

**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 – June 24, 2021:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Riley \_\_\_ De Nobile \_\_\_
- **Closed Meeting – June 24, 2021:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Riley \_\_\_ De Nobile \_\_\_

**COMMUNICATIONS:**

1. Declaration of State of Emergency by Governor Murphy – Tropical Storm Ida (09/01/21)
2. LHA's Monthly PIC Compliance Report for August – PH: 99.53 & Section 8: 98.44
3. LHA's 09/08/21 response to HUD's request for assessment of damages due to "Ida"
4. Thank you from Massey Street Senior Citizen to Maintenance for hard work during "Ida"

**REPORT OF ATTORNEY:**

**REPORT OF ACCOUNTANT:**

**REPORT OF SECURITY:**

**MONTHLY BILLS – PH & S-8:** July/August/September 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: 1<sup>st</sup> – Reminder/Warning; 2<sup>nd</sup> – Ruled Out of Order; and 3<sup>rd</sup> – 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 -- JULY 2021****PUBLIC HOUSING & SECTION 8****DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD****6/13/21 - 6/26/21 THRU 6/27/21 - 7/10/21****ARE HEREBY APPROVED**

	<b>CHECK PAYABLE TO</b>	<b>DATE</b>	<b>CHK #</b>	<b>EXPLANATION</b>	<b>AMOUNT</b>
1	Joan Mastrofilipo	7/1/21	13141	Medicare Reimburs.	\$ 445.50
2	Lenore Morrell	7/1/21	13142	Medicare Reimburs.	\$ 445.50
3	Carolyn Capabianca	7/1/21	3365	Medicare Reimburs.	\$ 455.50
4	Ida Press	7/1/21	3366	Medicare Reimburs.	\$ 455.50
5	Lorraine Haskoor	7/1/21	3367	Medicare Reimburs.	\$ 455.50
6	Saverio Saulino	7/1/21	3368	Medicare Reimburs.	\$ 455.50
7	Louis King	7/1/21	3369	Medicare Reimburs.	\$ 455.50
8	Optimum	7/2/21	13143	TV, Phones, Internet	\$ 548.34
9	Purchase Power	7/2/21	3370	Stamps	\$ 420.99
10	T-Mobile	7/8/21	13144	Cell Phones	\$ 175.14
11	AMS Ties, Inc.	7/8/21	13145	PH June 21 Background Chks	\$ 25.00
12	Verizon	7/8/21	13146	Phones	\$ 39.94
13	Home Depot Credit Services	7/8/21	13147	Maintenance Supplies	\$ 864.64
14	Staples	7/8/21	13148	Office Supplies	\$ 58.61
15	Capital One	7/8/21	13149	Maintenance Supplies	\$ 6,758.48
16	Interstate Waste Services	7/8/21	13150	Trash Removal	\$ 872.07
17	AMS Ties, Inc.	7/8/21	3371	S8 June 21 Background Chks	\$ 100.00
18	Delta Dental of New Jersey	7/9/21	Online	PH Employee Dental	\$ 1,561.77
19	Delta Dental of New Jersey	7/9/21	Online	S8 Employee Dental	\$ 837.40
20	CGI	7/13/21	3372	May 2021 Payment	\$ 1,399.00
21	NJ Division of Pensions and Benefits	7/14/21	Online	PH Active Employee	\$ 18,931.39
22	NJ Division of Pensions and Benefits	7/14/21	Online	S8 Active Employee	\$ 3,914.64
23	NJ Division of Pensions and Benefits	7/14/21	Online	PH Retired Employee	\$ 1,810.65
24	NJ Division of Pensions and Benefits	7/14/21	Online	S8 Retired Employee	\$ 2,897.04
25	Noreika Service Station	7/14/21	13151	June 2021 Fuel	\$ 323.00
26	Verizon	7/14/21	13152	Phones	\$ 324.21
27	North Jersey Media Group	7/14/21	13153	Public Notices	\$ 180.90
28	RICOH USA, Inc.	7/14/21	13154	Lease	\$ 475.00
29	Wallington Plumbing & Heating	7/14/21	13155	Maintenance Supplies	\$ 605.20
30	Bobcat of North Jersey	7/14/21	13156	Repair	\$ 398.67
31	SGTS Maintenance, LLC	7/14/21	13157	June 2021 Office Cleaning	\$ 940.00
32	Riccardi Brothers	7/14/21	13158	Paint Supplies	\$ 682.23
33	Grainger	7/14/21	13159	Maintenance Supplies	\$ 352.12
34	Neglia Engineering Associates	7/14/21	13160	Massey St. Lot Engineering Services	\$ 4,320.00
35	ADI	7/14/21	13161	Maintenance Supplies	\$ 338.25
36	Arcari + Iovino Architects	7/14/21	3373	Architectural Services Office Reno	\$ 1,233.75
37	K&B Contractors, LLC	7/14/21	3374	2nd Floor Reno	\$ 53,669.70
38	Passaic Valley Water Commission	7/20/21	13162	Water	\$ 5,267.87
39	Ready Refresh	7/20/21	13163	Office Water	\$ 138.30
40	Jersey Elevator	7/20/21	13164	Monthly Maintenance	\$ 166.92
41	Lodi Fire Prevention Bureau	7/20/21	13165	Registration Fee	\$ 230.00
42	Wallace P. Nowowsielecki	7/20/21	13166	PH July 21 Acct. Retainer	\$ 1,333.33
43	Millenniun Mechanical, LLC	7/20/21	13167	AC repair	\$ 2,391.41
44	Wallace P. Nowowsielecki	7/20/21	3375	S8 July 21 Acct. Retainer	\$ 1,333.33
45	CGI Federal Inc.	7/20/21	3376	S8 Inspections	\$ 1,047.00
46	PSE&G Co.	7/23/21	13168	Utilities	\$ 28,716.90
47	Lifetime Roofing Chimney, Inc.	7/23/21	13169	Rennie Comm. Room Roof Repair	\$ 1,200.00
48	Allfasteners	7/23/21	13170	Maintenance Supplies	\$ 195.50
49	W.B. Mason	7/23/21	13171	Office Supplies	\$ 597.70
50	Buggin Out, LLC	7/23/21	13172	Exterminating Services	\$ 2,550.00
51	DavEd Fire Systems, Inc.	7/23/21	13173	Fire Alarm Repairs	\$ 1,094.72
52	Complete Saw & Garden	7/23/21	13174	Maintenance Supplies	\$ 134.00

53	Maztek IT	7/23/21	13175	Managed Services & Ext. Ord.	\$ 4,311.18
54	Acuity Specialty Products, Inc.	7/23/21	13176	Cleaning Supplies	\$ 37.17
55	Reno's Appliance	7/23/21	13177	Ranges	\$ 2,960.00
56	Ace Lock & Key Shop	7/27/21	13178	Keys	\$ 30.00
57	Wallington Plumbing & Heating	7/27/21	13179	Maintenance Supplies	\$ 1,620.54
58	Cammarota	7/27/21	13180	Landscaping	\$ 2,320.00
59	Jay Bee Flooring	7/27/21	13181	DVP 9C Floors	\$ 1,257.00
60	Dor-Win Manufacturing	7/27/21	13182	Windows	\$ 2,508.00
61	Conrad M. Olear, Esq.	7/27/21	13183	PH July 21 Legal Retain.	\$ 1,333.33
62	Presto Printing	7/27/21	13184	Leave Slips	\$ 145.00
63	Purchase Power	7/27/21	13185	Stamps	\$ 420.99
64	Conrad M. Olear, Esq.	7/27/21	3377	S8 July 21 Legal Retain.	\$ 1,333.33

**MONTHLY BILLS AGENDA -- AUGUST 2021****PUBLIC HOUSING & SECTION 8****DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD****7/11/21 - 7/24/21 THRU 8/8/21 - 8/21/21****ARE HEREBY APPROVED**

	<b>CHECK PAYABLE TO</b>	<b>DATE</b>	<b>CHK #</b>	<b>EXPLANATION</b>	<b>AMOUNT</b>
1	Verizon	8/3/21	13186	Phones	\$ 39.42
2	Interstate Waste Services	8/3/21	13187	Trash Removal	\$ 872.07
3	Capital One	8/3/21	13188	Maintenance Supplies	\$ 3,240.94
4	Home Depot Credit Services	8/3/21	13189	Maintenance Supplies	\$ 1,583.10
5	Optimum	8/3/21	13190	TV, Phones, Internet	\$ 548.34
6	Gerald Fazinetz	8/9/21	13191	Reimbursement	\$ 2,695.02
7	Noreika Service Station	8/9/21	13192	July 2021 Fuel	\$ 265.50
8	Wallington Plumbing & Heating	8/9/21	13193	Maintenance Supplies	\$ 2,046.83
9	T-Mobile	8/9/21	13194	Cell Phones	\$ 175.06
10	AllFasteners	8/9/21	13195	Maintenance Supplies	\$ 85.00
11	Lifetime Roofing & Chimneys	8/9/21	13196	Rennie Pl Gutter Repair	\$ 250.00
12	School Outfitters	8/9/21	13197	Benches	\$ 5,304.75
13	NJ Division of Pensions and Benefits	8/13/21	Online	PH Active Employee	\$ 16,993.64
14	NJ Division of Pensions and Benefits	8/13/21	Online	S8 Active Employee	\$ 3,914.64
15	NJ Division of Pensions and Benefits	8/13/21	Online	PH Retired Employee	\$ 1,810.65
16	NJ Division of Pensions and Benefits	8/13/21	Online	S8 Retired Employee	\$ 2,897.04
17	Delta Dental of New Jersey	8/16/21	Online	PH Employee Dental	\$ 1,636.23
18	Delta Dental of New Jersey	8/16/21	Online	S8 Employee Dental	\$ 877.32
19	Wallace P. Nowosielecki	8/24/21	13199	PH Aug 2021 Acct. Retain.	\$ 1,333.33
20	Verizon	8/24/21	13200	Phones	\$ 323.91
21	RICOH USA, Inc.	8/24/21	13201	Lease	\$ 655.26
22	York Motors, Inc.	8/24/21	13202	Trailer	\$ 3,764.00
23	ADI	8/24/21	13203	Maintenance Supplies	\$ 265.98
24	Ready Refresh	8/24/21	13204	Coffee & Water	\$ 119.84
25	Passaic Valley Water Commission	8/24/21	13205	Water	\$ 6,378.91
26	Pitney Bowes	8/24/21	13206	Lease	\$ 514.26
27	Jersey Elevator	8/24/21	13207	Routine Monthly Maint.	\$ 166.92
28	AMS Ties, Inc.	8/24/21	13208	PH Background Checks	\$ 62.50
29	Garfield Lumber & Millworks, Inc.	8/24/21	13209	Maintenance Supplies	\$ 359.56
30	Manning Brothers, LLC.	8/24/21	13210	Carpet Installation	\$ 1,913.00
31	North Jersey Media Group	8/24/21	13211	Public Notice	\$ 12.60
32	AMS Ties, Inc.	8/24/21	3378	S8 Background Checks	\$ 137.50
33	SGTS Maintenance, LLC	8/24/21	3379	July 21 Office Cleaning	\$ 940.00
34	CGI Federal, Inc.	8/24/21	3380	S8 Inspections	\$ 1,141.00
35	Arcari + Iovino	8/24/21	3381	Architect Contract Cost	\$ 705.00
36	Safeguard	8/24/21	3382	Checks & Envelopes	\$ 807.07
37	Wallace P. Nowosielecki	8/24/21	3383	S8 Aug 2021 Acct. Retain.	\$ 1,333.33
38	Ace Lock & Key Shop	8/27/21	13212	Keys	\$ 94.00
39	The Tool Box	8/27/21	13213	Maintenance Supplies	\$ 146.38
40	Conrad M. Olear, Esq.	8/27/21	13214	PH Aug 2021 Legal Retain. & Ext. Ord.	\$ 2,483.33
41	4 Clean-Up Inc	8/27/21	13215	Massey Lot Expansion Voucher #1	\$ 89,879.38
42	Acuity Specialty Products, Inc.	8/27/21	13216	Cleaning Supplies	\$ 1,510.18
43	DavEd Fire Systems, Inc.	8/27/21	13217	Alarm Repair & Contract	\$ 5,683.06
44	W.B. Mason	8/27/21	13218	Office Supplies	\$ 429.53
45	Buggin Out, LLC	8/27/21	13219	Exterminating Services	\$ 1,475.00
46	Lifetime Roofing & Chimneys	8/27/21	13220	Skylight Repairs	\$ 4,500.00
47	Rob's Automotive	8/27/21	13221	Edger Repair	\$ 311.31
48	All American Sewer Service	8/27/21	13222	Plumbing Repairs	\$ 1,850.00
49	Maztek IT	8/27/21	13223	Managed Services	\$ 1,756.18
50	Jay Bee Flooring	8/27/21	13224	Floor Repair	\$ 576.00
51	W.B. Mason	8/27/21	3384	Office Supplies	\$ 252.16
52	Conrad M. Olear, Esq.	8/27/21	3385	S8 Aug 2021 Legal Retain. & Ext. Ord.	\$ 1,583.33

**MONTHLY BILLS AGENDA -- SEPTEMBER 2021****PUBLIC HOUSING & SECTION 8**

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

8/22/21 - 9/4/21 THRU 9/5/21 - 9/18/21

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Capital One	9/3/21	13225	Maintenance Inventory/Supplies	\$ 9,600.44
2	Home Depot Credit Services	9/3/21	13226	Maintenance Supplies	\$ 2,483.24
3	Optimum	9/3/21	13227	Phones, TV, Internet	\$ 548.14
4	Purchase Power	9/3/21	3386	Stamps	\$ 420.99
5	PSE&G Co	9/8/21	13228	July Utilities	\$ 30,029.61
6	Delta Dental of New Jersey	9/10/21	Online	PH Employee Dental	\$ 1,838.07
7	Delta Dental of New Jersey	9/10/21	Online	S8 Employee Dental	\$ 877.32
8	NJ Labor Law Poster Service	9/13/21	13229	Labor Posters	\$ 172.00
9	Noreika Service Station	9/13/21	13230	August 2021 Fuel	\$ 425.50
10	Wallace P. Nowowsielecki	9/13/21	13231	PH Sep 21 Acct. Retainer	\$ 1,333.33
11	State of NJ - Div. of Employer Accts.	9/13/21	13232	Unemployment Insur.	\$ 10.71
12	Verizon	9/13/21	13233	Phones	\$ 39.55
13	T-Mobile	9/13/21	13234	Cell Phones	\$ 229.49
14	Jersey Elevator	9/13/21	13235	Monthly Maintenance	\$ 166.92
15	AMS Ties, Inc.	9/13/21	13236	PH Aug 21 Background Chks	\$ 12.50
16	Boys & Girls Club of Lower Bergen Cty.	9/13/21	13237	Donation	\$ 100.00
17	Interstate Waste Services	9/13/21	13238	Trash Removal	\$ 872.07
18	Billy V's Unique Landscaping	9/13/21	13239	Landscaping Services	\$ 3,500.00
19	ADI - Ademco Inc.	9/13/21	13240	Maintenance Supplies	\$ 639.60
20	Wallington Plumbing & Heating	9/13/21	13241	Maintenance Supplies	\$ 2,896.51
21	AMS Ties, Inc.	9/13/21	3387	S8 Aug 21 Background Chks	\$ 225.00
22	Wallace P. Nowowsielecki	9/13/21	3388	S8 Sep 21 Acct. Retainer	\$ 1,333.33
23	NJ Division of Pensions and Benefits	9/14/21	Online	PH Active Employee	\$ 16,993.64
24	NJ Division of Pensions and Benefits	9/14/21	Online	S8 Active Employee	\$ 3,914.64
25	NJ Division of Pensions and Benefits	9/14/21	Online	PH Retired Employee	\$ 1,810.65
26	NJ Division of Pensions and Benefits	9/14/21	Online	S8 Retired Employee	\$ 2,897.04
27	Carlotta Compesi	9/15/21	13242	Tenant Rent Refund	\$ 771.00
28	Rome Alvarado	9/15/21	13243	Tenant Rent Refund	\$ 248.00
29	Rasmieh Hajjir	9/15/21	13244	Tenant Rent Refund	\$ 263.00
30	Ann Carafa	9/15/21	13245	Tenant Rent Refund	\$ 498.00
31	Denis Gray	9/15/21	13246	Tenant Rent Refund	\$ 505.00
32	Juana Reyes	9/15/21	13247	Tenant Rent Refund	\$ 125.00
33	Marcie Melendez	9/15/21	13248	Tenant Rent Refund	\$ 286.00
34	Gladys Aguirre	9/15/21	13249	Tenant Rent Refund	\$ 179.00
35	Jorge Fernandez	9/15/21	13250	Tenant Rent Refund	\$ 528.00
36	Thelma Coleman	9/15/21	13251	Tenant Rent Refund	\$ 6.00
37	Carla Krohn	9/15/21	13252	Tenant Rent Refund	\$ 506.00
38	Teofila Carruitero	9/15/21	13253	Tenant Rent Refund	\$ 593.00
39	Gjurgja Andonova	9/15/21	13254	Tenant Rent Refund	\$ 254.00
40	Phillip LaPorta	9/15/21	13255	Tenant Rent Refund	\$ 872.00
41	Jean Dudasik	9/15/21	13256	Tenant Rent Refund	\$ 370.00
42	Conrad M. Olear, Esq.	9/20/21	13257	PH Sep 21 Legal Retain. & Ext. Ord.	\$ 2,283.33
43	North Jersey Media Group	9/20/21	13258	Public Notice	\$ 167.40
44	Verizon	9/20/21	13259	Phones	\$ 323.91
45	Balitano Contracting Co.	9/20/21	13260	DVP Step Repair	\$ 4,400.00
46	Advanced Video Surveillance, Inc.	9/20/21	13261	NM CCTV Repair	\$ 321.42
47	Riccardi Brothers	9/20/21	13262	Paint Supplies	\$ 1,114.32
48	Neglia Engineering Associates	9/20/21	13263	Professional Services Massey St.	\$ 1,414.00
49	Nan McKay	9/20/21	13264	PH Annual Subscription	\$ 239.00
50	RICOH USA, Inc.	9/20/21	3389	Lease	\$ 475.00
51	Conrad M. Olear, Esq.	9/20/21	3390	PH Sep 21 Legal Retainer	\$ 1,333.33
52	Nan McKay	9/20/21	3391	S8 Annual Subscription	\$ 239.00

53	SGTS Maintenance, LLC	9/20/21	3392	August 2021 Office Cleaning	\$ 940.00
54	Jean Dudasik	9/20/21	1488	Security Deposit Refund	\$ 100.00
55	Susan Breslow	9/20/21	1489	Security Deposit Refund	\$ 350.08
56	Phillip LaPorta	9/20/21	1490	Security Deposit Refund	\$ 150.08
57	PSE&G Co	9/22/21	13265	August Utilities	\$ 30,825.77
58	The Corner Nursery	9/27/21	13266	Machine Rental	\$ 1,400.00
59	Cammarota Landscaping, LLC	9/27/21	13267	Landscaping Services	<del>\$</del> 2,320.00
60	BugginOut, LLC	9/27/21	13268	Exterminating Services	\$ 2,255.00
61	Passaic Valley Water Commission	9/27/21	13269	Water	\$ 6,083.79
62	Ace Lock & Key Shop	9/27/21	13270	Keys	\$ 24.00
63	Jeanne Augustin	9/27/21	13271	Tenant Rent Refund	\$ 4.00
64	DavEd Fire Systems, Inc.	9/27/21	13272	Alarm System Troubleshooting	\$ 1,156.48
65	Jay Bee Flooring, LLC	9/27/21	13273	Massey #35 & #36 Repair	\$ 2,421.00
66	Garfield Lumber & Millworks	9/27/21	13274	Maintenance Supplies	\$ 439.18
67	Rob's Automotive	9/27/21	13275	Chainsaw Repair	\$ 112.40
68	Maztek IT	9/27/21	13276	Managed Services	\$ 1,756.18
69	Dor-Win	9/27/21	13277	Glass Repair	\$ 150.00
70	W.B. Mason	9/27/21	13278	Office Supplies	\$ 505.70
71	Acuity Specialty Products	9/27/21	13279	Cleaning Supplies	\$ 92.11
72	W.B. Mason	9/27/21	3393	Office Supplies	\$ 1,079.80
73	Ready Refresh	9/27/21	3394	Office Water	\$ 149.18
74	Northeastern Utility Consultants, LLC	9/27/21	3395	S8 Utility Yearly Cost	\$ 825.00
75	CGI Federal, Inc.	9/27/21	3396	S8 Inspection	\$ 847.00
76	Purchase Power	9/27/21	3397	Stamps	\$ 471.66
77					
78					
79					

**REPORT OF EXECUTIVE DIRECTOR:**

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

2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	CGI FEDERAL, INC. 1001 LAKESIDE AVENUE CLEVELAND, OH 44114 216-416-6399	SECTION 8 HQS INSPECTIONS \$33.00 PER UNIT
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. Rescheduling of LHA's September Regular Meeting from 09/16/21 to 09/30/21

4. Report on Tropical Storm Ida (refer to Deputy Executive Director's Report) – following is a list of contracting work, some of which was previously reported:

- a. Expansion of Massey Street Parking Lot – completed & photos were previously distributed – refer to Board Resolution #20-44 and Change Order to seal/stripe (pending);
- b. Replaced S/C benches – labor done in-house – photos previously distributed;
- c. 2 Massey Street balcony repairs – completed – Refer to Board Resolution #20-50 to authorize additional 3 balconies to be repaired;
- d. In-house Maintenance Staff gutted/installed new plumbing/shower stall, etc. – photos previously sent;
- e. Bulkhead – reported – **TO NO AVAIL**; and
- f. Trimming/cutting shrubs at DVP

5. Annual Inspections – 220 Public Housing dwelling units – outsourced and completed

6. DVP steps/platforms – repairs completed by Balitano Construction

7. Pull cord stations at S/C Complexes – inspection completed in-house; however, due to "Ida" system is inoperable along with fire alarm system at certain complexes

8. 2nd Public Bid – pertaining to S/C boiler repairs – refer to Board Resolution #20-43 reflecting single bidder & authorization to negotiate



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

1. Section 8 HCV – new FMR’s effective 01/01/22
2. Section 8 Utilities Analysis 2021-2022 - updated
3. S/C boiler repairs/restoration – presently being negotiated
4. 2<sup>nd</sup> Floor Office Renovations – substantially completed – Change Order #1 pending
5. Massey Street Parking Lot Expansion – substantially completed – Change Order #1 pending
6. Maintenance – in-house repairs at DVP #1C & #1D – refer to photos
7. Rennie Place Community Room & Maintenance Garage roof/skylight leaks – repaired by Lifetime Roofing – see photos
8. Massey Street #22 (2<sup>nd</sup> floor) – leak into bedroom ceiling – repaired – see photos
9. Tropical Storm Ida Update – refer to related correspondence/price quotes received for emergency related work requiring immediate action – still ongoing – photos previously distributed – LHA Staff worked continuously before, during, and after “Ida” warning of impending flood – removing vehicles to higher ground and evacuating tenants before flood waters rose and afterwards, in some instances, by boat – FEMA claim made & adjuster scheduled

**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 #20-39	Declaration of Federal Disaster – Hurricane Ida – 09/01/21 – Authorization of Emergency Related Expenditures
2. Resolution #20-40	Declaration of Federal Disaster – Hurricane Ida – 09/01/21 – Authorization Applicable to All LHA Complexes & Residents
3. Resolution #20-41	Rent Write-Off FYE 09/30/21 – Bucaro (Massey #36)
4. Resolution #20-42	LHA Flat Rents – Effective 01/01/2022 & Rescinding of 2 <sup>nd</sup> Year Flat Rent Freeze Previously Adopted (Res. #20-32)
5. Resolution #20-43	Authorization to Re-Advertise (No Bidders-1 <sup>st</sup> Bid) & to Reject 2 <sup>nd</sup> Bid & Negotiate with Single Bidder for Repair/Restoration of Boiler Equipment at S/C Complexes & DVP
6. Resolution #20-44	Massey Street Parking Lot Expansion – Change Order #1 – Not to Exceed \$4,500
7. Resolution #20-45	Amendment to Annual Holidays – Juneteenth – Effective CY 2021
8. Resolution #20-46	IPA Contract – Amendment #1 – FYE 09/30/20 & 09/30/21
9. Resolution #20-47	FYS 2021 Budget Resolution – 10/01/21-09/30/22
10. Resolution #20-48	Contract Termination – Cammarota Landscaping, LLC – Effective August 2021
11. Resolution #20-49	Award of 3-Year Landscaping Services Contract to Billy V's Unique Landscaping, LLC (2021-2022-2023)
12. Resolution #20-50	Authorization to Award Repairs to 3 Massey Street Balconies
13.	
14.	

**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 \_\_\_