

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 – March 24, 2022:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___ De Nobile ___
- **Closed Meeting – March 24, 2022:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___ De Nobile ___

COMMUNICATIONS:

1. 5-Year Annual – FYS 10/01/22 advertised for public comment – held @ 6:00 PM on 04/21/22
2. HUD PIC Submissions for April 2022 – PH @100% and Section 8 @99.12% - great job!

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:** FEMA Appeal – to be discussed

 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 -- APRIL 2022
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

3/6/22 - 3/19/22 THRU 3/20/22 - 4/2/22

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	PSE&G Co.	3/28/22	13537	Utilities	\$ 35,581.55
2	NJ Division of Pensions and Benefits	3/31/22	Online	PH Employer PERS	\$ 95,000.00
3	NJ Division of Pensions and Benefits	3/31/22	Online	S8 Employer PERS	\$ 54,587.00
4	Joan Mastrofilipo	4/1/22	13538	Medicare Reimburs.	\$ 510.30
5	Lenore Morrell	4/1/22	13539	Medicare Reimburs.	\$ 510.30
6	Carolyn Capabianca	4/1/22	3468	Medicare Reimburs.	\$ 510.30
7	Ida Press	4/1/22	3469	Medicare Reimburs.	\$ 510.30
8	Lorraine Haskoor	4/1/22	3470	Medicare Reimburs.	\$ 510.30
9	Saverio Saulino	4/1/22	3471	Medicare Reimburs.	\$ 510.30
10	Louis King	4/1/22	3472	Medicare Reimburs.	\$ 510.30
11	Verizon	4/4/22	13540	Phones	\$ 38.21
12	Capital One	4/4/22	13541	Maintenance Supplies	\$ 1,858.23
13	Optimum	4/4/22	13542	TV, Phones, Internet	\$ 598.90
14	Home Depot Credit Services	4/4/22	13543	Maintenance Supplies	\$ 159.17
15	Interstate Waste Services	4/4/22	13544	Trash Removal	\$ 898.23
16	Noreika Service Station	4/13/22	13545	March 2022 Fuel	\$ 327.00
17	Jersey Elevator	4/13/22	13546	Routine Elevator Maintenance	\$ 172.41
18	AMS Ties, Inc.	4/13/22	13547	PH March 22 Background Chks	\$ 37.50
19	Riccardi Brothers	4/13/22	13548	Paint Supplies	\$ 1,229.48
20	T-Mobile	4/13/22	13549	Cell Phones	\$ 205.70
21	RICOH USA, Inc.	4/13/22	13550	Lease	\$ 475.00
22	SGTS Maintenane, LLC	4/13/22	13551	PH Office Cleaning	\$ 470.00
23	AMS Ties, Inc.	4/13/22	3473	S8 March 22 Background Chks	\$ 112.50
24	SGTS Maintenane, LLC	4/13/22	3474	S8 Office Cleaning	\$ 470.00
25	NJ Division of Pensions and Benefits	4/14/22	Online	PH Active Employee	\$ 21,422.97
26	NJ Division of Pensions and Benefits	4/14/22	Online	S8 Active Employee	\$ 3,989.76
27	NJ Division of Pensions and Benefits	4/14/22	Online	PH Retired Employee	\$ 1,534.76
28	NJ Division of Pensions and Benefits	4/14/22	Online	S8 Retired Employee	\$ 3,069.52
29	Delta Dental of New Jersey	4/14/22	Online	PH Employee Dental	\$ 2,004.10
30	Delta Dental of New Jersey	4/14/22	Online	S8 Employee Dental	\$ 877.32
31	Coppa Montalbano Architects	4/18/22	13552	A&E S/C Boiler (BCCD)	\$ 1,152.90
32	Garfield Lumber & Millworks, Inc.	4/18/22	13553	Maintenance Supplies	\$ 36.96
33	A&A Industrial Piping, Inc.	4/18/22	13554	CDBG Boiler Contract (BCCD)	\$ 69,773.70
34	Chief Fire Equipment & Service	4/18/22	13555	Extinguishers	\$ 798.00
35	Maztek	4/18/22	13556	PH Managed Services	\$ 891.59
36	Wallington Plumbing & Heating	4/18/22	13557	Maintenance Supplies	\$ 994.83
37	Arcari + Iovino Architects PC	4/18/22	3475	A&E 2nd Fl Reno	\$ 1,351.25
38	Maztek	4/18/22	3476	S8 Managed Servies	\$ 891.59
39	Ace Lock & Key Shop	4/18/22	13558	Keys & Locks	\$ 114.00
40	Wallace P. Nowosielecki	4/18/22	13559	PH Apr 22 Acct. Retainer	\$ 1,333.33
41	Verizon	4/18/22	13560	Phones	\$ 321.42
42	Conrad M. Olear, Esq.	4/18/22	13561	PH Apr 22 Legal Retainer & Ext. Ord	\$ 4,083.33
43	Ready Refresh	4/18/22	13562	Water & Coffee	\$ 132.75
44	DavEd Fire Systems, Inc.	4/18/22	13563	Alarm Contract	\$ 510.00
45	North Jersey Media Group	4/18/22	13564	Public Notice	\$ 54.00
46	Dorwin	4/18/22	13565	Screens	\$ 325.00
47	W.B. Mason	4/18/22	13566	Office Supplies	\$ 480.83
48	CGI Federal Inc.	4/18/22	3477	S8 Inspections	\$ 1,487.00
49	Wallace P. Nowosielecki	4/18/22	3478	S8 Apr 22 Acct. Retainer	\$ 1,333.33
50	Conrad M. Olear, Esq.	4/18/22	3479	S8 Apr 22 Legal Retainer & Ext. Ord	\$ 1,733.33
51	W.B. Mason	4/18/22	3480	Office Supplies	\$ 739.23
52	Maria Ruggiero	4/18/22	1504	Security Deposit Refund	\$ 100.00

53	Buggin Out, LLC	4/21/22	13567	Routine Exterminating	\$	445.00
54	NJ PHA - JIF	4/21/22	13568	Reimbursement	\$	553.71

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>		

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

1. S/C & DVP boilers – update needed
2. Fire Alarm/Call to Aid/Pull Stations – review & analysis done by LSEA – to be discussed
3. Update on ongoing FEMA's rejection of labor & other related costs – possible submission to be made of labor costs
4. S/C gutters/soffits – repair & cleaning

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 #21-20	Memorializing Resolution for Extraordinary Litigation Services to Appeal FEMA's Denial of Expenditures Pertaining to Hurricane Ida Damages (09/2021)
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 ___