

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 – January 16, 2020:** Motion: _____ Seconded: _____
 Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___
- **Regular Meeting – Closed Session – January 16, 2020:** Motion: _____ Seconded: _____
 Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. NJDCA – Notice by State of NJ of Re-Appointment of Commissioner Steven G. De Nobile for 5-year term ending 12/12/2024 – **Congratulations!**
2. LHA 2019 Multiple Dwelling Reports filed with State of NJ on 01/28/20

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 #19-17	Award of A&E Contraction for Design & Inspection for Removal/ Replacement of Boilers at the Massey/Rennie Senior Citizen Complexes to Coppa Montalbano Architects (\$11,750)
2. Resolution #19-18	Award of A&E Contraction for Design & Inspection for Parking Lot Expansion at the Massey Street Senior Citizen Complexes to Neglia Engineering Associates (\$7,200)
3. Resolution #19-19	Declaration of LHA Maintenance Vehicle (2008 Pick Up Truck) as No Longer Useful/Viable for Public Use
4. Resolution #19-20	Declaration of LHA Section 8 Inspection Vehicle (2003 Buick Regal) as No Longer Useful/Viable for Public Use
5. Resolution #19-21	Rent Write-Off FYE 09/30/20 – L. Gennaro (Massey #9)
6. Resolution #19-22	Budget Revision #1 – FYE 09/30/20 PH & S-8 Operating Budgets – back up documentation still being prepared

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 -- February 2020

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
1/19/20 - 2/1/20 THRU 2/2/20 - 2/15/2020					
ARE HEREBY APPROVED					
1	PSE&G	1/22/20	12489	Utilities	\$ 29,218.51
2	Optimum	1/27/20	12490	Phone, TV, Internet	\$ 496.85
3	Ready Refresh	1/27/20	12491	Office Coffee & Water	\$ 238.33
4	Passaic Valley Water Commission	1/27/20	12492	Water	\$ 6,258.23
5	Purchase Power	1/27/20	3190	Stamps	\$ 420.99
6	Frank Licata	1/29/20	12493	VOIDED	VOID
6	Frank Ciliberto	1/29/20	12494	11 Maintenance Pants Reimburs.	\$ 208.89
8	U.S. Overall Cleaners	2/5/20	12495	Uniform Cleaning	\$ 718.00
9	Staples Credit Plan	2/5/20	12496	Office Supplies	\$ 121.99
10	Business Card	2/5/20	12497	Maint. Supplies/Comm. Training	\$ 1,626.42
11	T-Mobile	2/5/20	12498	Cell Phones	\$ 177.01
12	Beyer Ford	2/5/20	12499	State Contract Purchase - Ford P/U 250 & Salt Spreader	\$ 43,020.50
13	Home Depot Credit Services	2/5/20	12500	Office Supplies	\$ 460.24
14	Montana Construction	2/5/20	12501	Emergency Sewer Repair DVP Bldg #7	\$ 9,520.00
15	Nicole Ferrara	2/5/20	12502	Proctor Fee Reimburs.	\$ 25.00
16	Verizon	2/5/20	3191	Phones	\$ 35.82
17	Ricoh USA, Inc.	2/11/20	12503	Lease	\$ 530.27
18	Boys & Girls Club of Lodi/Hackensack	2/11/20	12504	Placemat Ad	\$ 100.00
19	SGTS Maintenance, LLC	2/11/20	12505	Jan 2020 Office Cleaning	\$ 940.00
20	Pitney Bowes	2/11/20	12506	Lease	\$ 514.26
21	Safeguard Business Systems	2/11/20	12507	Envelopes	\$ 265.39
22	Jersey Elevator	2/11/20	12508	Monthly Elevator Maint.	\$ 166.92
23	Interstate Waste Service	2/11/20	12509	Trash Removal	\$ 872.07
24	All American Sewer Service	2/11/20	12510	Emergency Sewer Jetting DVP Bldg #7	\$ 975.00
25	NJ Division of Pensions and Benefits	2/14/20	Online	PH Active Employee	\$ 13,048.21
26	NJ Division of Pensions and Benefits	2/14/20	Online	S8 Active Employee	\$ 8,455.62
27	NJ Division of Pensions and Benefits	2/14/20	Online	PH Retired Employee	\$ 2,337.61
28	NJ Division of Pensions and Benefits	2/14/20	Online	S8 Retired Employee	\$ 1,977.20
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REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for 2020 is **\$3,850.00±**

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. Public Ad in Record for sale of 3 vehicles

4. Scheduled 3-day training for Maintenance Superintendent through JIF – June 2020 in Paramus

5. Notice to all employees regarding appointment of LHA Human Resources Officer

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

1. To date, there are 452 HCV/Section 8 Participants presently on the program
2. Dept. of HUD Notice on long-term pension obligations
3. PK Mechanical – Completed – refer to photos & reports
4. Refer to Resolution #19-17 & #19-18 – Award of A&E Contracts for Massey/Rennie Boilers Replacement and Massey Parking Lot Expansion

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:**