

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:

MOMENT OF SILENCE IN HONOR OF FORMER CHAIRMAN & COMMISSIONER, GERALD "JERRY" WOODS, WHO PASSED AWAY ON MARCH 12, 2019

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 – February 21, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___
- **Closed Session – February 21, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. Registration Renewed/Activated for LHA Government's System for Award Management (SAM)
2. Dept. of HUD – Notice of VMS Remote Review of Section 8 Program covering 03/01/18 – 02/28/19

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 #18-26	Earned/Paid Sick Leave for LHA Seasonal/Part-Time/Emergency Employees Per NJSA 34:11D-1
2. Resolution #18-	

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:

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
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REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- March 2019

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
2/10/19 - 2/23/19 THRU 2/24/19 - 3/9/2019					
ARE HEREBY APPROVED					
1	On the Spot Home Improvements	3/1/19	12026	Balance Owed - Jan. Gutter Repair	\$ 599.99
2	Business Card	3/6/19	12027	Maintenance Supplies	\$ 965.95
3	Home Depot Credit Services	3/6/19	12028	Maintenance Supplies	\$ 748.10
4	Verizon	3/6/19	12029	Phones	\$ 35.95
5	Public Employees' Retirement System	3/6/19	12030	Oct & Nov 2018 Late Fee	\$ 64.42
6	Purchase Power	3/6/19	12031	Stamps	\$ 641.98
7	Optimum	3/6/19	12032	Phones, TV, Internet	\$ 521.22
8	Ready Refresh	3/6/19	3105	Water & Coffee	\$ 197.73
9	T-Mobile	3/8/19	12033	Cell Phones	\$ 175.02
10	Jersey Elevator	3/8/19	12034	Monthly Elevator Maint.	\$ 166.92
11	Riccardi Brothers	3/8/19	12035	Maintenance Supplies	\$ 675.63
12	U.S. Overall Cleaners	3/8/19	12036	Uniform Cleaning	\$ 435.00
13	AMS Ties, Inc.	3/8/19	12037	PH Feb 2019 Background Chks	\$ 24.00
14	Garfield Lumber & Millworks, Inc.	3/8/19	12038	Maintenance Supplies	\$ 88.94
15	Noreika Service Station	3/8/19	12039	March 2019 Fuel	\$ 159.00
16	Nicole Ferrara	3/8/19	12040	FY 10/2018-9/2019 Eyecare Reimburs.	\$ 43.18
17	Interstate Waste Services	3/8/19	12041	Trash Removal	\$ 846.66
18	Cliffside Body Corp.	3/8/19	12042	Dump Truck Repair	\$ 1,527.82
19	AMS Ties, Inc.	3/8/19	3106	S8 Feb 2019 Background Chks	\$ 168.00
20	Thomas DeSomma	3/12/19	12043	FY 10/2018-9/2019 Eyecare Reimburs.	\$ 340.00
21	NJ Division of Pensions and Benefits	3/14/19	Online	PH Active Employee	\$ 15,246.93
22	NJ Division of Pensions and Benefits	3/14/19	Online	S8 Active Employee	\$ 7,845.85
23	NJ Division of Pensions and Benefits	3/14/19	Online	PH Retired Employee	\$ 2,315.65
24	NJ Division of Pensions and Benefits	3/14/19	Online	S8 Retired Employee	\$ 1,998.06
25	Delta Dental of New Jersey	3/14/19	Online	PH Employee Dental	\$ 1,223.46
26	Delta Dental of New Jersey	3/14/19	Online	S8 Employee Dental	\$ 974.56
27	Passaic Valley Water Commission	3/18/19	12044	Water	\$ 5,520.06
28	Verizon	3/18/19	12045	Phones	\$ 303.70
29	Ricoh USA, Inc.	3/18/19	12046	Copy Machine Lease	\$ 475.00
30	Safeguard	3/18/19	12047	Envelopes	\$ 252.93
31	Stone Brook Garden & Landscape	3/18/19	12048	Emerg. Snow Removal Supplies	\$ 2,197.83
32	SGTS Maintenance, LLC	3/18/19	12049	Feb 2019 Office Cleaning	\$ 940.00
33	Presto Printing	3/18/19	12050	Work Orders	\$ 471.00
34	Agripina Chavez	3/18/19	1455	Security Deposit Refund	\$ 100.95
35	Conrad M. Olear, Esq.	3/20/19	12051	PH Mar 2019 Legal Retain. & Ext. Ord.	\$ 4,670.66
36	Wallace P. Nowosielecki	3/20/19	12052	PH March 2019 Acct. Retain.	\$ 1,166.66
37	Acuity Specialty Products, Inc.	3/20/19	12053	Maintenance Cleaning Supplies	\$ 2,295.74
38	Lexis Nexis	3/20/19	12054	Renewal	\$ 77.22
39	Frank Ciliberto	3/20/19	12055	Travel & Out of Pocket Reimburs.	\$ 218.55
40	W.B. Mason	3/20/19	12056	Office Supplies	\$ 241.98
41	Reno's Appliance	3/20/19	12057	Stove & Fridge Stock	\$ 1,726.00
42	Ace & Lock Key Shop	3/20/19	12058	Basement Door Lock	\$ 10.99
43	Jay Bee Flooring, LLC	3/20/19	12059	Rennie #30 Floor Repair	\$ 1,812.00
44	BugginOut, LLC	3/20/19	12060	Routine Extermin. Services	\$ 295.00
45	PSE&G	3/20/19	12061	Utilities	\$ 31,438.98
46	Maztek	3/20/19	3107	S8 Computer Repair	\$ 75.00
47	W.B. Mason	3/20/19	3108	Office Supplies	\$ 1,038.19
48	Wallace P. Nowosielecki	3/20/19	3109	S8 March 2019 Acct. Retain.	\$ 1,166.67
49	Conrad M. Olear, Esq.	3/20/19	3110	S8 March 2019 Legal Retain.	\$ 1,166.66

50	Wallington Plumbing & Heating	3/21/19	12062	Maintenance Supplies	\$	50.84
51	Wilmar	3/21/19	12063	Maintenance Supplies	\$	715.82

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest up to February 2019 is \$3,050.00±

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	Royal Printing Service 441 51 st Street West New York, NJ 07093 201-863-3131	Design/Printing/Mailing of LHA Pre-Application Brochure & Design of New LHA Logo \$5,000± with \$2,000± (postage cost)
2.		
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		

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

3. Lodi Residence advertisement/brochure to receive PH/S-8 applications
4. Public Bid advertisement for CCTV as funded by BCCD – Pre-Bid Meeting 04/10/19 & Bid Opening on 04/19/19

March 21, 2019

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

1. To date, there are 467 HCV/Section 8 Participants presently on the program
2. FEMA – meeting tentatively re-scheduled for April 2019

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 #18-26	Earned/Paid Sick Leave for LHA Seasonal/Part-Time/Emergency Employees per NJSA 34:11D-1
2. Resolution #18-	

Motion: _____ **Seconded:** _____

Cody ____ De Nobile ____ Lynch ____ Marra ____ Woods ____ Di Chiara ____ Schrieke ____

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