

**LINDEN PUBLIC HOUSING AUTHORITY
BOARD OF TRUSTEES SPECIAL MEETING
AUGUST 21st, 2025, 4:00 pm**

SPECIAL 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 21st at 4:00 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			Zoom
SHARON BACOT		X			
GARY MANNUZZA		X			Zoom
PETER MATLOSZ		X			Zoom
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD		X			

Due to this being an emergency special board meeting, several board members attended via Zoom. Members who attended via Zoom include Sheri Humphrey (chair), Gary Mannuzza, and Peter Matlosz.

4. FINANCE REPORT:

Special Meeting: No Bills Were Paid at this meeting.

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	second	X			
YVONNE BOYD	motion	X			

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	motion	X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	second	X			

Motion to re-open meeting:

Roll Call:

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

Regarding Resolutions:

5. Resolution to approve giving excess food away to charity.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT	motion	X			
GARY MANNUZZA		X			

PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	second	X			

6. Resolution to charge tenants \$50.00 per incident for not removing dog waste from property located at 1601 Dill Avenue, Linden, NJ 07036

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	second	X			
YVONNE BOYD	motion	X			

7. Resolution by Ordinance by the City of Linden to hire General Counsel Antonelli Kantor Rivera PC – Fees 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	second	X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	motion	X			

8. Resolution to terminate Hunt, Hamlin & Ridley as Special Counsel, Effective Tuesday, August 26th, 2025

Roll Call:

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

YVONNE BOYD		X			
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9. Resolution to accept the resignation of Peter Polcari effective July 31st

Roll Call:

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

10. WALK ON -- Resolution to enter Shared Services agreement with City of Linden for Snow Removal

Roll Call:

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

Meeting - Adjourn Meeting

Roll Call:

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

ALL IN FAVOR