

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

MAY 3, 2023

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Special Meeting of May 3, 2023.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 6:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel).

General Counsel stated that there is a personnel matter on the agenda concerning Deputy Executive Director Kathy Sanders. Ms. Sanders exercised her right to have the matter discussed in open session pursuant to Rice and N.J.S.A. 10:4-12(b)(8). However, in accordance with N.J.S.A. 10:4-12(b)(7), the Board of Commissioners would be adjourning to closed session for General Counsel to report on related matters falling within the attorney-client privilege, as confidentiality is required for General Counsel to exercise his ethical duties as a lawyer. General Counsel stated that there would be no deliberation of the personnel matter in closed session. Ms. Sanders did not object.

A Motion was made to enter into Executive/Closed Session for discussion of matters of attorney-client privilege. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The Board entered into Executive/Closed Session for the discussion of matters of attorney-client privilege.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The Board of Commissioners returned to open session.

General Counsel stated that the Board honored Ms. Sanders’ response to the Rice notice. There was no deliberation of the personnel matter in closed session. The Board only discussed matters within the attorney-client privilege.

General Counsel indicated that Ms. Sanders is now present and that the Board was now free to discuss her employment. The Board, after discussion with General Counsel, made a motion regarding Ms. Sanders’ employment.

2023-12: Resolution to approve and authorize General Counsel to respond to the correspondence issued by Deputy Executive Director Sanders regarding a purported employment agreement. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	2	X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-12.

Executive Director Ferguson asked about the charges against Ms. Sanders and stated that her contract cannot be terminated without charges. Chairman Infante clarified that the Board was not taking any disciplinary action against Ms. Sanders, it merely authorized a response to her prior correspondence concerning a purported employment agreement.

2023-13: Resolution to approve and authorize the adoption of the updated Vehicle Usage Policy. The Board directed that the Policy be revised to state that on-call use is subject to Executive Director approval. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA				X	
PETER MATLOSZ		X			

DANI ORELIEN	2	X			
JOANNE PETKOV				X	

The Board of Commissioners adopted Resolution 2023-13.

**COMMISSIONER’S COMMENTS**

Commissioner Orelie commented on a commissioner training course and the duties of the Board.

**PUBLIC COMMENTS**

Tenants Michael Loberfeld and Barbara Lewis commented in support of Deputy Executive Director Sanders.

A Motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The meeting was adjourned at 7:34 p.m.