

**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 \_\_\_ Riley \_\_\_ De Nobile \_\_\_  
Executive Director \_\_\_ Attorney \_\_\_ Deputy Executive Director \_\_\_ Recording Secretary \_\_\_

**BIDS:** None

**APPROVAL OF MINUTES:**

- **Regular Meeting – December 21, 2021:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Riley \_\_\_ De Nobile \_\_\_
- **Closed Meeting – December 21, 2021:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Riley \_\_\_ De Nobile \_\_\_

**COMMUNICATIONS:**

1. Submission of the Single Audit (FYE 09/30/20 IPA) to REAC & Federal Audit Clearinghouse

**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 \_\_\_ 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 -- JANUARY 2022**  
**PUBLIC HOUSING & SECTION 8**

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

12/12/21 - 12/25/21 THRU 12/26/21 - 1/8/22

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	PSE&G Co	12/27/21	13418	Utilities	\$29,246.25
2	Joan Mastrofilipo	1/1/22	13419	Medicare Reimburs.	\$ 445.50
3	Lenore Morrell	1/1/22	13420	Medicare Reimburs.	\$ 445.50
4	Carolyn Capabianca	1/1/22	3434	Medicare Reimburs.	\$ 445.50
5	Ida Press	1/1/22	3435	Medicare Reimburs.	\$ 445.50
6	Lorraine Haskoor	1/1/22	3436	Medicare Reimburs.	\$ 445.50
7	Saverio Saulino	1/1/22	3437	Medicare Reimburs.	\$ 445.50
8	Louis King	1/1/22	3438	Medicare Reimburs.	\$ 445.50
9	Lodi Old Timers Little League	1/4/22	13421	2022 Sign Sponsorship Fee	\$ 125.00
10	Gloria DiPaolo	1/4/22	13422	Christmas Party Reimburs.	\$ 100.72
11	Verizon	1/4/22	13423	Phones	\$ 38.89
12	T-Mobile	1/4/22	13424	Cell Phones	\$ 205.77
13	Capital One	1/4/22	13425	Maintenance Supplies & Stock	\$ 20,821.65
14	NJ Public Housing Authority, JIF	1/4/22	13426	Insurance	\$ 128,133.00
15	SGTS Maintenance, LLC	1/4/22	13427	December 2021 Office Cleaning	\$ 470.00
16	Home Depot Credit Services	1/4/22	13428	Maintenance Supplies	\$ 1,570.02
17	Staples Credit Plan	1/4/22	13429	Office Supplies	\$ 345.05
18	Optimum	1/4/22	13430	Phones, TV, Internet	\$ 598.13
19	Interstate Waste Services	1/4/22	13431	Trash Removal	\$ 898.23
20	Purchase Power	1/4/22	13432	Stamps	\$ 525.35
21	D'Anna Avola	1/4/22	13433	FY 10/2021-9/2022 Eyecare Reimburs.	\$ 150.00
22	NJAHRA	1/4/22	3439	Annual Membership Dues	\$ 175.00
23	SGTS Maintenance, LLC	1/4/22	3440	December 2021 Office Cleaning	\$ 470.00
24	Noreika Service Station	1/11/22	13434	December 2021 Fuel	\$ 294.00
25	Alicia Reilly	1/11/22	13435	Eyecare Reimburs.	\$ 229.00
26	Maztek IT	1/11/22	13436	Managed Services	\$ 1,756.18
27	Wallington Plumbing & Heating	1/11/22	13437	Maintenance Supplies	\$ 385.42
28	AMS Ties, Inc.	1/11/22	3441	S8 Background Chks	\$ 25.00
29	Delta Dental of New Jersey	1/13/21	Online	PH Employee Dental	\$1,737.15
30	Delta Dental of New Jersey	1/13/21	Online	S8 Employee Dental	\$877.32
31	NJ Division of Pensions and Benefits	1/14/22	Online	PH Active Employee	\$ 17,319.75
32	NJ Division of Pensions and Benefits	1/14/22	Online	S8 Active Employee	\$ 3,989.76
33	NJ Division of Pensions and Benefits	1/14/22	Online	PH Retired Employee	\$ 3,004.84
34	NJ Division of Pensions and Benefits	1/14/22	Online	S8 Retired Employee	\$ 3,069.52
35	Ready Refresh	1/18/22	13438	Office Water & Coffee	\$ 102.80
36	RICOH USA, Inc.	1/18/22	13439	Lease	\$ 237.50
37	Wallace P. Nowosielecki	1/18/22	13440	PH Jan 2022 Acct. Retain.	\$ 1,333.33
38	The Corner Nursery Landscape	1/18/22	13441	Sprinkler Winterization	\$ 525.00
39	Conrad M. Olear, Esq.	1/18/22	13442	PH Jan 2022 Legal Retain.	\$ 1,333.33
40	Verizon	1/18/22	13443	Phones	\$ 321.81
41	DavEd Fire Systems, Inc.	1/18/22	13444	Emergency - Flood Ida	\$ 1,024.00
42	Stone Brook Garden & Landscape	1/18/22	13445	Emergency Snow Removal	\$ 1,260.00
43	Manning Brothers, LLC	1/18/22	13446	Emergency - Flood Ida	\$ 18,358.34
44	Cammarota Landscaping, LLC	1/18/22	13447	Leaf Removal	\$ 3,000.00
45	AVS Technology	1/18/22	13448	Emergency - Flood Ida	\$ 3,809.50
46	Jersey Elevator	1/18/22	13449	Routine Maintenance	\$ 172.41
47	Brothers Marquart Painting	1/18/22	13450	Emergency - Flood Ida	\$ 565.00
48	Acuity Specialty Product, Inc.	1/18/22	13451	Cleaning Supplies	\$ 151.70
49	North Jersey Media Group	1/18/22	13452	Public Notice	\$ 50.40
50	All American Sewer Service	1/18/22	13453	Sewer Repairs	\$ 2,345.00
51	W.B. Mason	1/18/22	13454	Office Supplies	\$ 16.99
52	Conrad M. Olear, Esq.	1/18/22	3442	S8 Jan 2022 Legal Retain.	\$ 1,333.33

53	Wallace P. Nowosielecki	1/18/22	3443	S8 Jan 2022 Acct. Retain.	\$ 1,333.33
54	W.B. Mason	1/18/22	3444	Office Supplies	\$ 316.41
55	CGI Federal, Inc.	1/18/22	3445	S8 Inspections	\$ 1,093.00
56	RICOH USA, Inc.	1/18/22	3446	Lease	\$ 237.50
57					
58					

**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>		

2. A&E Services for repair/replacement of fire alarm/call to aid system at all S/C Complexes
3. 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 – Final Report by FEMA Adjuster indicates NOT accepting LHA's 2<sup>nd</sup> payment request – Executive Director & Deputy Executive Director have interviewed professional FEMA adjuster and intend on recommending retaining services to appeal rejection of 2<sup>nd</sup> payment request
4. NJ JIF Risk Control Assessment being rescheduled

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

1. S/C boiler repairs/restoration – update (refer to photos)
2. 2<sup>nd</sup> Floor Office Renovations – substantially completed – Change Orders pending
3. 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 #21-13	Emergency Placement of Displaced Senior Citizen Residents due to Hurricane Ida (September 2021) – still being typed
2. Resolution #21-	
3. Resolution #21-	
4. Resolution #21-	

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

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