

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 – September 30, 2021:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___
- **Closed Meeting – September 30, 2021:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Schrieks ___ Riley ___ De Nobile ___

COMMUNICATIONS:

1. BCCD Notification of 2021-2022 Funding Award of \$120,000 for Boiler Replacement – to be discussed
2. Notice extending FEMA Federal Disaster Application to 11/04/21
3. BCCD Notice of Open Application for 2022-2023 Funding – to be discussed
4. LHA's Monthly PIC Compliance Report for September – PH – 100% and Section 8 – 97.58%
5. Certification to NJDCA of LHA's FYE 09/30/22 Budget

REPORT OF ATTORNEY:

REPORT OF ACCOUNTANT:

REPORT OF SECURITY:

MONTHLY BILLS – PH & S-8: FYE 09/30/21 and October 2021

REPORT OF EXECUTIVE DIRECTOR:

REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMIN. OF SECTION 8/HOUSING MANAGER:

RESOLUTIONS: Refer to Resolution Page for List of Resolutions

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 -- FYE SEPTEMBER 2021
PUBLIC HOUSING & SECTION 8

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Capital One	9/30/21	13285	Maintenance Supplies	\$ 7,577.03
2	Acuity Specialty Products, Inc.	9/30/21	13286	Cleaning Products	\$ 157.45
3	Wallington Plumbing & Heating	9/30/21	13287	Maintenance Supplies	\$ 2,075.66
4	Verizon	9/30/21	13288	Phones	\$ 39.55
5	Interstate Waste Services	9/30/21	13289	Trash Removal	\$ 872.07
6	Stone Brook Garden & Landscape	9/30/21	13290	Landscaping Supplies	\$ 116.45
7	Optimum	9/30/21	13291	TV, Phones, Internet	\$ 548.24
8	Ace Lock & Key Shop	9/30/21	13292	Keys	\$ 30.00
9	W.B. Mason	9/30/21	13293	Office Supplies	\$ 226.32
10	Billy V's Unique Landscaping	9/30/21	13294	Landscaping	\$ 2,800.00
11	T-Mobile	9/30/21	13295	Cell Phones	\$ 296.14
12	Home Depot Credit Services	9/30/21	13296	Maintenance Supplies	\$ 5,230.99
13	Gerald Fazinetz	9/30/21	13297	Worker's Comp Reimburs.	\$ 2,704.84
14	Safety 1st Sanitizing	9/30/21	13298	Emergency - Hurricane Ida	\$ 4,740.00
15	Ace Lock & Key Shop	9/30/21	13299	Emergency - Hurricane Ida	\$ 273.00
16	Pump Products	9/30/21	13300	Emergency - Hurricane Ida	\$ 1,163.33
17	Swift Electrical Supply Company	9/30/21	13301	Emergency - Hurricane Ida	\$ 318.12
18	Acuity Specialty Products, Inc.	9/30/21	13302	Emergency - Hurricane Ida	\$ 108.18
19	Wallington Plumbing & Heating	9/30/21	13303	Emergency - Hurricane Ida	\$ 688.80
20	Heights Associates, LLC	9/30/21	13304	Emergency - Hurricane Ida	\$ 9,000.00
21	N&R Divine Cleaning Services	9/30/21	13305	Emergency - Hurricane Ida	\$ 350.00
22	Russell Reid	9/30/21	13306	Emergency - Hurricane Ida	\$ 843.92
23	Noreika Service Station	9/30/21	13307	September 2021 Fuel	\$ 164.50
24	State of NJ - Dept of Labor	9/30/21	13308	Employee Benefits	\$ 164.80
25	Passaic Valley Water Commission	9/30/21	13309	Water	\$ 5,233.15
26	MRI Software, LLC	9/30/21	13310	Tenmast Fees	\$ 315.00
27	C.O.D. Sales	9/30/21	13311	Safety Railing	\$ 600.00
28	Lifetime Roofing Chimney, Inc.	9/30/21	13312	Massey St Balcony Repair	\$ 9,500.00
29	Lifetime Roofing Chimney, Inc.	9/30/21	13313	Roof/Skylight Repairs	\$ 4,500.00
30	Mollica Electric	9/30/21	13314	Emergency - Hurricane Ida	\$ 16,663.00
31	Montana Construction	9/30/21	13315	Emergency - Hurricane Ida	\$ 264,156.81
32	Pitney Bowes	9/30/21	3399	Lease	\$ 193.78
33	AMS Ties, Inc.	9/30/21	3400	S8 Sep 2021 Background Chks	\$ 12.50
34	CGI Federal, Inc.	9/30/21	3401	S8 Sep 2021 Inspections	\$ 1,503.00
35	Ready Refresh	9/30/21	3402	Office Water	\$ 151.26
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MONTHLY BILLS AGENDA -- OCTOBER 2021

PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

9/19/21 - 10/2/21 THRU 10/3/21 - 10/16/21

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Joan Mastrofilipo	10/1/21	13316	Medicare Reimburs.	\$ 445.50
2	Lenore Morrell	10/1/21	13317	Medicare Reimburs.	\$ 445.50
3	Carolyn Capabianca	10/1/21	3403	Medicare Reimburs.	\$ 455.50
4	Ida Press	10/1/21	3404	Medicare Reimburs.	\$ 455.50
5	Lorraine Haskoor	10/1/21	3405	Medicare Reimburs.	\$ 455.50
6	Saverio Saulino	10/1/21	3406	Medicare Reimburs.	\$ 455.50
7	Louis King	10/1/21	3407	Medicare Reimburs.	\$ 455.50
8	NJ Division of Pensions and Benefits	10/14/21	Online	PH Active Employee	\$ 16,993.64
9	NJ Division of Pensions and Benefits	10/14/21	Online	S8 Active Employee	\$ 3,914.64
10	NJ Division of Pensions and Benefits	10/14/21	Online	PH Retired Employee	\$ 1,810.65
11	NJ Division of Pensions and Benefits	10/14/21	Online	S8 Retired Employee	\$ 2,897.04
12	Delta Dental of New Jersey	10/18/21	Online	PH Employee Dental	\$ 1,737.15
13	Delta Dental of New Jersey	10/18/21	Online	S8 Employee Dental	\$ 877.32
14	Amazing Cleaning Service	10/20/21	13318	Emergency - Hurricane Ida	\$ 23,618.00
15	Buggin' Out, LLC	10/20/21	13319	Routine Extermin. Services	\$ 435.00
16	Verizon	10/20/21	13320	Phones	\$ 317.10
17	RICOH USA, Inc.	10/20/21	13321	Lease	\$ 475.00
18	Wallace P. Nowosielecki	10/20/21	13322	PH Oct 21 Acct. Retainer	\$ 1,333.33
19	Ace Lock & Key Shop	10/20/21	13323	Keys & Locks	\$ 314.00
20	Lifetime Roofing Chimney, Inc.	10/20/21	13324	Massey St. Balcony	\$ 8,500.00
21	Conrad M. Olear, Esq.	10/20/21	13325	PH Oct 21 Legal Retainer	\$ 1,333.33
22	Jay Bee Flooring, LLC	10/20/21	13326	DVP 21D Floor Repair	\$ 1,267.00
23	All American Sewer Service, Inc.	10/20/21	13327	Emergency - Hurricane Ida	\$ 2,680.00
24	Acuity Specialty Products, Inc.	10/20/21	13328	Cleaning Products	\$ 92.03
25	Jersey Elevator	10/20/21	13329	Routine Services	\$ 166.92
26	Wallington Plumbing & Heating	10/20/21	13330	Maintenance Supplies	\$ 725.96
27	Rob's Automotive	10/20/21	13331	Truck Maintenance	\$ 190.00
28	NAHRO Membership Renewal	10/20/21	13332	Membership Renewal	\$ 617.60
29	Arcari + Iovino	10/20/21	3408	Architectural Services	\$ 176.25
30	Wallace P. Nowosielecki	10/20/21	3409	S8 Oct 21 Acct. Retainer	\$ 1,333.33
31	Conrad M. Olear, Esq.	10/20/21	3410	S8 Oct 21 Legal Retainer	\$ 1,333.33
32	SGTS Maintenance, LLC	10/20/21	3411	Sep 21 Office Cleaning	\$ 940.00
33	Maztek IT	10/20/21	3412	Managed Services	\$ 1,756.18
34	NAHRO Membership Renewal	10/20/21	3413	Membership Renewal	\$ 617.60
35	Jon Penicaro	10/20/21	1493	Security Deposit Refund	\$ 100.00
36	Moises Junchaya	10/20/21	1494	Security Deposit Refund	\$ 100.00
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REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for FYS 10/01/2021 – **\$200.00±**

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 <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. Tropical Storm Ida – refer to Deputy Executive Director's Report for further update
4. S/C Boiler Repairs – negotiations ongoing – to be discussed
5. Massey Street Parking Lot Expansion and re-surfacing/re-striping – completed
6. Effective 11/01/21 – return to regular work schedule

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

1. S/C boiler repairs/restoration – update needed on negotiations
2. 2nd Floor Office Renovations – substantially completed – Change Order #1 pending
3. Massey Street Parking Lot Expansion – request to BCCD for payment
4. Massey Street Balconies – remaining 3 completed
5. Tropical Storm Ida Update – presently preparing actual related flood bills for submission to LHA
FEMA NIFP – as related to covered insurance on buildings only – 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 #21-01	Authorization to Renew 3-Year Lease with Boys & Girls Club of Lower Bergen County for Rental of 1 st Floor Office Space in LHA Admin Building
2. Resolution #21-02	Authorization for Submission of Application for 2022 BCCD Grant Funding for Removal/Replacement of Damaged/Obsolete Smoke Alarm/Call-to-Aid System at all LHA's S/C Complexes
3. Resolution #21-03	Adoption of Statutory Regulatory Waivers as a PHA Located in Major Disaster Declaration (MDD) Area – Provided Under HUD PIH Notice No. 21-134 & No. 21-135
4. Resolution #21	
5. Resolution #21-	
6. Resolution #21-	

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 ___