

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 – December 22, 2020:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___
- **Closed Meeting – December 22, 2020:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___

COMMUNICATIONS:

1. Notice of 2020-2021 BCCD Grant Award (\$100,000) – to be discussed

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 #20-15	Authorization for Submission of 2021 BCCD Grant Application for Removal/Replacement of Boilers Servicing LHA's Senior Citizen Complexes
2. Resolution #20-16	Authorization for Submission of 2021 BCCD Grant Application for Removal/Replacement of Obsolete Smoke Alarm/Call-to-Aid System LHA's Senior Citizen Complexes
3. Resolution #20-	
4. Resolution #20-	

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 -- JANUARY 2021
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

12/13/20 - 12/26/2020 THRU 12/27/20 - 1/9/2021

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Wakefern Food Corp.	12/23/20	12916	Gift Cards	\$ 1,600.00
2	Joan Mastrofilipo	1/1/21	12917	Medicare Reimburs.	\$ 433.80
3	Lenore Morrell	1/1/21	12918	Medicare Reimburs.	\$ 433.80
4	Carolyn Capabianca	1/1/21	3293	Medicare Reimburs.	\$ 433.80
5	Ida Press	1/1/21	3294	Medicare Reimburs.	\$ 433.80
6	Lorraine Haskoor	1/1/21	3295	Medicare Reimburs.	\$ 433.80
7	Saverio Saulino	1/1/21	3296	Medicare Reimburs.	\$ 433.80
8	U.S. Overall Cleaners	1/6/21	12919	Uniform Cleaning	\$ 450.00
9	T-Mobile	1/6/21	12920	Cell Phones	\$ 150.26
10	Thomas DeSomma	1/6/21	12921	Petty Cash Reimburs.	\$ 203.83
11	Home Depot Credit Services	1/6/21	12922	Maintenance Supplies	\$ 270.31
12	Gary Luna	1/6/21	12923	COVID Test Reimburs.	\$ 375.00
13	Interstate Waste Services	1/6/21	12924	Trash Removal	\$ 872.07
14	Purchase Power	1/6/21	3297	Stamps	\$ 420.99
15	Thomas DeSomma	1/6/21	3298	COVID Test Reimburs.	\$ 375.00
16	Noreika Service Station	1/12/21	12925	December 2020 Fuel	\$ 228.50
17	SGTS Maintenance, LLC.	1/12/21	12926	Dec 2020 Office Cleaning	\$ 940.00
18	Jersey Elevator	1/12/21	12927	Monthly Maintenance	\$ 166.92
19	Verizon	1/12/21	12928	Phones	\$ 38.36
20	AMS Ties, Inc.	1/12/21	12929	PH Dec 20 Background Chks	\$ 24.00
21	Riccardi Brothers	1/12/21	12930	Paint Supplies	\$ 631.59
22	Optimum	1/12/21	12931	Phones, TV, Internet	\$ 547.96
23	Capital One	1/12/21	12932	Maintenance Supplies	\$ 5,397.63
24	Wallington Plumbing & Heating	1/12/21	12933	Maintenance Supplies	\$ 471.06
25	AMS Ties, Inc.	1/12/21	3299	S8 Dec 20 Background Chks	\$ 48.00
26	Louis King	1/13/21	3300	Medicare Reimburs.	\$ 144.60
27	Delta Dental of New Jersey	1/14/21	Online	PH Employee Dental	\$ 1,490.46
28	Delta Dental of New Jersey	1/14/21	Online	S8 Employee Dental	\$ 837.40
29	NJ Division of Pensions and Benefits	1/14/21	Online	PH Active Employee	\$ 16,024.77
30	NJ Division of Pensions and Benefits	1/14/21	Online	S8 Active Employee	\$ 3,914.64
31	NJ Division of Pensions and Benefits	1/14/21	Online	PH Retired Employee	\$ 1,810.65
32	NJ Division of Pensions and Benefits	1/14/21	Online	S8 Retired Employee	\$ 2,172.78
33	Montana Construction	1/19/21	12934	Emergency Repair Authorized Under Resol. #20-06	\$ 27,101.44
34	Wallace P. Nowosielecki	1/19/21	12935	PH Jan '21 Acct. Retain.	\$ 1,166.66
35	Safeguard	1/19/21	12936	Checks	\$ 281.50
36	Ricoh USA, Inc.	1/19/21	12937	Lease	\$ 475.00
37	Garfield Lumber & Millworks, Inc.	1/19/21	12938	Maintenance Supplies	\$ 51.78
38	JayBee Flooring, LLC.	1/19/21	12939	Massey #38 Floor Repair	\$ 400.00
39	Maztek	1/19/21	12940	Monthly Managed Service	\$ 1,457.18
40	N&R Divine Cleaning Services, LLC	1/19/21	12941	COVID Apt Cleaning	\$ 500.00
41	United Rentals	1/19/21	12942	Machine Rental	\$ 502.86
42	Acuity Specialty Products, Inc.	1/19/21	12943	Cleaning Supplies	\$ 287.78
43	W.B. Mason	1/19/21	3301	Office Supplies	\$ 232.96
44	CGI Federal, Inc.	1/19/21	3302	S8 Inspections	\$ 1,243.00
45	Wallace P. Nowosielecki	1/19/21	3303	S8 Jan '21 Acct. Retain.	\$ 1,166.67
46	Carol Ferrara	1/19/21	3304	COVID Test Reimburs.	\$ 100.00
47	Patricia Paci	1/19/21	1475	Security & Pet Deposit Refund	\$ 301.63
48		1/19/21			

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for FY 2020-2021 – **\$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.		
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. LHA distributed approximately 20 application packets to Lodi High School student for part-time/seasonal employment (snow shoveling, summer work, etc.) – to date, none returned
4. Public Bid Advertisement (01/16/21 & 01/19/21) – 2nd floor office renovations (COVID) – Pre-Bid Meeting (01/26/21) – Bid Opening (02/05/21)
5. Public Bid Advertisement (January 2021) – Massey Street Parking Lot Expansion – Pre-Bid Meeting (02/11/21) – Bid Opening (02/24/21)
6. Re-scheduling of window replacement at DVP due to COVID restrictions
7. LHA has authorized purchase of Bobcat utility vehicle – as provided in FYE 09/30/21 Budget Appropriations

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. 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 (Bldgs. #12 & #13) – to be discussed
5. DVP domestic hot water tank leak – PK Mechanical was contacted & will be in on Friday morning, 01/22/21, to make necessary repairs – 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.)

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3. Resolution #20-	
4. Resolution #20-	

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:**