

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 – November 21, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___
- Regular Meeting – Closed Session – November 21, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. Thank you email from daughter-in-law of Ann Vasquez (NM #21 – deceased @ 102 years old) complimenting LHA's care of Ann and the apartments/complex in general

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 #19-11	Final Adoption of PH/S-8 Operating Budget Resolution – FY 10/01/19-09/30/20 – as required by NJDCA
2. Resolution #19-12	Rent Write Off – FYE 09/30/20 – M. Zahorniak (NM #39)
3. Resolution #19-13	Emergency Declaration – Underground 2" Hot Water Pipe Break Between Buildings #14 & #15 at the DVP Family Complex
4. Resolution #19-14	Authorization to Join State of NJ Cash Management Fund for Investment Purposes – 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 ___ 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 -- December 2019

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
11/24/19 - 12/7/19 THRU 12/8/19 - 12/21/2019					
ARE HEREBY APPROVED					
1	ShopRite of Lodi	12/2/19	12408	Tenant Holiday Gift Cards	\$ 1,000.00
2	Optimum	12/2/19	12409	TV, Phones, Internet	\$ 497.07
3	Purchase Power	12/2/19	12410	Stamps	\$ 400.00
4	Home Depot Credit Servgices	12/3/19	12411	Maintenance Supplies	\$ 762.74
5	Staples Credit Plan	12/3/19	12412	Office Supplies	\$ 439.97
6	Wallace P. Nowosielecki	12/10/19	12413	PH Dec 2019 Acct. Retain.	\$ 1,166.66
7	Business Card	12/10/19	12414	Maintenance & Bingo Supplies	\$ 1,287.55
8	Noreika Service Station	12/10/19	12415	November 2019 Fuel	\$ 142.00
9	Verizon	12/10/19	12416	Phones	\$ 36.90
10	Riccardi Brothers	12/10/19	12417	Paint Supplies	\$ 70.08
11	T-Mobile	12/10/19	12418	Cell Phones	\$ 172.90
12	U.S. Overall Cleaners	12/10/19	12419	Uniform Cleaning	\$ 360.00
13	Interstate Waste Services	12/10/19	12420	Trash Removal	\$ 846.66
14	AMS Ties, Inc.	12/10/19	12421	PH Nov 2019 Background Chks	\$ 24.00
15	AMS Ties, Inc.	12/10/19	3170	S8 Nov 2019 Background Chks	\$ 12.00
16	NJ NAHRO	12/10/19	3171	2020 Membership Dues	\$ 175.00
17	Wallace P. Nowosielecki	12/10/19	3172	S8 Dec 2019 Acct. Retain.	\$ 1,166.67
18	Ana Vasquez	12/10/19	1464	Tenant Security Depositi Refund	\$ 100.72
19	NJ Division of Pensions and Benefits	12/13/19	Online	PH Active Employee	\$ 14,455.65
20	NJ Division of Pensions and Benefits	12/13/19	Online	S8 Active Employee	\$ 8,203.18
21	NJ Division of Pensions and Benefits	12/13/19	Online	PH Retired Employee	\$ 2,315.65
22	NJ Division of Pensions and Benefits	12/13/19	Online	S8 Retired Employee	\$ 1,998.06
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REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for FY October-December 2019 is **\$2,250.00±**

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.		
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- 3. Correspondence to Valley National Bank pertaining to absorbing LHA's payroll costs for CY 2020
- 4. Flyer to all LHA Residents pertaining to Board's adoption of zero (0) increase to flat/ceiling rents for 2020 and Board's adoption of tenants' excess utility charges
- 5. Union Street/North Main Street Crosswalks – sidewalks/depressed curbs installed – as expedited by Mayor Scott Luna
- 6. Emergency underground hot water break & repairs between Buildings #14 & #15 (DVP Complex) – refer to Resolution #19-13
- 7. NJ Cash Management Fund – refer to Resolution #19-14 (still in typing)
- 8. Flyer – sent to all LHA Residents pertaining to frozen turkey giveaway by Shop Rite of Lodi (Inserra Supermarkets, Inc.)
- 9. LHA, in conjunction with Shop Rite, have distributed gift cards to eligible LHA Residents
- 10. Holiday flyer to all LHA Residents



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

1. To date, there are 460 HCV/Section 8 Participants presently on the program
2. CCTV Public Bid – contractor is currently installing wiring, cameras, etc.
3. PK Mechanical – DVP domestic hot water tank – to be discussed
4. Update on pedestrian walkway @ De Vries Park (Union Street) and North Main Street Senior Citizen Complex – also mentioned in Executive Director's Report

RESOLUTIONS:

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Motion: _____ Seconded: _____

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