

**LINDEN PUBLIC HOUSING AUTHORITY
BOARD OF TRUSTEES SPECIAL MEETING
JULY 21st 2025, 5:30 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 **July 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. MOTION TO APPROVE THE MINUTES FOR THE MEETING HELD ON JUNE 11th and SPECIAL MEETINGS ON June 25th

Roll Call:

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

5. FINANCE REPORT:

Motion to approve the June Bill List

ROLL CALL

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

6. BUILDING AND GROUNDS/ MAINTENANCE

Nspire Training

We completed the Nspire Training on June 27th & 28th and most of our staff are now Nspired Certified

7. ATTORNEY REPORT

8. 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.

9. BOARD MEMBERS' UPDATES

10. MOTION TO GO INTO EXECUTIVE SESSION

ROLL CALL

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

11. MOTION TO COME OUT OF EXECUTIVE SESSION

Roll Call

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

12. Motion to re-open meeting

Roll Call

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

13. Resolution to approve, publish and submit the 2025-2026 annual budget.

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			

MOTION TO APPROVE

14. Resolution to approve, publish and submit the 5-year Annual Plan

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	M	X			
YVONNE BOYD		X			

MOTION TO APPROVE

15. Resolution to have tenant Roundtable on July 23rd to discuss the 5-year Plan.

Roll Call

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

MOTION TO APPROVE

16. Resolution to REMOVE KATHY SANDERS FROM ALL BANK ACCOUNTS

Roll Call

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

MOTION TO APPROVE**17. Resolution amending the contract with Loomis Consulting LLC from 90 days to 120 days.****Roll Call**

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

MOTION TO APPROVE**18. Resolution to accept the termination of the contract with Sunbelt Industries Inc.****Roll call**

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

MOTION TO APPROVE**19. Resolution to approve CLOSING THE BANK ACOOUNT AT UNION SACING BANK AND REPOENING HE ACCOUNT ATHE THE COLUMBIA BANK IN LINEN****Roll Call**

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

DANI ORELIEN, VICE CHAIR		X			
YVONNE BOYD	S	X			

20. MOTION TO APPROVE

**Resolution to approve the state health benefit program (SHBP) Health benefit Program (SEHBP)
Change in full time hours**

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			

Based on our layoffs, and retirement, we were able to reduce salaries by approximately \$675,000

APPROVE THE LAYOFF PLAN TO LAY-OFF

- Ray Houck \$119,165.39
- Phil Azzolini \$76,220.00
- Samantha Krech \$67, 000.00

The following staff will be kept.

- Gary Belcher salary reduced from \$126,246.68 to \$100,000 all benefits remain the same.
- Dr. Marlene Berghammer Salary Reduced from \$185,000 to \$110,000
- Endelyn Jaugan Salary reduced from \$90,156.45 to \$80,000.
- Liza Lozada \$65,000.00
- Leidy Narcisse \$70,000.00
- Shaquan Curtis' salary remains \$45,448.96, and he will receive an additional stipend for Nspire inspections.
- Sebastien Roman salary remains \$52,234.92 and he will receive a stipend for completing Nspire inspections.
- Robert Horre, salary reduced from, \$83,548.27 to \$65, 000 and will receive a stipend from Nspire Inspection
- Brian Dooley salary reduced from \$86,027.00 to \$65,000 and will receive a stipend from Nspire.

Meeting – Adjourn Meeting

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			X
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD		X			

ALL IN FAVOR