

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 ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___
 Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS: None

APPROVAL OF MINUTES:

- **Regular Meeting – November 19, 2020:** Motion: _____ Seconded: _____
 Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___
- **Closed Meeting – November 19, 2020:** Motion: _____ Seconded: _____
 Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___

COMMUNICATIONS:

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 #20-11	Final Adoption of LHA PH/S-8 FYE 09/30/21 Operating Budgets – as required by NJDCA
2. Resolution #20-12	Approval & Adoption of Updated/Revised Admissions and Continued Occupancy Policy (ACOP)
3. Resolution #20-13	Approval & Adoption of Updated/Revised Administrative Plan – HCV Program
4. Resolution #20-14	Employee Service Compensation Policy - Amended
5. Resolution #20-	
6.	

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

Meeting was adjourned at _____PM

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

DISCUSSION:

1. NEW:

 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 2020
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

11/15/20 - 11/28/2020 THRU 11/29/20 - 12/12/2020

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	ShopRite of Lodi	11/23/20	12872	VOIDED	VOID
2	Wallington Plumbing & Heating	12/2/20	12873	Maintenance Supplies	\$ 749.77
3	Home Depot Credit Services	12/2/20	12874	Maintenance Supplies	\$ 540.86
4	Optimum	12/2/20	12875	Phones, TV, Internet	\$ 532.96
5	Staples Credit Plan	12/2/20	12876	Office Supplies	\$ 78.72
6	Interstate Waste Services	12/2/20	12877	Trash Removal	\$ 872.07
7	American Eagle Food Pantry	12/2/20	12878	Christmas Donation	\$ 100.00
8	Passaic Valley Water Commission	12/2/20	12879	Water	\$ 6,167.61
9	Purchase Power	12/2/20	3284	Stamps	\$ 420.99
10	Wakefern Food Corp.	12/3/20	12880	Gift Cards	\$ 1,000.00
11	Jersey Elevator	12/7/20	12881	Routine Elevator Maint.	\$ 166.92
12	U.S. Overall Cleaners	12/7/20	12882	Uniform Cleaning	\$ 360.00
13	Capital One	12/7/20	12883	Maintenance Supplies	\$ 3,923.70
14	Capital One	12/7/20	3285	Maintenance Supplies	\$ 99.00
15	AmsTies, Inc.	12/7/20	3286	S8 Nov 2020 Background Chk.	\$ 60.00
16	Delta Dental of New Jersey	12/10/20	Online	PH Employee Dental	\$ 1,490.46
17	Delta Dental of New Jersey	12/10/20	Online	S8 Employee Dental	\$ 837.40
18	NJ Division of Pensions and Benefits	12/14/20	Online	PH Active Employee	\$ 13,048.21
19	NJ Division of Pensions and Benefits	12/14/20	Online	S8 Active Employee	\$ 6,550.94
20	NJ Division of Pensions and Benefits	12/14/20	Online	PH Retired Employee	\$ 1,647.65
21	NJ Division of Pensions and Benefits	12/14/20	Online	S8 Retired Employee	\$ 1,977.20
22	Noreika Service Station	12/14/20	12884	Nov 2020 Fuel	\$ 130.00
23	All American Sewer Service	12/14/20	12885	Jetting Bldg Sewer	\$ 975.00
24	Wallace P. Nowosielecki	12/14/20	12886	PH Dec 2020 Acct. Retain.	\$ 1,166.66
25	Verizon	12/14/20	12887	Phones	\$ 38.36
26	Stone Brook Garden & Landscape	12/14/20	12888	Christmas Wreaths	\$ 705.00
27	SGTS Maintenance, LLC	12/14/20	12889	Nov 2020 Office Cleaning	\$ 940.00
28	W.B. Mason	12/14/20	12890	Office Supplies	\$ 194.43
29	T-Mobile	12/14/20	12891	Cell Phones	\$ 150.26
30	Nan Mckay	12/14/20	12892	PH Admin Plan Template	\$ 1,175.00
31	United Rentals	12/14/20	12893	Machine Rental	\$ 502.86
32	Rob's Automotive	12/14/20	12894	Snow Blower Repair	\$ 180.00
33	Maztek IT	12/14/20	12895	IT Servies	\$ 1,457.18
34	Presto Printing	12/14/20	12896	Work Order Forms	\$ 210.00
35	Universal Electric Motor Service	12/14/20	12897	Maintenance Supplies	\$ 1,230.94
36	Arcari & Iovino Architects PC	12/14/20	3287	Designs	\$ 1,997.50
37	Nan Mckay	12/14/20	3288	S8 Admin Plan Template	\$ 1,175.00
38	Wallace P. Nowosielecki	12/14/20	3289	S8 Dec 2020 Acct. Retain.	\$ 1,166.67
39	W.B Mason	12/14/20	3290	Office Supplies	\$ 209.89
40	Passaic Valley Water Commission	12/15/20	12898	Water	\$ 5,464.29
41	Millennium Mechanical, LLC	12/15/20	12899	System Repair	\$ 376.50
42	RICOH USA, Inc.	12/15/20	12900	Lease	\$ 475.00
43	North Jersey Media Group	12/15/20	12901	Public Notice	\$ 57.95
44	Ace Lock & Key Shop	12/15/20	12902	Keys	\$ 21.50
45	Conrad M. Olear, Esq.	12/15/20	12903	PH Dec 2020 Legal Retain.	\$ 1,166.66
46	Reno's Appliance	12/15/20	12904	Stoves	\$ 2,016.00
47	Mery Heykoop	12/15/20	12905	Rent Refund	\$ 63.00
48	Conrad M. Olear, Esq.	12/15/20	3291	S8 Dec 2020 Legal Retain.	\$ 1,166.66
49	Mery Heykoop	12/15/20	1474	Security Deposit Refund	\$ 100.03
50	NJ Public Housing Authority JIF	12/18/20	12906	2021 Insurance	\$ 118,926.00
51	N&R Diving Cleaning Services	12/18/20	12907	Apt. Cleaning	\$ 350.00
52	Buggin'Out, LLC	12/18/20	12908	S/C Routine Exterminating	\$ 395.00

53	Acuity Specialty Products, Inc.	12/18/20	12909	Cleaning Supplies	\$ 2,956.13
54	Jay Bee Flooring	12/18/20	12910	Floor Repair	\$ 400.00
55	Cammarota Landscaping	12/18/20	12911	Oct, Nov, Dec Landscaping	\$ 5,160.00
56	CGI Federal Inc.	12/18/20	3292	Nov 2020 S8 Inspections	\$ 547.00

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for FY 2020 – **\$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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CONTRACT LISTED ABOVE DOES REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

3. Shop Rite Gift Cards – donated by Inserra Family (Shop Rite) and purchased by LHA have been distributed to PH Residents



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

1. To date, there are 461 HCV/Section 8 Participants presently on the program
2. BCCD – final payment for CCTV Contract (\$62,000±) – still pending
3. Submission to Dept. of HUD – Utility Allowance Survey for PH/S-8 Programs – awaiting HUD approval
4. DVP – underground water pipe leak

RESOLUTIONS:

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Motion: _____ **Seconded:** _____

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

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:**