

**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 – November 18, 2021:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Riley \_\_\_ De Nobile \_\_\_
- **Closed Meeting – November 18, 2021:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Riley \_\_\_ De Nobile \_\_\_

**COMMUNICATIONS:**

1. Commissioner Marc Schrieks – Letter of Resignation
2. Monthly PIC Reports: Public Housing @100% & Section 8 @98.9%

**REPORT OF ATTORNEY:**

**REPORT OF ACCOUNTANT:**

**REPORT OF SECURITY:**

**MONTHLY BILLS – PH & S-8:** November 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:**
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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 -- DECEMBER 2021  
PUBLIC HOUSING & SECTION 8**

**DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD**

**11/14/21 - 11/27/21 THRU 11/28/21 - 12/11/21**

**ARE HEREBY APPROVED**

	<b>CHECK PAYABLE TO</b>	<b>DATE</b>	<b>CHK #</b>	<b>EXPLANATION</b>	<b>AMOUNT</b>
1	NJIP Direct	11/19/21	13371	FEMA Insurance	\$13,186.00
2	PSE&G Co.	11/23/21	13372	Utilities	\$ 21,959.93
3	Wakefern Food Corp.	12/1/21	13373	Tenant Gift Cards	\$ 1,200.00
4	Carmine DeSomma	12/7/21	13375	Photo Cost Reimburs.	\$ 15.98
5	Noreika Service Station	12/7/21	13376	November 2021 Fuel	\$ 203.00
6	Jersey Elevator	12/7/21	13377	Routine Maintenance	\$ 166.92
7	SGTS Maintenance, LLC	12/7/21	13378	PH Nov 2021 Office Cleaning	\$ 470.00
8	Capital One	12/7/21	13379	Maintenance Supplies	\$ 2,836.52
9	AMS Ties, Inc.	12/7/21	13380	PH Background Checks	\$ 12.50
10	Verizon	12/7/21	13381	Phones	\$ 38.89
11	Riccardi Brothers	12/7/21	13382	Paint Supplies	\$ 781.19
12	T-Mobile	12/7/21	13383	Cell Phones	\$ 99.77
13	Home Depot Credit Services	12/7/21	13384	Maintenance Supplies	\$ 2,099.83
14	Optimum	12/7/21	13385	TV, Phones, Internet	\$ 547.08
15	Wallington Plumbing & Heating	12/7/21	13386	Maintenance Supplies	\$ 2,500.55
16	Interstate Waste Services	12/7/21	13387	Trash Removal	\$ 872.07
17	Commissioner of LWD	12/7/21	13388	Boiler Licence Renewal	\$ 160.00
18	Purchase Power	12/7/21	13389	Stamps	\$ 210.50
19	Ready Refresh	12/7/21	3423	Office Water	\$ 140.70
20	Purchase Power	12/7/21	3424	Stamps	\$ 210.49
21	SGTS Maintenance, LLC	12/7/21	3425	S8 Nov 2021 Office Cleaning	\$ 470.00
22	AMS Ties, Inc.	12/7/21	3426	S8 Background Checks	\$ 112.00
23	Juana Reyes	12/7/21	1498	Security Deposit Refund	\$ 100.00
24	Delta Dental of New Jersey	12/13/21	Online	PH Employee Dental	\$ 1,737.15
25	Delta Dental of New Jersey	12/13/21	Online	S8 Employee Dental	\$ 877.32
26	NJ Division of Pensions and Benefits	12/14/21	Online	PH Active Employee	\$ 16,993.64
27	NJ Division of Pensions and Benefits	12/14/21	Online	S8 Active Employee	\$ 3,914.64
28	NJ Division of Pensions and Benefits	12/14/21	Online	PH Retired Employee	\$ 1,448.52
29	NJ Division of Pensions and Benefits	12/14/21	Online	S8 Retired Employee	\$ 2,897.04
30	Verizon	12/14/21	13391	Phones	\$ 322.94
31	Ricoh USA Inc.	12/14/21	13392	Lease	\$ 237.50
32	Francis J. McConnell	12/14/21	13393	PH Audit FYE 9/30/21	\$ 4,293.96
33	Garfield Lumber & Millworks	12/14/21	13394	Maintenance Supplies	\$ 651.52
34	Pump Products	12/14/21	13395	Emergency - Flood Ida	\$ 322.57
35	Lombardo Environmental, Inc.	12/14/21	13396	Emergency - Flood Ida	\$ 633.00
36	Ricoh USA Inc.	12/14/21	3427	Lease	\$ 237.50
37	Francis J. McConnell	12/14/21	3428	S8 Audit FYE 9/30/21	\$ 4,293.96
38	Ann Carafa	12/14/21	1499	Security Deposit Refund	\$ 100.00
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**REPORT OF EXECUTIVE DIRECTOR:**

**1. CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT FOR:
1.		
2.		
3.		
<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>		

- FEMA insurance coverage payment received to date is \$389,137.95 – LHA has made its 2<sup>nd</sup> payment request in the amount of \$172,371.13
- NJ JIF Risk Control Assessment being conducted 12/17/21
- Motion to Approve the rescheduling of the 12/16/21 Regular Meeting to 6 PM on 12/21/21 due to lack of quorum on 12/16/21:**

Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_

Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieke \_\_\_ Riley \_\_\_ De Nobile \_\_\_



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

1. S/C boiler repairs/restoration
2. 2<sup>nd</sup> Floor Office Renovations – substantially completed – Change Order #1 pending
3. Massey Street Parking Lot Expansion – completed & waiting for Contractor's Close Out Documents – request to BCCD for payment
4. Update on Tropical Storm Ida and progress on the 1<sup>st</sup> floor Rennie Place dwelling units

**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 #21-08	Certifying Resolution – Commissioners’ Receipt of FYE 09/30/20 Independent Public Audit (IPA)
2. Resolution #21-09	2021 Final Adopted Budget Resolution – NJDCA & Capital Fund – FY 10/01/21 – 09/30/22
3. Resolution #21-10	Rescinding Resolution #17-35 Entitled Employee Incentive – Unused Accrued Sick Leave
4. Resolution #21-11	Employee Incentive – Unused Accrued Vacation Leave
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 \_\_\_