

**MEETING OF THE LINDEN HOUSING AUTHORITY
ANN J. FERGUSON TOWERS
1601 DILL AVENUE, LINDEN, NJ
March 11th, 2026
BOARD MEETING MINUTES**

CALL TO ORDER: Chair: Michael Lapolla

FLAG SALUTE:

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 March 11, 2026th 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
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPSY		X			
YVONNE BOYD		X			

1. Resolution 1 – Approval of minutes of the meeting held on December 10th, 2025 and January 14th, 2026.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY	second	X			
SHARON BACOT	motion	X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPSY		X			

YVONNE BOYD		X			
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Commissioner Aurora Copsy was not present for the December meeting, as it occurred prior to her appointment.

2. Resolution 2 – Approval of payment of January and February bills.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	second	X			
AURORA COPSY	motion	X			
YVONNE BOYD		X			

3. Motion to go into executive session.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	second	X			
AURORA COPSY		X			
YVONNE BOYD	motion	X			

4. Motion to come out of executive session.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	motion	X			
AURORA COPSY	second	X			
YVONNE BOYD		X			

5. Resolution 3 – Resolution urging the New Jersey Legislature to require certain non-profit housing providers receiving federal housing assistance to comply with the New Jersey Open Public Meetings Act and the Open Public Records Act.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY			X		
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	motion	X			
AURORA COPSY	second	X			
YVONNE BOYD		X			

6. Resolution 4 – Resolution to amend the By-Laws and establish quarterly board meetings.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	second	X			
AURORA COPSY	motion	X			
YVONNE BOYD		X			

7. Resolution 5 – Resolution establishing income limits for public housing tenants.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	motion	X			
AURORA COPSY		X			
YVONNE BOYD	second	X			

8. Resolution 6 – Resolution to approve a one-year extension of the executive director's contract.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
SHARON BACOT	second	X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPSY	motion	X			
YVONNE BOYD		X			

9. Resolution 7 – Resolution authorizing legal action against Mongil Corporation.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR	motion	X			
GARY MANNUZZA	second	X			
AURORA COPSY		X			
YVONNE BOYD		X			

10. Resolution 8 – Resolution to update the policy to establish an annual cancellation and reissuance of key fobs.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
SHARON BACOT	motion	X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	second	X			
AURORA COPSY		X			
YVONNE BOYD		X			

11. Walk-On Resolution – Resolution to hire an Auditor not to exceed \$16,000.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			

SHARON BACOT	second	X			
MICHAEL LAPOLLA, CHAIR	motion	X			
GARY MANNUZZA		X			
AURORA COPSY		X			
YVONNE BOYD		X			

MOTION TO ADJOURN

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPSY		X			
YVONNE BOYD		X			

ALL IN FAVOR