

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

MAY 2, 2024

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Special Meeting of May 2, 2024.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Interim Executive Director Gerald Volpe 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			

Also present: Interim Executive Director Gerald Volpe; Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); and Attorney Raymond Hamlin of Hunt, Hamlin & Ridley (Special Counsel).

A Motion was made to enter into Executive/Closed Session for discussion of matters 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	2	X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		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	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

The Board of Commissioners returned to open session.

2024-5-11: Resolution to approve and authorize payment to the Estate of Ann J. Ferguson for accrued sick, vacation, and personal leave, and other remaining employee benefits.

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	2	X			
DANI ORELIEN		X			

The Board of Commissioners adopted Resolution 2024-5-11.

The Board tabled the approval of Board meeting minutes until the next 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		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
SHARON BACOT		X			
GARY MANNUZZA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

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

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

The Board of Commissioners adopted the motion.

A motion was made to adopt the following slate of resolutions:

2024-5-1: Resolution to approve and authorize the adoption of the updated Conflict of Interest Policy.

2024-5-2: Resolution to approve and authorize the adoption of the updated Emergency Action and Fire Prevention Plan.

2024-5-3: Resolution to approve and authorize the adoption of the updated Financial Control Policy.

2024-5-4: Resolution to approve and authorize the adoption of the updated Hiring Procedures.

2024-5-5: Resolution to approve and authorize the adoption of the updated Internal Control Policy.

2024-5-6: Resolution to approve and authorize the adoption of the updated Language Access Plan.

2024-5-7: Resolution to approve and authorize the adoption of the updated Parking Policy.

2024-5-8: Resolution to approve and authorize the adoption of the updated Record Retention and Disposition Policy.

2024-5-9: Resolution to approve and authorize the posting of the updated Emergency Transfer Plan and Related Violence Against Women Act Compliance Documents, Flat Rent Policy Documents, Pet Policy, and Smoke-Free Policy for public comment.

The following vote ensued:

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

The Board of Commissioners adopted Resolutions 2024-5-1 through 2024-5-09.

2024-5-10: Resolution to ratify certain prior actions of the Interim Executive Director.

The following vote ensued:

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

The Board of Commissioners adopted Resolution 2024-5-10.

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	2	X			
SHERI HUMPHREY, VICE CHAIR	1	X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

The Board of Commissioners adopted the motion.

Members of the public commented on upcoming Board meetings and proposed resolutions.

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	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN		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		X			
SHARON BACOT		X			
GARY MANNUZZA	2	X			
PETER MATLOSZ	1	X			
DANI ORELIEN		X			

The meeting was adjourned at 5:45 p.m.