

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 ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___
 Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS:

APPROVAL OF MINUTES:

- **Open Session – October 18, 2018:** Motion: _____ Seconded: _____
 Cody ___ De Nobile ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___
- **Closed Session – October 18, 2018:** Motion: _____ Seconded: _____
 Cody ___ De Nobile ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. Submission of BCCD Contract (\$62,000) Documents for Replacement of LHA Security System
2. Submission to HUD – SEMAP Certification (Section 8)

REPORT OF ATTORNEY:

REPORT OF ACCOUNTANT:

REPORT OF SECURITY:

MONTHLY BILLS – PH & S-8:

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 #18-03	Authorization for Submission of Application for 2017 Unprogrammed BCCD Funding for Repair/Replacement of Fire Alarm/Call to Aid Systems at LHA's 3 Senior Citizen Complexes
2. Resolution #18-04	CY 2019 Risk Management Consultant's Agreement
3. Resolution #18-05	Organizational Resolution as Required by BCCD Pertaining to \$62,000 for Removal/Replacement of Security System at all LHA Complexes
4. Resolution #18-06	Authorization to Enter into a Cooperative Purchasing Agreement with the State of New Jersey

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 ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___

Meeting was adjourned at _____ PM

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 – NJ State Law – All employees to earn sick leave of 1 hour for every 30 hours worked to max of 30 hours per benefit period (year)
-

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest up to 10/31/18 is **\$520.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	Mollica Electric Ten Kingsland Road Boonton, NJ 07005	Electrical Contract – Labor Only January 1, 2019 thru December 31, 2020 \$70.00 per hour
2.	Mazteck IT, LLC 128 Birchwood Road Paramus, NJ 07652	Computer/Network/Software Maintenance Services January 1, 2019 thru December 31, 2020 \$75.00 per hour
3.	Sgts. Maintenance, LLC 46 Trudy Drive Lodi, NJ 07644	Office Maintenance at LHA Admin Building & S/C Community & Laundry Rooms January 1, 2019 thru December 21, 2020 \$940 per month/\$11,280 annually
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.		
CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

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3. Pending Update from Vice Chairman Albert Di Chiara (Liaison between Boro/LHA):

- a. Request to Boro to remove several hanging trees on the "Gallapo Property" (owned by Boro of Lodi) – trees are hanging towards the North Main S/C Complex
4. LHA in final stages of ordering new vehicle (truck/snow plow) via Bergen County Co-op Purchasing or NJ State Co-op
5. Public Bid Opening at 10 AM on 11/29/18 for fire alarm/call to aid system
6. Presently discussing rental of 1st floor as Administrative Offices only with Lodi Boys/Girls Club – see letter of intent previously distributed
7. Rennie Place S/C Complex – lock & chain removed from gate three separate times – this access, as previously reported, if not secured, will cause a threat to S/C tenants – as such, I have authorized installation of fencing to stop this access – to be discussed
8. De Vries Park – as a result of recent report of vehicles driving onto DVP property by Building #8 at end of Liberty Street, I have authorized the extension of the guardrail (similar to the one around the park area) as a safety precaution
9. Received donation of gift cards from Inserra Supermarkets (Shop Rite) – to be distributed for Thanksgiving

November 19, 2018

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

1. To date, there are 474 HCV/Section 8 Participants presently on the program
2. FEMA correspondence sent to Senator Cory Booker – no update

RESOLUTIONS:

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Motion: _____ **Seconded:** _____

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

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