

**LINDEN PUBLIC HOUSING AUTHORITY
BOARD OF TRUSTEES MONTHLY MEETING
AUGUST 21st, 2025, 5:30 pm**

MEETING AGENDA

1. CALL TO ORDER

2. FLAG SALUTE

3. STATEMENTS/NOTICES

- **STATEMENT OF ADEQUATE NOTICE:** In accordance with the New Open Public Meeting Act N.J.S.A. 10:4-6 et seq., The Housing Authority of the City of Linden (HACL") Board of Commissioners meeting will be held on **August 21st at 5:30 PM**. The meeting will be held in person at the Ann J. Ferguson Towers, Community Room, 1601 Dill Avenue, Linden NJ 07036.
- **NOTICE** In addition to the listed items on this agenda, this Board may discuss and act upon others.

Roll Call:

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

4. MOTON TO APPROVE THE MINUTES FOR THE MEETING HELD ON JULY 21ST

Roll Call:

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

5. BUILDING AND GROUNDS/ MAINTENANCE

Replacing all keys in offices and common area

6. ATTORNEY REPORT

7. COMMENTS FROM THE PUBLIC (agenda items only)

Members of the public desiring to make a comment may come forward at this time. Please begin your comment by stating your name and address. Individuals are invited to speak on one topic at a time, and no person will speak more than once until all individuals desire to speak have spoken once.

8. BOARD MEMBERS' UPDATES

9. MOTION TO CLOSE MEETING AND GO INTO EXECUTIVE SESSION

Roll Call:

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

Motion to come out of Executive Session:

Roll Call:

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

Motion to re-open meeting:

Roll Call:

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

Regarding Resolutions

- Resolution to do an NFAO (Non-Fair and Open Bid) to appoint All in One Consultant Services, Denise Gordy as our appointed QPA with a contract not to exceed \$17,500 (Qualified Purchasing Agent)
- This falls under the N.J.S.A. 19:44A-20.4 et seq.

- Roll Call:

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

- Resolution to do an NFAO (Non-Fair and Open Bid) to appoint BDO Financial as our newly appointed fee accountant with a contract not to exceed \$50,000.

- Roll Call:

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

Resolution to improve the quality of life of residents at Ann Ferguson Towers by establishing fines for failure to remove dog waste.

- Roll Call:

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

Resolution to donate excess food to charity

- Roll Call:

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

Resolution to Termination of Engagement of Attorney Ray Hamlin

Roll Call:

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