

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JULY 17, 2024

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of July 17, 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 and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel).

2024-07-17-1: Resolution to approve Board meeting minutes (May 15, 2024 and June 3, 2024).
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 of Commissioners adopted Resolution 2024-07-17-1.

2024-07-17-2: Resolution to approve and authorize the payment of bills. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2024-07-17-2.

2024-07-17-3: Resolution to accept the Secretary/Treasurer's Report and the Maintenance Report.
The following vote ensued:

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

The Board of Commissioners adopted Resolution 2024-07-17-3.

2024-07-17-4: Resolution to approve and authorize the adoption of the updated Admissions and Continued Occupancy Policy, Emergency Transfer Plan and related Violence Against Women Act Compliance Documents, Flat Rent Policy Documents, Pet Policy, Smoke-Free Policy, and Tenancy Leases. 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 adopted Resolution 2024-07-17-4.

2024-07-17-8: Resolution to approve the annual budget for the fiscal year ending on September 30, 2025. 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 Resolution 2024-07-17-8.

A motion is made to enter into Executive/Closed Session to discuss confidential personnel matters and confidential contract negotiation matters. 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.

Commissioner Humphrey joined the meeting late during 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 exit closed session.

2024-07-17-5: Resolution to approve and authorize the award of contract to Sunbelt Industries, Inc. for management consulting services. 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 Resolution 2024-07-17-5.

2024-07-17-6: Resolution to approve and authorize the award of a contract to AMA Consulting Group, LLC for program administrative services. The resolution was tabled.

2024-07-17-7: Resolution to approve and authorize adjustments to work hours and flexible scheduling. 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 Resolution 2024-07-17-7.

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

The meeting was adjourned at 6:36 p.m.