

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 ___ Di Chiara ___ Schrieke ___
Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS:

APPROVAL OF MINUTES:

- **Open Session – March 21, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Di Chiara ___ Schrieke ___
- **Closed Session – March 21, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Di Chiara ___ Schrieke ___

COMMUNICATIONS:

1. Dept. of HUD – 2018 Section 8 Management Assessment Program (SEMAP) Score **100% High Performer**
2. Dept. of HUD – Notice of S-8 VMS Remote Review being conducted covering 03/01/18 thru 02/28/19 – still in process
3. Commissioner Steve De Nobile – Certificate of Completion of Financial Issues and Procedures – as required by NJDCA

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 #18-27	Fee Accountant Contract Award
2. Resolution #18-28	Fee Attorney Contract Award
3. Resolution #18-29	Declaration of LHA Maintenance Vehicle (Dump Truck) No Longer Useful/Viable for Public Use
4. 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 ___ Di Chiara ___ Schrieke ___

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
-

REPORT OF SECURITY:

- 1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- April 2019

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
3/10/19 - 2/23/19 THRU 3/24/19 - 4/6/2019					
ARE HEREBY APPROVED					
1	Royal Printing Service	3/25/19	12064	Postage for Application Mailings	\$ 1,765.44
2	M.O.E. Door Co.	3/28/19	12065	Garage Door Repairs	\$ 895.00
3	NJ Division of Pensions and Benefits	3/29/19	Online	PH Employer PERS	\$ 69,792.00
4	NJ Division of Pensions and Benefits	3/29/19	Online	S8 Employer PERS	\$ 50,000.00
5	Joan Mastrofilipo	4/1/19	12066	Medicare Reimburs.	\$ 406.50
6	Lenore Morrell	4/1/19	12067	Medicare Reimburs.	\$ 606.00
7	U.S. Overall Cleaners	4/1/19	12068	Uniform Cleaning	\$ 360.00
8	Home Depot Credit Services	4/1/19	12069	Maintenance Supplies	\$ 36.69
9	Optimum	4/1/19	12070	TV, Phones, Internet	\$ 521.22
10	Interstate Waste Services	4/1/19	12071	Trash Removal	\$ 846.66
11	Carolyn Capabianca	4/1/19	3111	Medicare Reimburs.	\$ 406.50
12	Ida Press	4/1/19	3112	Medicare Reimburs.	\$ 406.50
13	Lorraine Haskoor	4/1/19	3113	Medicare Reimburs.	\$ 406.50
14	Saverio Saulino	4/1/19	3114	Medicare Reimburs.	\$ 406.50
15	Purchase Power	4/1/19	3115	Stamps	\$ 641.98
16	Business Card	4/4/19	12072	Maintenance Supplies	\$ 1,596.47
17	SGTS Maintenance, LLC	4/4/19	12073	March 2019 Office Cleaning	\$ 940.00
18	AMS Ties, Inc.	4/4/19	12074	PH March 2019 Background Chks	\$ 24.00
19	T-Mobile	4/4/19	12075	Cell Phones	\$ 175.02
20	Verizon	4/4/19	12076	Phones	\$ 35.95
21	Jersey Elevator	4/4/19	12077	Monthly Elevator Maintenance	\$ 166.92
22	Paulhus and Associates	4/4/19	12078	PH Feb 2019 50058 Process.	\$ 115.50
23	Paulhus and Associates	4/4/19	3116	S8 Feb 2019 50058 Process.	\$ 335.50
24	AMS Ties, Inc.	4/4/19	3117	S8 March 2019 Background Chks	\$ 24.00
25	Paulhus and Associates	4/10/19	12079	March 2019 50058 Process.	\$ 121.00
26	Noreika Service Station	4/10/19	12080	March 2019 Fuel	\$ 323.00
27	NJ Motor Vehicle Commission	4/10/19	12081	Pick Up Registration	\$ 151.00
28	Manning Bros., Inc.	4/10/19	12082	Community Room Carpet Replace.	\$ 1,882.70
29	NJ Motor Vehicle Commission	4/10/19	12083	Buick Registration	\$ 46.50
30	BugginOut, LLC	4/10/19	12084	DVP Routine & Ext. Ord.	\$ 730.00
31	Royal Printing Service	4/10/19	12085	Logo, Brochure Design, Mailing Apps	\$ 2,450.00
32	Royal Printing Service	4/10/19	3118	Logo, Brochure Design, Mailing Apps	\$ 2,450.00
33	Miriam Oliver	4/10/19	1456	Tenant Security Deposit Refund	\$ 101.05
34					
35					
36					
37	NJ Division of Pensions and Benefits	4/15/19	Online	PH Active Employee	\$ 15,246.93
38	NJ Division of Pensions and Benefits	4/15/19	Online	S8 Active Employee	\$ 7,845.85
39	NJ Division of Pensions and Benefits	4/15/19	Online	PH Retired Employee	\$ 2,315.65
40	NJ Division of Pensions and Benefits	4/15/19	Online	S8 Retired Employee	\$ 1,998.06
41					
42					

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest up to April 2019 is **\$5,500.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.		
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. In process of preparing PH/S-8 Operating Budgets for FY 10/01/19-09/30/20 – draft anticipated for late May/early June for Commissioners’ review
4. LHA advertisement/brochure for application process
5. Maintenance Department in process of Annual Inspections for all LHA Complexes
6. LHA Admin Building – new rug installed in Community Room

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 – update
3. CCTV Public Bid Opening scheduled for 04/30/19

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 #18-27	Fee Accountant Contract Award
2. Resolution #18-28	Fee Attorney Contract Award
3. Resolution #18-29	Declaration of LHA Maintenance Vehicle (Dump Truck) No Longer Useful/Viable for Public Use

Motion: _____ Seconded: _____

Cody ____ De Nobile ____ Lynch ____ Marra ____ 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:**