to April 19, 2023 in the amount of \$5,106.59. 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 approved the motion to accept and pay all bills for the period of April 1, 2023 to April 19, 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 month of April 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	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 accepted the Secretary/Treasurer’s Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2023-06: Resolution to approve and authorize the adoption of the updated Personnel Policies and Procedures Manual. 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 Board of Commissioners adopted Resolution 2023-06.

2023-07: Resolution to approve and authorize the adoption of the updated Compensatory Time Policy. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2023-07.

2023-08: Resolution to approve and authorize the adoption of the updated Procurement Policy. 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 adopted Resolution 2023-08.

2023-09: Resolution to ratify the promotion of Liza Arquiza-Lozada to Section 8 Lease and Occupancy Specialist. 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 adopted Resolution 2023-09.

Executive Director Ferguson requests a resolution to approve and authorize her to award, at her discretion, merit-based salary increases of up to 3% to Housing Authority employees, effective October 1, 2023. Chairman Infante indicates that the matter should be tabled, but that the Housing Authority should budget for increases of up to 5%.

2023-10: Resolution to approve and authorize a \$5.00 per hour increase for law enforcement officers performing building security functions. 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 2023-10.

2023-11: Resolution to approve and authorize an increase to the Section 8 utility allowances, effective July 1, 2023. 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 adopted Resolution 2023-11.

Executive Director Ferguson requests a date for a round table discussion. The matter is tabled until the June 2023 Board meeting.

MAINTENANCE REPORT

Read and filed.

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

The Board of Commissioners returned to open session.

COMMISSIONER’S COMMENTS

None.

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

The meeting was adjourned at 5:55 p.m.