

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 – February 17, 2022:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___ De Nobile ___
- **Closed Meeting – February 17, 2022:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___ De Nobile ___

COMMUNICATIONS:

1. 5-Year Annual – FYS 10/01/22 advertised for public comment – to be held @ 6:00 PM on 04/21/22

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:

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
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

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

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

2/6/22 - 2/19/22 THRU 2/20/22 - 3/5/22

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Passaic Valley Water Commission	2/24/22	13497	Water	\$ 8,646.66
2	PSE&G Co.	2/24/22	13498	Utilities	\$ 38,984.93
3	Optimum	3/3/22	13499	TV, Phones, Internet	\$ 598.90
4	SGTS Maintenance, LLC	3/3/22	13500	PH Feb 22 Office Cleaning	\$ 470.00
5	Interstate Waste Services	3/3/22	13501	Trash Removal	\$ 898.23
6	Purchase Power	3/3/22	13502	PH Stamps	\$ 210.50
7	Capital One	3/3/22	13503	Maintenance Supplies	\$ 1,516.23
8	Purchase Power	3/3/22	3457	S8 Stamps	\$ 210.49
9	SGTS Maintenance, LLC	3/3/22	3458	S8 Feb 22 Office Cleaning	\$ 470.00
10	T-Mobile	3/9/22	13504	Cell Phones	\$ 205.70
11	Verizon	3/9/22	13505	Phones	\$ 38.21
12	Jersey Elevator	3/9/22	13506	Elevator Maintenance	\$ 172.41
13	Home Depot Credit Services	3/9/22	13507	Maintenance Supplies	\$ 975.41
14	AMS Ties, Inc.	3/9/22	13508	PH Feb 22 Background Chks	\$ 62.50
15	CGI Federal, Inc.	3/9/22	3459	S8 Inspections	\$ 597.00
16	AMS Ties, Inc.	3/9/22	3460	S8 Feb 22 Background Chks	\$ 25.00
17	Delta Dental of New Jersey	3/10/22	Online	PH Employee Dental	\$2,004.10
18	Delta Dental of New Jersey	3/10/22	Online	S8 Employee Dental	\$877.32
19	NJ Division of Pensions and Benefits	3/14/22	Online	PH Active Employee	\$ 17,319.75
20	NJ Division of Pensions and Benefits	3/14/22	Online	S8 Active Employee	\$ 3,989.76
21	NJ Division of Pensions and Benefits	3/14/22	Online	PH Retired Employee	\$ 1,534.76
22	NJ Division of Pensions and Benefits	3/14/22	Online	S8 Retired Employee	\$ 3,069.52
23	Verizon	3/15/22	13509	Phones	\$ 321.81
24	Thomas DeSomma	3/15/22	13510	Petty Cash Reimburs.	\$ 405.65
25	Wallace P. Nowosielecki	3/15/22	13511	PH March 22 Acct. Retain.	\$ 1,333.33
26	August Pepe	3/15/22	13512	Photo Reimburs.	\$ 13.59
27	State of New Jersey	3/15/22	13513	AP - Boiler License	\$ 160.00
28	Noreika Service Station	3/15/22	13514	February 2022 Fuel	\$ 190.00
29	Garfield Lumber & Millworks	3/15/22	13515	Maintenance Supplies	\$127.94
30	North Jersey Media Group	3/15/22	13516	Public Notices	\$152.10
31	Wallington Plumbing & Heating	3/15/22	13517	Maintenance Supplies	\$ 916.44
32	Safeguard	3/15/22	13518	Checks	\$ 171.19
33	Wallace P. Nowosielecki	3/15/22	3461	S8 March 22 Acct. Retain.	\$ 1,333.33
34	Safeguard	3/15/22	3462	Envelopes	\$ 278.27
35	Josefina Jimenez	3/15/22	1502	Security Deposit Refund	\$ 100.00
36	Millennium Mechanical, LLC	3/22/22	13519	Oil Burner Service	\$ 1,530.68
37	Conrad M. Olear, Esq.	3/22/22	13520	PH Retainer & Ext. Ord.	\$ 1,883.33
38	Ace Lock & Key Shop	3/22/22	13521	Keys & Lock Replacement	\$ 506.00
39	Manning Brothers, LLC	3/22/22	13522	EOM Flood Ida	\$ 2,622.62
40	Passaic Valley Water Commission	3/22/22	13523	Water	\$ 4,660.24
41	Frank Ciliberto	3/22/22	13524	Reimbursement	\$ 15.98
42	Carol Ferrara	3/22/22	13525	Employee Eyecare Reimburs.	\$ 290.00
43	Ready Refresh	3/22/22	13526	Water	\$ 88.33
44	Buggin Out, LLC	3/22/22	13527	Routine Inspection	\$ 445.00
45	K&B Contractorsc LLC	3/22/22	13528	Final Voucher Payment	\$ 31,830.30
46	State of New Jersey	3/22/22	13529	FC - Boiler License	\$ 160.00
47	Orkin	3/22/22	13530	Pest Removal	\$ 350.00
48	Jay Bee Flooring, LLC	3/22/22	13531	NM #17 & #31	\$ 1,757.00
49	Ricoh USA, Inc.	3/22/22	13532	PH Lease	\$ 237.50
50	Maztek IT	3/22/22	13533	PH Managed Services	\$ 891.59
51	W.B. Mason	3/22/22	3463	Office Supplies	\$ 227.28
52	Conrad M. Olear, Esq.	3/22/22	3464	S8 Retainer & Ext. Ord.	\$ 2,683.33

53	Maztek IT	3/22/22	3465	S8 Managed Services	\$	891.59
54	Ricoh USA, Inc.	3/22/22	3466	S8 Lease	\$	237.50

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. 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 breakdown of labor costs.
3. Again, FEMA's Denial of Labor Costs – after supplying all documentation as requested by FEMA – to be discussed – requesting consideration by Board to appeal denials & authorizing LHA Counsel to handle appeal process – if acceptable, refer to board resolution authorizing extraordinary litigation
4. Public advertisement in Record on 03/18/22 & 3/21/22 for A&E Contract Award to LSEA for repair/ replacement of fire alarm/call to aid system at S/C Complexes

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

1. S/C & DVP boilers – to be discussed
2. Washers/Dryers – damaged during Hurricane Ida (09/2021) – replaced in February
3. Update on ongoing FEMA's rejection of labor & other related costs – as discussed under Executive Director's Report

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 #21-18	Rent Write-Off – FYE 09/30/22 – Vanlderstine (NM #17)
2. Resolution #21-19	Authorizing Extraordinary Litigation Services – Conrad M. Olear, Esq. – FEMA Appeal Process
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 ___