

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 – March 18, 2021:** Motion: _____ Seconded: _____
 Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___
- **Closed Meeting – March 18, 2021:** 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 #20-28	Rent Write-Off FYE 09/30/21 – Luterzo – DVP #21F
2. Resolution #20-	
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: Cell Tower Lease – Can Landmark LLC transfer/bundle/sell agreement without LHA's authorization?
 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 -- APRIL 2021
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

3/7/21 - 3/20/21 THRU 3/21/21 - 4/3/21

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	PSE&G CO.	3/25/21	13022	Utilities	\$29,450.83
2	Gary Luna	3/25/21	13023	Maintenance Supply Reimburs.	\$211.11
3	NJ Division of Pensions and Benefits	3/31/21	Online	PH Employer PERS	\$90,000.00
4	NJ Division of Pensions and Benefits	3/31/21	Online	S8 Employer PERS	\$40,491.00
5	Optimum	3/31/21	13024	TV, Phones, Internet	\$ 548.24
6	Joan Mastrofilipo	4/1/21	13025	Medicare Reimburs.	\$ 445.50
7	Lenore Morrell	4/1/21	13026	Medicare Reimburs.	\$ 445.50
8	Jimmy's Coil Cleaning Co.	4/1/21	13027	Coil Cleaning	\$ 1,110.00
9	All Seasons Air Duct Cleaning	4/1/21	13028	Air Duct Cleaning	\$ 5,299.97
10	On The Spot Home Improvements	4/1/21	13029	Roof Repair	\$ 1,125.00
11	Holes Infrastructure Solutions, LLC	4/1/21	13030	Lot Repavement	\$ 1,900.00
12	Home Depot Credit Services	4/1/21	13031	Maintenace Supplies	\$ 993.79
13	Capital One	4/1/21	13032	Maintenance Supplies/Stock	\$ 6,255.25
14	Interstate Waste Services	4/1/21	13033	Trash Removal	\$ 872.07
15	Wallington Plumbing & Heating	4/1/21	13034	Maintenace Supplies	\$ 3,117.78
16	Passaic Valley Water Commission	4/1/21	13035	Water	\$ 6,365.89
17	Orkin	4/1/21	13036	Exterminator Services	\$ 560.00
18	Carolyn Capabianca	4/1/21	3330	Medicare Reimburs.	\$ 455.50
19	Ida Press	4/1/21	3331	Medicare Reimburs.	\$ 455.50
20	Lorraine Haskoor	4/1/21	3332	Medicare Reimburs.	\$ 455.50
21	Saverio Saulino	4/1/21	3333	Medicare Reimburs.	\$ 455.50
22	Louis King	4/1/21	3334	Medicare Reimburs.	\$ 455.50
23	Purchase Power	4/1/21	3335	Stamps	\$ 420.99
24	Delta Dental of New Jersey	4/9/21	Online	PH Employee Dental	\$ 1,490.46
25	Delta Dental of New Jersey	4/9/21	Online	S8 Employee Dental	\$ 837.40
26	Noreika Service Station	4/12/21	13037	March 2021 Fuel	\$ 145.00
27	Cintas	4/12/21	13038	Uniforms	\$ 914.00
28	Jersey Elevator	4/12/21	13039	Elevator Maintenance	\$ 166.92
29	AMS Ties, Inc.	4/12/21	13040	PH Mar 21 Background Chks	\$ 75.00
30	Garfield Lumber & Millworks, Inc.	4/12/21	13041	Maintenance Supplies	\$ 160.15
31	Riccardi Brothers	4/12/21	13042	Maintenace Supplies	\$ 40.92
32	Verizon	4/12/21	13043	Phones	\$ 39.17
33	M.O.E. Door Co.	4/12/21	13044	Garage Door Repair	\$ 320.00
34	T-Mobile	4/12/21	13045	Cell Phones	\$ 148.26
35	U.S. Overall	4/12/21	13046	Uniform Cleaning	\$ 325.00
36	Manning Brothers, LLC	4/12/21	13047	Carpet Repair	\$ 400.00
37	Reno's Appliances	4/12/21	13048	Refrigerators	\$ 2,076.00
38	DavEd Fire Systems	4/12/21	13049	Alarm Monitoring	\$ 610.00
39	United Rentals	4/12/21	13050	Machine Rental	\$ 537.36
40	MRI Software, LLC	4/12/21	3336	1099 Module	\$ 320.00
41	SGTS Maintenance, LLC	4/12/21	3337	March 2021 Office Cleaning	\$ 940.00
42	AMS Ties, Inc.	4/12/21	3338	S8 Mar 21 Background Chks	\$ 125.00
43	NJ Division of Pensions and Benefits	4/14/21	Online	PH Active Employee	\$ 16,024.77
44	NJ Division of Pensions and Benefits	4/14/21	Online	S8 Active Employee	\$ 3,914.64
45	NJ Division of Pensions and Benefits	4/14/21	Online	PH Retired Employee	\$ 1,810.65
46	NJ Division of Pensions and Benefits	4/14/21	Online	S8 Retired Employee	\$ 5,728.89
47	Ace Lock & Key Shop	4/14/21	13051	Keys & Locks	\$ 196.00
48	DavEd Fire Systems	4/14/21	13052	Alarm Repair	\$ 834.00
49	North Jersey Media Group	4/14/21	13053	Public Notices	\$ 171.45
50	Jay Bee Flooring, LLC	4/14/21	13054	NM #28 Repair	\$ 1,483.00
51	Conrad M. Olear, Esq.	4/14/21	13055	PH Apr 21 Legal Retain & Ext. Ord.	\$ 1,966.66
52	Dor-Win	4/14/21	13056	Glass Repair	\$ 6,781.00

53	Acuity Specialty Products, Inc.	4/14/21	13057	Cleaning Products	\$ 154.14
54	Orkin	4/14/21	13058	Exterminator Services	\$ 560.00
55	Wallace P. Nowosielecki	4/14/21	13059	PH Apr 21 Acct. Retainer	\$ 1,166.66
56	Maztek IT	4/14/21	3339	Managed Services	\$ 1,457.18
57	W.B. Mason	4/14/21	3340	Office Supplies	\$ 336.69
58	Conrad M. Olear, Esq.	4/14/21	3341	S8 Apr 21 Legal Retain & Ext. Ord.	\$ 1,966.66
59	Arcari + Iovino	4/14/21	3342	Contract Costs	\$ 528.75
60	Ricoh USA Inc	4/14/21	3343	VOID	VOID
61	CGI Federal Inc.	4/14/21	3344	S8 Inspections	\$ 1,786.00
62	Ricoh USA Inc	4/14/21	3345	Lease	\$ 475.00
63	Wallace P. Nowosielecki	4/14/21	3346	S8 Apr 21 Acct. Retainer	\$ 1,166.67
64	Radovan Plakalovic	4/14/21	1480	Security Deposit Refund	\$ 100.00
65	Tracy DiChiara	4/15/21	13060	Payroll Deduction Refund	\$ 3,268.00
66	Passaic Valley Water Commission	4/15/21	13061	Water	\$ 5,345.99
67	W.B. Mason	4/15/21	3347	Office Supplies	\$ 155.60

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for FY 2020-2021 – **\$1,050.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.		
2.		
<p>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.</p>		
<p>CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD</p>		

CONTRACT AWARDED TO:		CONTRACT FOR:
1.		
2.		
<p>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.</p>		
<p>CONTRACT LISTED ABOVE DOES REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD</p>		

3. 2nd Public Advertisement – Massey Street Parking Lot Expansion – Bid Opening 04/15/21
4. Window replacement at DVP (previously delayed due to COVID restrictions) – completed
5. General exterminating services have resumed beginning April 2021
6. HUD general notice listing eligible activities related to COVID expenditures – refer to asterisks – to be discussed

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

1. BCDCD – refer to Executive Director’s response pertaining to final payment for CCTV Contract (\$62,000±) & other Grants
2. 2nd Floor Office Renovations scheduled – to be discussed
3. DVP/SC parking lot pot hole repair – see photos

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

Motion: _____ **Seconded:** _____

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

CLOSED SESSION:

(This report IS NOT 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.

***Motion to End Regular Order of Business & Enter Closed Session**

Motion: _____ Seconded: _____

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

DISCUSSION:

1. **NEW AND/OR ONGOING:**
2. **ANY OTHER PENDING LITIGATION/LEGAL MATTERS:**
3. **PERSONNEL MATTERS:**

***Motion to End Closed Session & Return to Regular Order of Business**

Motion: _____ Seconded: _____

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