

REGULAR MEETING OF THE LODI HOUSING AUTHORITY

(This Agenda is posted to inform the public of actions being considered by the Authority's Board of Commissioners and Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action.)

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

NOTICE OF MEETING: This meeting has been publicly advertised in compliance with the Open Public Meeting Act.

ROLL CALL: Cody ___ De Nobile ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___
Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS:

APPROVAL OF MINUTES: Regular Meeting – February 15, 2018 Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

COMMUNICATIONS:

- 1. Dept. of HUD – SEMAP Score 100 designates LHA’s Section 8 as **High Performer**

REPORT OF ATTORNEY:

REPORT OF ACCOUNTANT:

REPORT OF SECURITY:

MONTHLY BILLS – PUBLIC HOUSING & SECTION 8 RENTAL ASSISTANCE:

REPORT OF EXECUTIVE DIRECTOR:

REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMIN. OF SECTION 8/HOUSING MANAGER:

RESOLUTIONS:

CONSENT AGENDA (These Resolutions are matters covering operation of Lodi Housing Authority and will be passed by one roll call vote covering all items on the Consent Agenda.)

1. Resolution #17-13	FYE 09/30/18 – Public Housing/Section 8 Budget Revision #1
2. Resolution #17-14	Chapter 78 P.L. 2011 – Mandated Employee Contributions to SHBP Premiums
3. Resolution #17-15	Declaration of Emergency Expenditure – State of Emergency Declared by Governor due to Nor’Easter on March 7, 2018

REPORT OF COMMISSIONERS:

UNFINISHED BUSINESS:

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS: Citizens are reminded that all discussions must pertain to Lodi Housing Authority business. Citizens, not discussing LHA business, will be issued the following: 1st – Reminder/Warning; 2nd – Ruled Out of Order; and 3rd – Should citizen continue to discuss non-LHA business, he/she will be asked to leave LHA Meeting/Community Room. Failure to comply will result in citizen being escorted out by Security.

CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS:

ADJOURNMENT: Motion: _____ Seconded: _____

Cody ___ De Nobile ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

DISCUSSION:

1. **NEW:**

- Evictions/Notices to Cease/Related Hearings

2. **UPDATE:**

3. **ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:**

- Personnel Matters
-

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- MARCH 2018

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
2/11/18 - 2/24/18 THRU 2/25/18 - 3/10/18					
ARE HEREBY APPROVED					
1	PSE&G	2/22/18	11529	Jan Utilities	\$ 32,776.88
2	Platinum Kitchen Designs	3/5/18	11531	Cabinets	\$ 2,975.00
3	Verizon Wireless	3/5/18	11532	Cell Phones	\$ 533.72
4	Presto Print & Copy	3/5/18	11533	Work Orders	\$ 471.00
5	Home Depot Credit Services	3/5/18	11534	Maintenance Supplies	\$ 80.34
6	Safeguard	3/5/18	11535	Check Envelopes	\$ 234.72
7	Interstate Waste Services	3/5/18	11536	Waste Removal	\$ 842.55
8	U.S. Overall Cleaners	3/5/18	11537	Uniform Cleaning	\$ 360.00
9	Cablevision	3/5/18	11538	Phones, TV, Internet	\$ 519.91
10	North Jersey Media Group	3/5/18	11539	Public Notice	\$ 70.96
11	Paulhus and Associates	3/5/18	11540	PH Jan 2018 50058 Processing	\$ 131.25
12	Ricoh	3/5/18	11541	Color Copies	\$ 60.09
13	Wallace P. Nowosielecki	3/5/18	11542	PH Feb 2018 Acct. Retain.	\$ 1,166.66
14	Wallace P. Nowosielecki	3/5/18	3002	S8 Feb 2018 Acct. Retain.	\$ 1,166.67
15	Ready Refresh	3/5/18	3003	Coffee and Water	\$ 205.70
16	Purchase Power	3/5/18	3004	Stamps	\$ 641.98
17	Paulhus and Associates	3/5/18	3005	S8 Jan 2018 50058 Processing	\$ 336.00
18	Jersey Elevator	3/7/18	11543	Elevator Maintenance	\$ 166.17
19	Verizon	3/7/18	11544	Phones	\$ 34.69
20	Riccardi Brothers	3/7/18	11545	Paint Supplies	\$ 375.44
21	Garfield Lumber & Millworks, Inc.	3/7/18	11546	Maintenance Supplies	\$ 399.47
22	AMS Ties, Inc.	3/7/18	11547	PH Feb 2018 Background Chks	\$ 60.00
23	NJAHRO	3/7/18	11548	Membership Dues	\$ 175.00
24	AMS Ties, Inc.	3/7/18	3006	S8 Feb 2018 Background Chks	\$ 24.00
25	Daniela Bonadonna	3/7/18	1435	Security Refund	\$ 150.02
26	Roger Mazzolani	3/7/18	1436	Security Refund	\$ 100.02
27	NJ Division of Pensions and Benefits	3/14/18	Online	PH Active Employee	\$ 17,654.30
28	NJ Division of Pensions and Benefits	3/14/18	Online	S8 Active Employee	\$ 8,480.75
29	NJ Division of Pensions and Benefits	3/14/18	Online	PH Retired Employee	\$ 5,073.38
30	NJ Division of Pensions and Benefits	3/14/18	Online	S8 Retired Employee	\$ 3,152.06
31	NJ Division of Pensions and Benefits	3/29/18	Online	PH Employer PERS	\$ 65,734.47
32	NJ Division of Pensions and Benefits	3/29/18	Online	S8 Employer PERS	\$ 54,000.00

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest up to March 2018 is **\$985.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.		
2.		
CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

I HEREBY CERTIFY THE "FUNDING AVAILABILITY" TO AWARD THE CONTRACTS, AS REFERENCED, HEREIN AND FURTHER CERTIFY THAT ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.

3. All LHA Maintenance employees scheduled to attend Employee Conduct/Violence Prevention in the Workplace, Conflict Resolution, and Stress Management training offered by JIF/MEL on 03/07/18 – cancelled due to Nor'easter
4. Proposed Rennie Place Sidewalks – pending??
5. PVW Rates – Boro anticipating response by 01/12/18 – will forward upon receipt...??? – refer to my recent correspondence dated 02/07/18
6. Valley National Bank authorization of \$2,100 reimbursement for LHA's payroll services based upon compensated balances

REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMINISTRATOR SECTION 8/HOUSING MANAGER:

1. To date, there are 468 HCV/Section 8 Participants presently on the program
2. Section 8 Participant – failure to pay arrearages for unreported income – balance owed LHA - \$4,664.14

RESOLUTIONS:

CONSENT AGENDA (These Resolutions are matters covering operation of Lodi Housing Authority and will be passed by one roll call vote covering all items on the Consent Agenda.)

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3. Resolution #17-15	Declaration of Emergency Expenditure – State of Emergency Declared by Governor due to Nor’Easter on March 7, 2018

Motion: _____ **Seconded:** _____

Cody ___ De Nobile ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

CLOSED SESSION:

(This report is included on website/distributed as part of the Public Agenda)

Lodi Housing Authority shall now exclude members of the public from the meeting for any of the following reasons:

1. The Board may discuss matters involving Personnel or individuals who have received assistance from the Authority. The identification of such individuals may result in a violation of their rights to privacy.
2. The Board may discuss matters which are covered pursuant to NJSA 10:4-12(b)(1,2,3) involving individuals who have received assistance from LHA or who have applied for assistance. To disclose the names of such individuals would work an unwarranted invasion of their rights to privacy.
3. LHA may discuss Personnel Matters which are specifically exempt from public meetings pursuant to NJSA 10:4-12(b)(8).
4. The Board may discuss matters with Counsel that shall fall within the Attorney-Client Privilege and are, therefore, excluded from the public meeting.
5. The Board may discuss other matters pursuant to NJSA 10:4-12.

Please be advised that at the conclusion of this session, the Board shall return to a public session and the members are invited to return in order to observe. Thank you.

DISCUSSION:

1. **NEW:**

- Evictions/Notices to Cease/Related Hearings

2. **UPDATE:**

3. **ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:**

- Personnel Matters