

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 ___ Riley ___ Di Chiara ___ Schrieks ___
Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS:**APPROVAL OF MINUTES:**

- **Annual Reorganization Meeting – May 23, 2019** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___
- **Regular Meeting – Open Session – May 23, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___
- **Regular Meeting – Closed Session – May 23, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. Congratulations to newly-appointed Commissioner Robert Riley, Jr. (replacing Gerald Woods)
2. Submission of Right to Know Survey – as required by the State of NJ Dept. of Health
3. 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 #18-37	PHA Plan Certification – FYS 10/01/2019
2. Resolution #18-38	Approval & Adoption of 2019 Capital Fund Program Grant - #NJP01150119 – \$388,049
3. Resolution #18-39	PHA Board Resolution Approving Operating Budget – FYS 10/01/2019 (HUD Form #52574)
4. Resolution #18-40	Certifying Resolution – Commissioners' Receipt of FYE 09/30/18 Independent Public Audit (IPA)
5. Resolution #18-41	Approval of Contract Award to CGI Federal Inc. to Perform Inspections for the Section 8 HQS Housing Choice Voucher Program Effective 10/01/19
6. Resolution #18-42	Settlement Agreement/General Release for PK Welding, LLC d/b/a PK Mechanical Services for Repair of DVP Domestic Hot Water Storage Tank
7. Resolution #18-43	Authorizing Resolution for Cell Tower Lease Agreement – still in typing

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 ____ Riley ____ 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
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REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- June 2019

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
5/19/19 - 6/1/19 THRU 6/2/19 - 6/15/2019					
ARE HEREBY APPROVED					
1	Interstate Waste Services	6/3/19	12146	Trash Removal	\$ 846.66
2	Home Depot Credit Services	6/3/19	12147	Maintenance Supplies	\$ 348.85
3	Purchase Power	6/3/19	12148	Stamps	\$ 420.99
4	Optimum	6/3/19	12149	Phones, TV, Internet	\$ 520.73
5	Ready Refresh	6/3/19	12150	Office Coffee & Water	\$ 188.82
6	Business Card	6/4/19	12151	Maintenance Supplies	\$ 1,357.18
7	Verizon	6/4/19	12152	Phones	\$ 35.77
8	Pitney Bowes	6/4/19	12153	Stamp Machine Lease	\$ 387.56
9	T-Mobile	6/4/19	12154	Cell Phones	\$ 179.62
10	U.S. Overall Cleaners	6/12/19	12155	Uniform Cleaning	\$ 450.00
11	Noreika Service Station	6/12/19	12156	May 2019 Fuel	\$ 315.00
12	SGTS Maintenance, LLC	6/12/19	12157	May 2019 Office Cleaning	\$ 940.00
13	NJ Motor Vehicle Commission	6/12/19	12158	Truck Registration	\$ 280.50
14	Jersey Elevator	6/12/19	12159	Elevator Maintenance	\$ 166.92
15	Riccardi Brothers	6/12/19	12160	Paint Supplies	\$ 23.57
16	AMS Ties, Inc.	6/12/19	12161	PH May 2019 Background Chks	\$ 36.00
17	Garfield Lumber & Millworks, Inc.	6/12/19	12162	Maintenance Supplies	\$ 234.78
18	Presto Printing	6/12/19	12163	Envelopes	\$ 160.00
19	Nilda Quintana	6/12/19	1457	Security Deposit Refund	\$ 302.40
20	Lidia Reyes	6/12/19	1458	Security Deposit Refund	\$ 150.04
21	NJ Division of Pensions and Benefits	6/14/19	Online	PH Active Employee	\$ 15,246.93
22	NJ Division of Pensions and Benefits	6/14/19	Online	S8 Active Employee	\$ 7,845.85
23	NJ Division of Pensions and Benefits	6/14/19	Online	PH Retired Employee	\$ 2,315.65
24	NJ Division of Pensions and Benefits	6/14/19	Online	S8 Retired Employee	\$ 1,998.06
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REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest thru May 2019 is **\$8,550.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	A & H TREE SERVICE, LLC 413 SEMINO ROAD NORTHVALE, NJ 07647 201-370-0282	DE VRIES PARK ONLY – TRIM/REMOVE ALL TREES AS DESIGNATED BY LHA – CONTRACTOR TO PROVIDE ALL NECESSARY SERVICE INCLUDING CHIPPING & REMOVAL \$1,600 PER DAY (EST. 5-7 DAYS)
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 <u>DOES NOT REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR’S THRESHOLD TO AWARD		

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3. Termination of Service Letter to Millennium Mechanical effective 01/01/20 – to be explained
4. Maintenance Department performing ongoing completion of Annual Inspections for all LHA Complexes
5. 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) – ongoing – update
6. **Motion to Adjourn the July/August Regular Board Meetings and Authorize Executive Director to pay all bills and report such at the September Regular Board Meeting:**

Motion: _____ Seconded: _____

Cody ____ De Nobile ____ Lynch ____ Marra ____ Riley ____ Di Chiara ____ Schrieks ____

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

1. To date, there are 473 HCV/Section 8 Participants presently on the program
2. FEMA – ongoing
3. CCTV Public Bid – rescheduled for 7/31/19
4. Dept. of HUD – SPT – 2018 Action Plan

RESOLUTIONS:

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Motion: _____ Seconded: _____

Cody ____ De Nobile ____ Lynch ____ Marra ____ Riley ____ Di Chiara ____ Schrieks ____

(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:**