

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.

DUE TO THE COVID-19 PANDEMIC, THE MARCH, APRIL, & MAY MEETINGS WERE POSTPONED UNTIL JUNE 25, 2020.

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 – February 20, 2020:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___
- **Regular Meeting – Closed Session – February 20, 2020:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. From Dept. of HUD – Final SEMAP (Section 8) Rating – **100% High Performer**
2. From Dept. of HUD – April 2020/May 2020 HAP Pro-Rate @ 99.5% - Admin Fee @ 79% of eligibility – to be discussed
3. To Dept. of HUD – Approval of ACC 2020 CFP Grant of \$415,622 (approx.. \$25,000 increase from FY 2019)
4. CGI (Contractor doing inspections of Section 8/HCV participants' dwelling units) – notice of 60-day suspension of contractual HCV dwelling unit inspections in conjunction with Bergen County Executive Order
5. Bergen County Executive Order pertaining to COVID-19 – for reference
6. LHA Website posting of meeting date postponements for March, April, & May due to COVID-19
7. Additional CARES Act Funding – PH (\$49,593) and Section 8 (\$103, 580) – to be used for specific COVID-19 related expenses – to be discussed
8. LHA response to HUD's inquiry for COVID-19 testing sites

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 #19-27	CCTV Contract – Advanced Video Surveillance, Inc. (AVS) – Change Order #1 (\$17,724.81)
2. Resolution #19-28	Declaration of Emergency Work & Expenditure – 2 nd Break of Underground Sewer Line at Building #7 (DVP Complex)
3. Resolution #19-29	Adoption of Statutory & Regulatory Waivers as Provided Under PIH Notice 2020-5 and the CARES Act (PL 116-136) due to COVID-19 as Applicable to the PH & S-8 Programs
4. Resolution #19-30	Board Confirmation of Emergency Authorization of Related Actions by Executive Director due to COVID-19 Pandemic
5. Resolution #19-31	PHA Plan Certification – FYS 10/01/2020
6. Resolution #19-32	PHA Board Resolution – Approving Operating Budget for FYS 10/01/2020
7. Resolution #19-33	Approval & Adoption of 2020 Capital Fund Program Grant - #NJP01150120 (\$415,622)
8. Resolution #19-34	Public Housing Operating Budget FYE 09/30/20 – Revision #2

9. Resolution #19-35	Valley National Bank – Public Entity Resolution – Authorization to Sign Two-Signature Checks
10. Resolution #19-36	Valley National Bank – Public Entity Resolution – Authorization to Sign Three-Signature Checks

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 -- MARCH 2020

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
2/16/20 - 2/29/20 THRU 3/1/20 - 3/14/2020					
ARE HEREBY APPROVED					
1	Optimum	3/2/20	12540	TV, Phones, Internet	\$ 502.05
2	Home Depot Credit Services	3/2/20	12541	Maintenance Supplies	\$ 773.51
3	Business Card	3/2/20	12542	Maintenance Supplies	\$ 2,218.44
4	Purchase Power	3/2/20	3197	Stamps	\$ 420.99
5	Noreika Service Station	3/6/20	12543	Feb 2020 Fuel	\$ 147.00
6	Frank Ciliberto	3/6/20	12544	Maint. Supply Reimburs.	\$ 238.78
6	Thomas DeSomma	3/6/20	12545	F250 Title & Reg Reimburs.	\$ 199.50
8	Verizon	3/6/20	12546	Phones	\$ 36.31
9	Riccardi Brothers	3/6/20	12547	Paint Supplies	\$ 57.93
10	AMS Ties, Inc.	3/6/20	12548	PH Feb 2020 Background Chks	\$ 12.00
11	T-Mobile	3/6/20	12549	Cell Phones	\$ 177.02
12	U.S. Overall Cleaners	3/6/20	12550	Uniform Cleaning	\$ 360.00
13	Thomas DeSomma	3/6/20	12551	Petty Cash Reimburs.	\$ 411.72
14	Optimum Moving LLC	3/6/20	12552	Massey #9 Move Out	\$ 954.00
15	Interstate Waste Services	3/6/20	12553	Trash Removal	\$ 872.07
16	AMS Ties, Inc.	3/6/20	3198	S8 Feb 2020 Background Chks	\$ 56.00
17	Stone Brook Garden & Landscape	3/10/20	12554	Snow Removal Salt	\$ 320.00
18	TMF Corporation	3/10/20	12555	Trash Cans	\$ 6,257.50
19	SGTS Maintenance, LLC.	3/10/20	12556	Feb 2020 Office Cleaning	\$ 940.00
20	Jersey Elevator	3/10/20	12557	Routine Elevator Maint.	\$ 166.92
21	Garfield Lumber & Millworks, Inc.	3/10/20	12558	Maintenance Supplies	\$ 206.38
22	Treasurer- State of New Jersey	3/10/20	12559	Air Quality Permit	\$ 190.00
23	Safeguard	3/10/20	3199	Checks	\$ 531.58
24	CGI Federal, Inc.	3/10/20	3200	Feb 2020 Inspections	\$ 1,447.00
25	Commissioner of LWD	3/11/20	12560	Frank Licata Boiler License Renewal	\$ 160.00
26	Delta Dental of New Jersey	3/12/20	Online	PH Employee Dental	\$1,322.83
27	Delta Dental of New Jersey	3/12/20	Online	S8 Employee Dental	\$1,071.76
28	NJ Division of Pensions and Benefits	3/13/20	Online	PH Active Employee	\$ 13,048.21
29	NJ Division of Pensions and Benefits	3/13/20	Online	S8 Active Employee	\$ 8,455.62
30	NJ Division of Pensions and Benefits	3/13/20	Online	PH Retired Employee	\$ 2,337.61
31	NJ Division of Pensions and Benefits	3/13/20	Online	S8 Retired Employee	\$ 1,977.20
32	T.M Fitzgerald & Associates	3/16/20	12561	Storage Fee	\$75.00
33	Ricoh USA, Inc.	3/16/20	12562	Lease	\$475.00
34	Wallace P. Nowosielecki	3/16/20	12563	PH March 2020 Acct. Retain.	\$ 1,166.66
35	Maztek IT	3/16/20	12564	Phone Service	\$ 376.09
36	Wallington Plumbing & Heating	3/16/20	12565	Maintenance Supplies	\$ 790.56
37	On The Spot Home Improvements	3/16/20	12566	Gutter Repairs	\$ 2,750.00
38	R&R Design Consultants, LLC	3/16/20	12567	Final Payment DVP Hot Water Tank	\$ 4,500.00
39	Manning Bros., Inc.	3/16/20	12568	Carpet Repair & Replacement	\$ 1,743.00
40	Presto Printing	3/16/20	12569	Envelopes	\$ 160.00
41	All American Sewer Service, Inc.	3/16/20	12570	Emergency Sewer Jetting	\$ 975.00
42	Wallace P. Nowosielecki	3/16/20	3201	S8 March 2020 Acct. Retain.	\$1,166.67
43	Conrad M. Olear, Esq.	3/17/20	12571	PH March 2020 Legal Retain.	\$1,166.66
44	Verizon	3/17/20	12572	Phones	\$301.54
45	Universal Electric Motor Services	3/17/20	12573	Heat Pump Motor	\$ 423.00
46	Passaic Valley Motor Commission	3/17/20	12574	Water	\$ 5,284.12
47	Swift Electrical Supply Company	3/17/20	12575	Maintenance Supplies	\$ 1,411.65
48	Conrad M. Olear, Esq.	3/17/20	3202	S8 March 2020 Legal Retain.	\$ 1,166.66
49	W.B. Mason	3/17/20	3203	Office Supplies	\$ 692.19

Motion: _____ Seconded: _____

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

MONTHLY BILLS AGENDA -- APRIL 2020
PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
3/15/20 - 3/28/20 THRU 3/29/20 - 4/11/2020					
ARE HEREBY APPROVED					
1	PSE&G Co.	3/23/20	12577	Utilities	\$ 22,614.81
2	NJ Division of Pensions and Benefits	3/27/20	Online	PH Employer PERS	\$ 85,000.00
3	NJ Division of Pensions and Benefits	3/27/20	Online	S8 Employer PERS	\$ 29,627.00
4	Joan Mastrofilipo	4/1/20	12578	Medicare Reimburs.	\$ 433.80
5	Lenore Morrell	4/1/20	12579	Medicare Reimburs.	\$ 433.80
6	Shop Rite of Lodi	4/1/20	12580	Gift Cards	\$ 1,000.00
7	Optimum	4/1/20	12581	Phones, TV, Internet	\$ 538.51
8	Carolyn Capabianca	4/1/20	3204	Medicare Reimburs.	\$ 433.80
9	Ida Press	4/1/20	3205	Medicare Reimburs.	\$ 433.80
10	Lorraine Haskoor	4/1/20	3206	Medicare Reimburs.	\$ 433.80
11	Saverio Saulino	4/1/20	3207	Medicare Reimburs.	\$ 433.80
12	Purchase Power	4/1/20	3208	Stamps	\$ 420.99
13	AMS Ties, Inc.	4/7/20	12582	PH March 2020 Background Chks	\$ 36.00
14	Business Card	4/7/20	12583	Maintenance Supplies	\$ 1,153.41
15	U.S. Overall Cleaners	4/7/20	12584	Uniform Cleaning	\$ 360.00
16	Interstate Waste Services	4/7/20	12585	Trash Removal	\$ 872.07
17	Universal Electric Motor Service	4/7/20	12586	Boiler Room Pump	\$ 3,360.00
18	Wallington Plumbing & Heating	4/7/20	12587	Maintenance Supplies	\$ 2,443.15
19	Montana Construction	4/7/20	12588	2nd Emerg. Sewer Repair Bldg #6 & #7	\$ 11,096.26
20	Acuity Specialty Products, Inc.	4/7/20	12589	COVID-19 Cleaning Products	\$ 1,701.57
21	AMS Ties, Inc.	4/7/20	3209	S8 March 2020 Background Chks	\$ 24.00
22	Business Card	4/7/20	3210	S8 Staff Training	\$ 1,099.00
23	NJ Food & Clothing Rescue	4/8/20	12590	2020 LHA S/C Food Bags	\$ 150.00
24	SERVPRO of Hackensack/Little Ferry	4/9/20	12591	COVID-19 Office Sanitizing	\$ 2,300.00
25	Jersey Elevator	4/9/20	12592	Routine Elevator Maintenance	\$ 166.92
26	SGTS Maintenance, LLC	4/9/20	12593	March 2020 Office Cleaning	\$ 940.00
27	HMI Technical Solutions, LLC	4/9/20	12594	Gas Piping Certification	\$ 2,500.00
28	Verizon	4/9/20	12595	Phones	\$ 36.31
29	North Jersey Media Group	4/9/20	12596	Public Notice	\$ 43.70
30	CGI Federal, Inc.	4/9/20	3211	S8 Inspections	\$ 416.00
31	Ready Refresh	4/9/20	3212	Water & Coffee	\$ 245.72
32	Delta Dental of New Jersey	4/10/20	Online	PH Employee Dental	\$ 1,322.83
33	Delta Dental of New Jersey	4/10/20	Online	S8 Employee Dental	\$ 1,071.76
34	NJ Division of Pensions and Benefits	4/14/20	Online	PH Active Employee	\$ 13,048.21
35	NJ Division of Pensions and Benefits	4/14/20	Online	S8 Active Employee	\$ 8,455.62
36	NJ Division of Pensions and Benefits	4/14/20	Online	PH Retired Employee	\$ 2,337.61
37	NJ Division of Pensions and Benefits	4/14/20	Online	S8 Retired Employee	\$ 1,977.20
38	Noreika Service Station	4/15/20	12597	March 2020 Fuel	\$ 200.50
39	Passaic Valley Water Commission	4/15/20	12598	Water	\$ 5,853.96
40	Ricoh USA, Inc.	4/15/20	12599	Lease	\$ 475.00
41	Reno's Appliance	4/15/20	12600	Stove & Fridge Stock	\$ 538.00
42	W.B. Mason	4/15/20	12601	Office Supplies	\$ 399.56
43	Swift Electrical Supply Company	4/15/20	12602	Maintenance Supplies	\$ 51.10
44	Maztek	4/15/20	3213	Phone Service	\$ 376.09
45	Safeguard	4/15/20	3214	Checks	\$ 151.45
46	Conrad M. Olear, Esq.	4/16/20	12603	PH April 2020 Legal Retain.	\$ 1,166.66
47	Fast Signs	4/16/20	12604	Garbage Can Numbers	\$ 575.58
48	Conrad M. Olear, Esq.	4/16/20	3215	S8 April 2020 Legal Retain.	\$ 1,166.66
49	Wallace P. Nowosielecki	4/20/20	12605	PH April 2020 Accounting Retain.	\$ 1,166.66
50	Wallace P. Nowosielecki	4/20/20	3216	S8 April 2020 Accounting Retain.	\$ 1,166.67

Motion: _____ Seconded: _____
 Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___

MONTHLY BILLS AGENDA -- MAY 2020

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
4/12/20 - 4/25/20 THRU 4/26/20 - 5/9/2020					
ARE HEREBY APPROVED					
1	PSE&G Co.	4/21/20	12606	Utilities	\$ 18,499.21
2	Optimum	4/28/20	12607	Apr & May TV, Phones, Internet	\$ 1,071.04
3	T-Mobile	5/1/20	12608	March TV, Internet, Phone	\$ 181.13
4	Verizon	5/1/20	12609	Phones	\$ 304.34
5	Ready Refresh	5/1/20	3217	Water & Coffee	\$ 199.65
6	Capital One	5/4/20	12610	Maintenance Supplies	\$ 467.59
7	Home Depot Credit Services	5/4/20	12611	Maintenance Supplies	\$ 70.45
8	Interstate Waste Services	5/4/20	12612	Trash Removal	\$ 872.07
9	Purchase Power	5/4/20	3218	Stamps	\$ 420.99
10	Business Card	5/7/20	12613	Maintenance Supplies	\$ 215.55
11	AMS Ties, Inc.	5/7/20	12614	PH April 2019 Background Chks	\$ 24.00
12	Verizon	5/7/20	12615	Phones	\$ 35.83
13	Pitney Bowes	5/7/20	12616	Lease	\$ 514.26
14	U.S. Overall Cleaners	5/7/20	12617	Uniform Cleaning	\$ 450.00
15	T-Mobile	5/7/20	12618	April TV, Internet, Phone	\$ 176.97
16	AMS Ties, Inc.	5/7/20	3219	S8 April 2019 Background Chks	\$ 96.00
17	John DeFalco	5/7/20	1466	Security Deposit Refund	\$ 100.00
18	Ricoh USA, Inc.	5/12/20	12619	Copy Machine Lease & Copies	\$ 611.84
19	SGTS Maintenance, LLC	5/12/20	12620	April 2020 Office Cleaning	\$ 940.00
20	Noreika Service Station	5/12/20	12621	April 2020 Fuel	\$ 122.00
21	Stone Brook Garden & Landscape	5/12/20	12622	Landscaping Supplies	\$ 167.49
22	Rachles/Michaele's Oil Co.	5/12/20	12623	Oil	\$ 3,437.72
23	Cammarota Landscaping, LLC	5/12/20	12624	April Landscaping - All Complexes	\$ 810.00
24	Jersey Elevator	5/12/20	12625	Routine Elevator Maintenance	\$ 166.92
25	Wallington Plumbing & Heating	5/12/20	12626	Maintenance Supplies	\$ 94.56
26	DavEd Fire Systems, Inc.	5/12/20	12627	Alarm Monitoring	\$ 610.00
27	CGI Federal, Inc.	5/12/20	3220	April 2020 S8 Inspections	\$ 87.00
28	Thomas DeSomma	5/13/20	12628	Reimburs. 2019 Employees' FSA Balance	\$ 694.49
29	Carol Ferrara	5/13/20	12629	Reimburs. 2019 Employees' FSA Balance	\$ 306.97
30	Frank Ciliberto	5/13/20	12630	Reimburs. 2019 Employees' FSA Balance	\$ 206.77
31	NJ Division of Pensions and Benefits	5/14/20	Online	PH Active Employee	\$ 13,048.21
32	NJ Division of Pensions and Benefits	5/14/20	Online	S8 Active Employee	\$ 8,455.62
33	NJ Division of Pensions and Benefits	5/14/20	Online	PH Retired Employee	\$ 2,337.61
34	NJ Division of Pensions and Benefits	5/14/20	Online	S8 Retired Employee	\$ 1,977.20
35	Wallace P. Nowosielecki	5/18/20	12631	PH May 2020 Acct. Retain.	\$ 1,166.66
36	Buggin Out, LLC.	5/18/20	12632	Outside Treatment - Massey	\$ 775.00
37	Universal Electric Motor Service	5/18/20	12633	Motor Repair - NM	\$ 305.00
38	Royal Printing Service	5/18/20	12634	Business Cards	\$ 140.00
39	Fast Signs	5/18/20	12635	Barrel Numbers & COVID-19 Thank You Signs	\$ 1,268.12
40	Wallace P. Nowosielecki	5/18/20	3221	S8 May 2020 Acct. Retain.	\$ 1,166.67
41	Delta Dental of New Jersey	5/19/20	Online	PH Employee Dental	\$ 1,322.83
42	Delta Dental of New Jersey	5/19/20	Online	S8 Employee Dental	\$ 1,071.76
43	Conrad M. Olear, Esq.	5/20/20	12636	PH May 2020 Legal Retain.	\$ 1,166.66
44	Complete Saw & Garden	5/20/20	12637	Maintenance Supplies	\$ 196.75
45	Passaic Valley Water Commission	5/20/20	12638	Water	\$ 6,331.62
46	Verizon	5/20/20	12639	Phones	\$ 291.02
47	W.B. Mason	5/20/20	12640	Office Supplies	\$ 114.98
48	Reno's Appliance	5/20/20	12641	Stoves & Fridges	\$ 898.00
49	Acuity Specialty Products	5/20/20	12642	COVID Sanitizing Supplies	\$ 1,967.73
50	Maztek IT	5/20/20	12643	Managed & Phone Services	\$ 756.09

51	Conrad M. Olear, Esq.	5/20/20	3222	S8 May 2020 Legal Retain.	\$ 1,166.66
52	W.B. Mason	5/20/20	3223	Office Supplies	\$ 467.23
53	Ready Refresh	5/20/20	3224	Office Water & Coffee	\$ 253.30
54	Maztek IT	5/27/20	12644	Managed Services	\$ 380.00
55	All American Sewer Service	5/27/20	12645	Emergency Sewer Jetting	\$ 395.00
56	Acuity Specialty Products	5/27/20	12646	COVID Sanitizing Supplies	\$ 379.81
57	Purchase Power	5/27/20	3225	Stamps	\$ 420.99
58	Gayle Hartman	5/27/20	1467	Security & Pet Deposit Refund	\$ 250.10

Motion: _____ Seconded: _____

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

MONTHLY BILLS AGENDA -- JUNE 2020
PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
5/10/20 - 5/23/20 THRU 5/24/20 - 6/6/2020					
ARE HEREBY APPROVED					
1	PSE&G	6/1/20	12647	April Utilities	\$ 17,345.23
2	Optimum	6/1/20	12648	Phones, TV, Internet	\$ 532.53
3	Verizon	6/4/20	12649	Phones	\$ 36.05
4	Capital One	6/4/20	12650	Maint. Supplies & COVID Expenses	\$ 4,082.56
5	Interstate Waste Services	6/4/20	12651	Trash Removal	\$ 872.07
6	T-Mobile	6/4/20	12652	Cell Phones	\$ 181.05
7	Staples Credit Plan	6/4/20	12653	Office Supplies	\$ 126.99
8	U.S. Overall Cleaners	6/9/20	12654	Uniform Cleaning	\$ 360.00
9	AMS Ties, Inc.	6/9/20	12655	PH May 2020 Background Chks	\$ 36.00
10	AMS Ties, Inc.	6/9/20	3226	S8 May 2020 Background Chks	\$ 210.00
11	Frank Ciliberto	6/12/20	12656	Sprinkler Parts Reimbursement	\$ 57.09
12	Dena Narbone	6/12/20	12657	Tenant Rent Overpayment Refund	\$ 1,875.00
13	NJ Division of Pensions and Benefits	6/12/20	Online	PH Active Employee	\$ 13,048.21
14	NJ Division of Pensions and Benefits	6/12/20	Online	S8 Active Employee	\$ 8,455.62
15	NJ Division of Pensions and Benefits	6/12/20	Online	PH Retired Employee	\$ 2,337.61
16	NJ Division of Pensions and Benefits	6/12/20	Online	S8 Retired Employee	\$ 1,977.20
17	Delta Dental of New Jersey	6/16/20	Online	PH Employee Dental	\$ 838.13
18	Delta Dental of New Jersey	6/16/20	Online	S8 Employee Dental	\$ 838.13
19	Verizon	6/17/20	12658	Phones	\$ 304.44
20	Noreika Service Station	6/17/20	12659	May 2020 Fuel	\$ 126.00
21	Wallace P. Nowosielecki	6/17/20	12660	PH June 2020 Acct. Retainer	\$ 1,166.66
22	Ricoh USA, Inc.	6/17/20	12661	Lease	\$ 475.00
23	SGTS Maintenance, LLC.	6/17/20	12662	May 2020 Office Cleaning	\$ 940.00
24	Jersey Elevator	6/17/20	12663	Monthly Elevator Maintenance	\$ 166.92
25	N&R Divine Cleaning Services, LLC	6/17/20	12664	COVID Sanitizing & Cleaning	\$ 350.00
26	Wallington Plumbing & Heating	6/17/20	12665	Maintenance Supplies	\$ 732.36
27	Wallace P. Nowosielecki	6/17/20	3227	S8 June 2020 Acct. Retainer	\$ 1,166.67
28	CGI Federal, Inc.	6/17/20	3228	May 2020 S8 Inspections	\$ 487.00
29	Conrad M. Olear, Esq.	6/22/20	12666	PH June 2020 Legal Retainer	\$ 1,166.66
30	Cammarota Landscaping	6/22/20	12667	May 2020 DVP, Massey & NM	\$ 2,900.00
31	Passaic Valley Water Commission	6/22/20	12668	Water	\$ 6,046.70
32	Ready Refresh	6/22/20	12669	Office Water & Coffee	\$ 253.30
33	DavEd Fire Systems, Inc.	6/22/20	12670	Contract Alarm Services	\$ 610.00
34	R&R Design Consultants, LLC.	6/22/20	12671	CCTV Warranty Reviews	\$ 275.00
35	Millennium Mechanical	6/22/20	12672	Boiler Service & Pump Replaced	\$ 3,199.24
36	North Jersey Media Group	6/22/20	12673	Public Notice	\$ 14.26
37	PSE&G Co.	6/22/20	12674	May Utilities	\$ 17,840.35
38	Conrad M. Olear, Esq.	6/22/20	3229	S8 June 2020 Legal Retainer	\$ 1,166.66
39	Maztek	6/22/20	3230	Phone and IT Services	\$ 526.09
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Motion: _____ Seconded: _____

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

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for 2020 is **\$6,800.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	HMI Technical Solutions, LLC (a Henkels & McCoy Group Company) 3 Valley Square, 512 Township Line Road, Suite 300 Blue Bell, PA 19422	Annual Master Meter Certification (Gas System Check as required by PSE&G) \$3,200 per year
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		

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 <u>DOES REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

3. FYS 2020 PHA Plan – Board Resolution #19-31
4. COVID-19 related notices from LHA – let it be noted that LHA implemented staggered work hours which will continue, at this time, until 09/30/20 – Maintenance to return to full duty on 07/06/20 – to be discussed
5. Requests for Price Quote to Remove/Replace 2nd floor rugs/wallpaper (due 04/09/20) – on hold
6. Gift card donations to PH Residents (Seniors & Families)
7. Directive – postponing employee performance evaluations (period covering 04/01/29 thru 03/31/20)
8. Purchasing of COVID-19 related PPE supplies/etc. (organization station, portable fogger, etc.)
9. **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 446 HCV/Section 8 Participants presently on the program
2. Update on AVS Contract – security cameras – refer to Res. #19-27 for Change Order #1 – see photo
3. Submission to BCCD for 2nd & final payment for CCTV Contract (\$17,724.81) – still waiting for 1st payment (\$47,000±)
4. Massey/Rennie Boiler Replacement – on hold – to be discussed
5. Massey Street Parking Lot Expansion – to be discussed

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 #19-27	CCTV Contract – Advanced Video Surveillance, Inc. (AVS) – Change Order #1 (\$17,724.81)
2. Resolution #19-28	Declaration of Emergency Work & Expenditure – 2 nd Break of Underground Sewer Line at Building #7 (DVP Complex)
3. Resolution #19-29	Adoption of Statutory & Regulatory Waivers as Provided Under PIH Notice 2020-5 and the CARES Act (PL 116-136) due to COVID-19 as Applicable to the PH & S-8 Programs
4. Resolution #19-30	Board Confirmation of Emergency Authorization of Related Actions by Executive Director due to COVID-19 Pandemic
5. Resolution #19-31	PHA Plan Certification – FYS 10/01/2020
6. Resolution #19-32	PHA Board Resolution – Approving Operating Budget for FYS 10/01/2020
7. Resolution #19-33	Approval & Adoption of 2020 Capital Fund Program Grant - #NJP01150120 (\$415,622)
8. Resolution #19-34	Public Housing Operating Budget FYE 09/30/20 – Revision #2
9. Resolution #19-35	Valley National Bank – Public Entity Resolution – Authorization to Sign Two-Signature Checks
10. Resolution #19-36	Valley National Bank – Public Entity Resolution – Authorization to Sign Three-Signature Checks

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:**