

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 – January 20, 2022:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___ De Nobile ___
- **Closed Meeting – January 20, 2022:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___ De Nobile ___

COMMUNICATIONS:

1. Submission of the Single Audit (FYE 09/30/20 IPA) to HUD/REAC & Federal Audit Clearinghouse – received HUD's Conditional Acceptance
2. Submission of the 2021 Multiple Dwelling Reports (all complexes) to State of NJ Division of Civil Rights
3. Englewood Housing Authority's displaced seniors due to Hurricane Ida (9/2021) – possible transfer to LHA

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: Refer to Resolution Page for List of Resolutions

REPORT OF COMMISSIONERS:

UNFINISHED BUSINESS:

OLD BUSINESS:

NEW BUSINESS: Congratulations to the Licata Family on the birth of their 2nd daughter!

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 ___ 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
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REPORT OF SECURITY:

1. NOTHING AT THIS TIME

**MONTHLY BILLS AGENDA -- FEBRUARY 2022
PUBLIC HOUSING & SECTION 8**

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

1/9/22 - 1/22/22 THRU 1/23/22 - 2/5/22

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	PSE&G Co	1/24/22	13458	Utilities	\$38,516.88
2	Wallington Plumbing & Heating	2/2/22	13459	Maintenance Supplies	\$ 2,614.71
3	NJ Motor Vehicle Commission	2/2/22	13460	Vehicle Registration	\$ 139.50
4	Optimum	2/2/22	13461	TV, Phones, Internet	\$ 597.91
5	Interstate Waste Services	2/2/22	13462	Trash Removal	\$ 898.23
6	Capital One	2/2/22	13463	Maintenance Supplies	\$ 894.43
7	Purchase Power	2/2/22	3447	Stamps	\$ 474.00
8	Jorge Fernandez	2/2/22	1501	Security Deposit Refund	\$ 100.00
9	Verion	2/8/22	13464	Phones	\$ 38.21
10	Jersey Elevator	2/8/22	13465	Routine Maintenance	\$ 172.41
11	Passaic Valley Water Commission	2/8/22	13466	Water	\$ 4,530.07
12	AMS Ties, Inc.	2/8/22	13467	PH Jan 2022 Background Chks	\$ 37.50
13	SGTS Maintenance, LLC	2/8/22	13468	Jan 22 Office Cleaning	\$ 940.00
14	HMI Technical Solutions, LLC	2/8/22	13469	Certification	\$ 3,200.00
15	T-Mobile	2/8/22	13470	Cell Phones	\$ 205.70
16	Home Depot Credit Services	2/8/22	13471	Maintenance Supplies	\$ 2,325.17
17	D'Anna Avola	2/8/22	3448	FY 10/2021-9/2022 Eyecare Reimburs.	\$ 200.00
18	AMS Ties, Inc.	2/8/22	3449	S8 Jan 2022 Background Chks	\$ 25.00
19	Delta Dental of New Jersey	2/10/22	Online	PH Employee Dental	\$1,513.02
20	Delta Dental of New Jersey	2/10/22	Online	S8 Employee Dental	\$877.32
21	NJ Division of Pensions and Benefits	2/14/22	Online	PH Active Employee	\$ 17,319.75
22	NJ Division of Pensions and Benefits	2/14/22	Online	S8 Active Employee	\$ 3,989.76
23	NJ Division of Pensions and Benefits	2/14/22	Online	PH Retired Employee	\$ 1,151.07
24	NJ Division of Pensions and Benefits	2/14/22	Online	S8 Retired Employee	\$ 3,069.52
25	Treasure of State of NJ	2/14/22	13472	Elevator Inspection Fee	\$ 258.00
26	Garfield Lumber	2/14/22	13473	Maintenance Supplies	\$ 867.11
27	N&R Diving Cleaning Services	2/14/22	13474	Cleaning Services	\$ 150.00
28	Conrad M. Olear, Esq.	2/14/22	13475	PH Retainer & Ext. Ord.	\$ 1,933.33
29	Safeguard	2/14/22	13476	Checks	\$170.36
30	Ricoh USA, Inc.	2/14/22	13477	PH Lease	\$280.09
31	Pitney Bowes	2/14/22	13478	PH Stamp Lease	\$ 257.13
32	Wallington Plumbing & Heating	2/14/22	13479	Maintenance Supplies	\$ 1,081.84
33	Ace Lock & Key Shop	2/14/22	13480	Maintenance Supplies	\$ 39.00
34	Frank Ciliberto	2/14/22	13481	Snow Storm Food Reimburs.	\$ 283.18
35	Maztek	2/14/22	13482	PH IT Management & Website	\$ 1,565.59
36	Chief Fire Equipment	2/14/22	13483	Sprinkler Inspection	\$ 257.40
37	Stone Brook Garden & Landscape	2/14/22	13484	Salt	\$ 915.00
38	DavEd Fire Systems, Inc.	2/14/22	13485	Contract Alarm Services	\$ 510.00
39	Ricoh USA, Inc.	2/14/22	3450	S8 Lease	\$ 280.09
40	Maztek	2/14/22	3451	S8 IT Management & Website	\$ 1,565.59
41	Pitney Bowes	2/14/22	3452	S8 Stamp Lease	\$ 257.13
42	Conrad M. Olear, Esq.	2/14/22	3453	S8 Retainer & Ext. Ord.	\$ 2,283.33
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REPORT OF EXECUTIVE DIRECTOR:

1. CONTRACT REPORT:

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

2. A&E Services for repair/replacement of fire alarm/call to aid system at all S/C Complexes – refer to Resolution #21-16
3. FEMA insurance coverage payment received to date is \$389,137.95 – LHA is preparing its 3rd payment request – Final Report by FEMA Adjuster indicates NOT accepting LHA's 2nd payment request. Subsequently, Executive Director & Deputy Executive Director interviewed professional FEMA adjuster (to be explained) – Also, refer to 02/11/22 email in which LHA is requesting meeting pertaining to FEMA's request for a more detailed break down of labor costs.

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

1. DVP S/C boiler repairs/restoration – also, underground pipe repair at Massey Street/Rennie Place boiler room – see photos & great job by Maintenance Superintendent Frank Ciliberto
2. 2nd Floor Office Renovations – substantially completed – Change Orders pending
3. Update on Tropical Storm Ida and progress on the 1st 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 #21-15	Budget Revision #1 – FYE 09/30/22 Public Housing/Section 8 Operating Budget
2. Resolution #21-16	Award of Professional Service Contract to LSE a Corporation, Montville, NJ for Repair/Replacement of Fire Alarm/Call to Aid Pull Stations at all S/C Complexes
3. Resolution #21-17	Change Orders #1 & #2 – K&B Contractors – 2 nd Floor Office Renovations – Funded by S-8 Cares Act
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 ___