

**LINDEN PUBLIC HOUSING AUTHORITY  
BOARD OF TRUSTEES MONTHLY MEETING  
AUGUST 13<sup>th</sup>, 2025, 5:30 pm**

**MEETING MINUTES**

**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 13<sup>th</sup> 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. MOTION 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	S	X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN, VICE CHAIR		X			
YVONNE BOYD	M	X			

## 5. FINANCE REPORT:

### Motion to approve and pay June bills

Roll Call:

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

## 6. 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	S	X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR	M	X			
YVONNE BOYD		X			

## 7. MOTION TO COME OUT OF 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	M	X			
YVONNE BOYD	S	X			

## 8. Motion to re-open meeting:

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	M	X			
YVONNE BOYD	S	X			

## Regarding Resolutions:

- 9. Resolution to do an NFAO (Non-Fair and Open Bid) to Appoint All in One Consultant Services, 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	M	X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	S	X			

- 10. Resolution to do an NFAO to Appoint BDO Financial Services 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	M	X			
SHARON BACOT		X			

GARY MANNUZZA	S	X			
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD		X			

**11. Resolution to open a not-for-profit to accept donations from local companies, private companies and individuals.**

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	M	X			
YVONNE BOYD	S	X			

**12. WALK ON - Resolution to attend training conference in Atlantic City.**

Roll Call:

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

**13. WALK ON - Resolution to hire AI consultant.**

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	M	X			

YVONNE BOYD	S	X			
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TOPIC TO DISCUSS IN EXECUTIVE SESSION

## meeting - Adjourn Meeting

Roll Call:

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

**ALL IN FAVOR**