

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:

- **Annual/Reorganization Meeting – May 27, 2021:** Motion: _____ Seconded: _____
 Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___
- **Regular Meeting – May 27, 2021:** Motion: _____ Seconded: _____
 Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___
- **Closed Meeting – May 27, 2021:** Motion: _____ Seconded: _____
 Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___

COMMUNICATIONS:

1. HUD Notice of CFP NJ39P01150119 – Close Out Documents
2. Public Notice – Invitation to Bid – Boiler Restoration & Replacement
3. Monthly PIC Submission for PH & Section 8

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 #20-35	PHA Plan Certification – FYS 10/01/21
2. Resolution #20-36	Approval of Operating Budget – HUD Form #52574 – FYS 10/01/21
3. Resolution #20-37	Adoption of Section 3 Plan, Policy & Procedures
4. Resolution #20-38	LHA Painting Policy – Effective 10/01/21

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:
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REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
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REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- JUNE 2021

PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

5/156/21 - 5/29/21 THRU 5/30/21 - 6/12/21

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	AMS Ties, Inc.	6/2/21	13108	PH May 21 Background Chks	\$212.50
2	Capital One	6/2/21	13109	Maintenance Supplies	\$2,829.91
3	Home Depot Credit Service	6/2/21	13110	Maintenance Supplies	\$3,452.60
4	Interstate Waste Services	6/2/21	13111	Trash Removal	\$872.07
5	Optimum	6/2/21	13112	TV, Phones, Internet	\$ 548.34
6	Wallington Plumbing & Heating	6/2/21	13113	Maintenance Supplies	\$ 2,043.06
7	AMS Ties, Inc.	6/2/21	3357	S8 May 21 Background Chks	\$ 87.50
8	Garfield Lumber & Millworks, Inc.	6/9/21	13114	Maintenance Supplies	\$ 58.07
9	Verizon	6/9/21	13115	Phones	\$ 39.44
10	T-Mobile	6/9/21	13116	Cell Phones	\$ 175.14
11	Riccardi Brothers	6/9/21	13117	Paint Supplies	\$ 1,101.57
12	Maztek IT	6/9/21	3358	Managed IT Services	\$ 1,457.18
13	Irene D'Ambrosio	6/9/21	1483	Security Deposit Refund	\$ 92.50
14	Delta Dental of New Jersey	6/11/21	Online	PH Employee Dental	\$ 1,561.77
15	Delta Dental of New Jersey	6/11/21	Online	S8 Employee Dental	\$ 837.40
16	NJ Division of Pensions and Benefits	6/14/21	Online	PH Active Employee	\$ 16,024.77
17	NJ Division of Pensions and Benefits	6/14/21	Online	S8 Active Employee	\$ 3,914.64
18	NJ Division of Pensions and Benefits	6/14/21	Online	PH Retired Employee	\$ 1,810.65
19	NJ Division of Pensions and Benefits	6/14/21	Online	S8 Retired Employee	\$ 2,897.04
20	Noreika Service Station	6/16/21	13118	May 2021 Fuel	\$ 247.00
21	Verizon	6/16/21	13119	Phones	\$ 322.68
22	RICOH USA, Inc.	6/16/21	13120	Lease	\$ 475.00
23	Jersey Elevator	6/16/21	13121	Elevator Maintenance	\$ 166.92
24	Wallace P. Nowosielecki	6/16/21	13122	PH June 2021 Acct. Retain.	\$ 1,333.33
25	CGI Federal, Inc.	6/16/21	3359	S8 Inspections	\$ 1,399.00
26	SGTS Maintenance, Inc.	6/16/21	3360	May 2021 Office Cleaning	\$ 940.00
27	Wallace P. Nowosielecki	6/16/21	3361	S8 June 2021 Acct. Retain.	\$ 1,333.33
28	Jacob Rosen	6/16/21	1484	VOID	VOID
29	Rlene Rosen	6/16/21	1485	Pet Security Deposit Refund	\$ 150.05
30	Ready Refresh	6/21/21	13123	Coffee & Water	\$ 110.76
31	Coppa Montalbano Architects	6/21/21	13124	A&E Contract Payment-Boilers	\$ 1,267.00
32	Nicole Ferrara	6/21/21	13125	FY 10/20-9/21 Eyecare Reimburs.	\$ 35.99
33	Cammarota Landscaping	6/21/21	13126	Complex Landscaping	\$ 1,740.00
34	Cintas	6/21/21	13127	Uniforms	\$ 631.40
35	ADI	6/21/21	13128	Pullcords	\$ 155.00
36	Arcari + Iovino	6/21/21	3362	A&E Contract Payment-Reno	\$ 705.00
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REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for FY 2020-2021 – **\$1,200.00±**
2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	TENMAST SOFTWARE (MRI) 28925 FOUNTAIN PARKWAY SOLOON, OH 44139	MOBILE WORK ORDER APP/PROGRAM \$1,775.00 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 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. **Motion to Adjourn the July/August Regular Board Meetings and Authorize Executive Director to pay all bills and report such at the September 16, 2021 Regular Board Meeting:**

Motion: _____ Seconded: _____

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



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 (\$17,000±) & other Grants
2. 2nd Floor Office Renovations scheduled – started 06/01/21 – need update
3. Boiler Restoration & Replacement – Bid Opening 07/22/21 – to be discussed
4. Expansion of Massey Street Parking Lot – to begin 07/12/21 – need update

RESOLUTIONS:

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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 ___