

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JANUARY 31, 2024

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Special Meeting of January 31, 2024.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Chairperson Joseph Infante at 5:00 p.m.

Roll Call:

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

Also present: Interim Executive Director Gerald Volpe; Deputy Executive Director Kathy Sanders; Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); and Accountant Peter Polcari.

A Motion was made to enter into Executive/Closed Session for discussion of matters that would impair a right to receive funds from the Government of the United States, 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			
SHARON BACOT		X			
GARY MANNUZZA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board entered into Executive/Closed Session.

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			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			

The Board of Commissioners returned to open session.

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

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

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

A motion was made to approve the schedule of bills for payment. The following vote ensued:

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

The Board of Commissioners approved the schedule of bills for payment.

2024-01: Resolution to appoint Gerald Volpe as the Authority’s New Jersey Public Housing Authority Joint Insurance Fund Commissioner for the 2024 fund year. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
SHARON BACOT		X			
GARY MANNUZZA	2	X			

PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2024-01.

2024-02: Resolution to approve and authorize the award of a contract to Current Elevator Technology, Inc. for the elevator modernization project. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2024-02.

2024-03: Resolution to approve, authorize, and self-certify a micro-purchase threshold of \$44,000.00. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2024-03.

2024-04: Resolution to approve and authorize the award of a contract to Hunt, Hamlin & Ridley for special counsel legal services. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2024-04.

2024-05: Resolution to approve and authorize the award of a contract to Sunbelt Industries, Inc. for housing inspection services. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			

SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2024-05.

2024-06: Resolution to direct the Interim Executive Director to review the salary comparability and staffing study report and submit managerial recommendations to the Board. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2024-06.

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

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

The Board of Commissioners adopted the motion.

**COMMISSIONER’S COMMENTS**

None.

**PUBLIC COMMENTS**

A motion was made to open the floor to public comment. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA		X			

PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			

The Board of Commissioners adopted the motion.

Members of the public commented on pest control matters and security matters (including the closing of the back gate). Members of the public thanked Interim Executive Director Volpe for his work.

A motion was made to close the floor to public comment. The following vote ensued:

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

The Board of Commissioners adopted the motion.

2024-07: Resolution to approve and authorize an increase to the Section 8 payment standards. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2024-07.

A motion was made to ratify and affirm any and all actions taken by Interim Executive Director Volpe since the last Board meeting. The following vote ensued:

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

The Board of Commissioners adopted the motion.

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			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			

The meeting was adjourned at 6:48 p.m.