

**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 \_\_\_\_ Schrieks \_\_\_\_  
Executive Director \_\_\_\_ Attorney \_\_\_\_ Deputy Executive Director \_\_\_\_ Recording Secretary \_\_\_\_

**BIDS:****APPROVAL OF MINUTES:**

- **Open Session – April 25, 2019:** Motion: \_\_\_\_ Seconded: \_\_\_\_  
Cody \_\_\_\_ De Nobile \_\_\_\_ Lynch \_\_\_\_ Marra \_\_\_\_ Di Chiara \_\_\_\_ Schrieks \_\_\_\_
- **Closed Session – April 25, 2019:** Motion: \_\_\_\_ Seconded: \_\_\_\_  
Cody \_\_\_\_ De Nobile \_\_\_\_ Lynch \_\_\_\_ Marra \_\_\_\_ Di Chiara \_\_\_\_ Schrieks \_\_\_\_

**COMMUNICATIONS:**

1. Congratulations to Commissioner Steve De Nobile for completing all courses 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 #18-34	Rejection of Single Bid Received on 05/09/19 for Replacement of CCTV System at All LHA Complexes
2. Resolution #18-35	Rescind Board Resolution #18-30 – Contract Award for Landscaping Services at De Vries Park Family Complex
3. Resolution #18-36	Amendment to LHA Salary Guide – still in typing
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: 1<sup>st</sup> – Reminder/Warning; 2<sup>nd</sup> – Ruled Out of Order; and 3<sup>rd</sup> – 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 \_\_\_\_ 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

---

**REPORT OF SECURITY:**

1. NOTHING AT THIS TIME



## MONTHLY BILLS AGENDA -- May 2019

### **PUBLIC HOUSING & SECTION 8**

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
4/7/19 - 4/20/19 THRU 5/5/19 - 5/18/2019					
ARE HEREBY APPROVED					
1	Ready Refresh	5/1/19	12108	Office Coffee & Water	\$ 278.24
2	Chem-Dry Of Bergen County	5/1/19	12109	NM #39 Carpet Cleaning	\$ 92.00
3	Commisioner of LWD	5/2/19	12110	FL & AP Boiler License Renewal	\$ 240.00
4	PSE&G	5/2/19	12111	March Utilities	\$ 19,545.82
5	Purchase Power	5/3/19	12112	Stamps	\$ 420.99
6	Optimum	5/3/19	12113	Phones, TV, Internet	\$ 520.73
7	Home Depot Credit Services	5/3/19	12114	Maintenance Supplies	\$ 716.46
8	Noreika Service Station	5/6/19	12115	April 2019 Fuel	\$ 270.00
9	Business Card	5/6/19	12116	Maintenance Supplies	\$ 913.01
10	Verizon	5/6/19	12117	Phones	\$ 35.62
11	Lodi Volunteer Ambulance	5/6/19	12118	2019 Fund Drive	\$ 100.00
12	Interstate Waste Serrvices	5/6/19	12119	Trash Removal	\$ 846.66
13	U.S. Overall Cleaners	5/6/19	12120	Uniform Cleaning	\$ 480.00
14	T-Mobile	5/6/19	12121	Cell Phones	\$ 187.15
15	AMS Ties, Inc.	5/6/19	12122	PH April 2019 Background Chks	\$ 72.00
16	AMS Ties, Inc.	5/6/19	3124	S8 April 2019 Background Chks	\$ 204.00
17	Delta Dental of New Jersey	5/9/19	Online	PH Employee Dental	\$ 1,223.46
18	Delta Dental of New Jersey	5/9/19	Online	S8 Employee Dental	\$ 974.56
19	NJ Division of Pensions and Benefits	5/14/19	Online	PH Active Employee	\$ 15,246.93
20	NJ Division of Pensions and Benefits	5/14/19	Online	S8 Active Employee	\$ 7,845.85
21	NJ Division of Pensions and Benefits	5/14/19	Online	PH Retired Employee	\$ 2,315.65
22	NJ Division of Pensions and Benefits	5/14/19	Online	S8 Retired Employee	\$ 1,998.06
23	R&R Design Consultants, LLC	5/15/19	12123	Replacement of Chk #12097	\$ 583.00
24	Wallace P. Nowosielecki	5/17/19	12124	PH May 2019 Acct. Retain.	\$ 1,166.66
25	Verizon	5/17/19	12125	Phones	\$ 303.42
26	Ricoh USA Inc.	5/17/19	12126	Copy Machine Lease	\$ 475.00
27	Passaic Valley Water Commission	5/17/19	12127	Water	\$ 5,493.85
28	SGTS Maintenance, LLC	5/17/19	12128	April 2019 Office Cleaning	\$ 940.00
29	Jersey Elevator	5/17/19	12129	Monthly Elevator Maint.	\$ 166.92
30	Pitnes Bowes Global	5/17/19	12130	Stamp Machine Lease	\$ 514.26
31	Wallace P. Nowosielecki	5/17/19	3125	S8 May 2019 Acct. Retain.	\$ 1,166.67
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest up to April 2019 is **\$5,945.00±**

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 – anticipated for June for Commissioners’ review and consideration for Adoption
4. S/C Notice of Increase Cost for Laundry Room Services – to be explained
5. Maintenance Department in process of completing Annual Inspections for all LHA Complexes
6. Letter to Bergen County Executive (James Tedesco III) and Mayor/Council – requesting speed bumps/crosswalk/safety lighting for Union Street area in the proximity of 200 Union Street (DVP Complex)
7. LHA has advertised to receive price quotations to outsource Section 8 HQS inspections – to be discussed
8. Photos pertaining to Rennie Place water main break – as repaired by PVW and Boro

**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 – ongoing
3. CCTV Public Bid – over budget – refer to Resolution #18-34
4. Dept. of HUD – Conference Call (SPT)
5. Dept. of HUD – Remote Validation Review of Section 8 VMS – completed



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 #18-34	Rejection of Single Bid Received on 05/09/19 for Replacement of CCTV System at All LHA Complexes
2. Resolution #18-35	Rescind Board Resolution #18-30 – Contract Award for Landscaping Services at De Vries Park Family Complex
3. Resolution #18-36	Amendment to LHA Salary Guide – still in typing
4. Resolution #18-	

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:**