

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: None

APPROVAL OF MINUTES:

- **Regular Meeting – Open Session – October 17, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___
- **Regular Meeting – Closed Session – October 17, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. Submission to Dept. of HUD – SEMAP (Section 8) Certification (due 11/29/19) – submitted 11/14/19

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 #19-03	CY 2020 Risk Management Consultant's Agreement
2. Resolution #19-04	Authorization to Enter into Cooperative Purchasing Agreement with State of New Jersey
3. Resolution #19-05	Designation of Fund Commissioner for NJ Public Housing Authority Joint Insurance Fund (NJPHA JIF) for Fund Year 2020
4. Resolution #19-06	Major Appliance – Excess Utility Charges – Effective January 1, 2020
5. Resolution #19-07	LHA Flat Rents – No Change for 2020
6. Resolution #19-08	LHA Credit Card Policy
7. Resolution #19-09	Authorization for Submission of 2020 BCCD Grant Funding for Removal/Replacement of Boilers Servicing the Massey Street/Rennie Place Senior Citizen Complexes
8. Resolution #19-10	Authorization for Submission of 2020 BCCD Grant Funding for Removal/Replacement of Boilers Servicing the North Main Street Senior Citizen Complex

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 ___ 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

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest thru November 2019 is **\$13,750.00±**

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

3. Admin Building Community Room – new wallpaper, etc.
4. Request for Price Proposal – A&E Services for S/C boiler replacement & parking lot expansion – due back 01/23/20 – to be discussed
5. Unofficial FYE 09/30/19 Unrestricted Cumulative Reserve Stats – to be discussed
 - PH - \$468,223 (increase of approximately \$122,000±)
 - S-8 - \$60,440 (increase of approximately \$53,000±)

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

1. To date, there are 462 HCV/Section 8 Participants presently on the program
2. CCTV Public Bid – Contract awarded & scheduled – to be discussed
3. PK Mechanical – DVP domestic hot water tank – update needed
4. Update on pedestrian walkway @ De Vries Park (Union Street) and North Main Street Senior Citizen Complex

RESOLUTIONS:

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Motion: _____ **Seconded:** _____

Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ 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:**
2. **UPDATE:**
3. **ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:**