

Minutes from the Housing Authority of the City of Linden’s Board of Commissioners Meeting of October 30, 2024.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Interim Executive Director Gerald Volpe at 5:03 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; Fee Accountant Peter Polcari; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel)

2024-10-30-1: Resolution to approve Board meeting minutes (September 30, 2024). 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 2024-10-30-1.

2024-10-30-2: Resolution to approve and authorize the payment of bills. 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 2024-10-30-2.

2024-10-30-3: Resolution 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		X			
SHARON BACOT					X
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN		X			

The Board of Commissioners adopted Resolution 2024-10-30-3.

2024-10-30-4: Resolution to approve and authorize the updated flat rent schedule. 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 2024-10-30-4.

2024-10-30-5: Resolution to approve and authorize the award of a contract to Lisa A. Pfenninger Insurance Agency, LLC for insurance risk management 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 2024-10-30-5.

2024-10-30-6: Resolution to approve and authorize the rejection of all proposals for personnel 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 2024-10-30-6.

2024-10-30-7: Resolution to approve and authorize the award of a contract to Peter Polcari CPA for fee accounting 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	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

The Board of Commissioners adopted Resolution 2024-10-30-7.

The Board discussed the Section 8 Housing Choice Voucher program.

Executive Director Volpe reported on a fire that occurred on the third floor, noting that a resident was taken to the hospital and has since been released.

2024-10-30-8: Resolution ratifying the award of an emergency contract to Current Elevator Technology, Inc. for the immediate repair of elevators. 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 2024-10-30-8.

With no members of the public present, the Board determined not to hold a public comment period.

A motion was made to enter into Executive/Closed Session to discuss matters of attorney-client privilege and confidential personnel matters. 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 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	2	X			
SHARON BACOT					X
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

The Board exited Executive/Closed Session.

2024-10-30-9: Resolution to approve and authorize the initiation of an Executive Director search. 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 2024-10-30-9.

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		X			
PETER MATLOSZ	2	X			
DANI ORELIEN		X			

The meeting was adjourned at 6:13 p.m.