

**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:**

- **Reorganization Meeting – May 26, 2022:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Riley \_\_\_ De Nobile \_\_\_
- **Regular Meeting – May 26, 2022:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Riley \_\_\_ De Nobile \_\_\_
- **Closed Meeting – May 26, 2022:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Marra \_\_\_ Riley \_\_\_ De Nobile \_\_\_

**COMMUNICATIONS:**

1. To HUD on 6/6/22 – CFP 2020 Actual Modernization Cost Certificate \$418,639

**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: 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:
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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 -- JUNE 2022**  
**PUBLIC HOUSING & SECTION 8**

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

5/1/22 - 5/14/22 THRU 5/29/22 - 6/11/22

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Verizon	6/7/22	13607	Phones	\$ 37.97
2	Capital One	6/7/22	13608	Maintenance Supplies	\$ 7,832.76
3	AMS Ties, Inc.	6/7/22	13609	PH May 2022 Background Chks	\$ 87.50
4	T-Mobile	6/7/22	13610	Cell Phones	\$ 205.70
5	Home Depot Credit Service	6/7/22	13611	Maintenance Supplies	\$ 521.66
6	Optimum	6/7/22	13612	Phones, TV, Internet	\$ 598.81
7	SGTS Maintenance, LLC	6/7/22	13613	PH May 2022 Office Cleaning	\$ 470.00
8	Interstate Waste Services	6/7/22	13614	Trash Removal	\$ 898.23
9	AMS Ties, Inc.	6/7/22	3491	S8 May 2022 Background Chks	\$ 137.50
10	SGTS Maintenance, LLC	6/7/22	3492	S8 May 2022 Office Cleaning	\$ 470.00
11	Delta Dental of New Jersey	6/10/22	Online	PH Employee Dental	\$ 1,833.27
12	Delta Dental of New Jersey	6/10/22	Online	S8 Employee Dental	\$ 877.32
13	NJ Division of Pensions and Benefits	6/14/22	Online	PH Active Employee	\$ 19,087.32
14	NJ Division of Pensions and Benefits	6/14/22	Online	S8 Active Employee	\$ 3,989.76
15	NJ Division of Pensions and Benefits	6/14/22	Online	PH Retired Employee	\$ 1,534.76
16	NJ Division of Pensions and Benefits	6/14/22	Online	S8 Retired Employee	\$ 3,069.52
17	Wallace P. Nowosielecki	6/15/22	13615	PH June 22 Acct. Retainer	\$ 1,333.33
18	Verizon	6/15/22	13616	Phones	\$ 321.42
19	Ricoh USA, Inc.	6/15/22	13617	PH Lease	\$ 237.50
20	Jersey Elevator	6/15/22	13618	Monthly Maintenance	\$ 172.41
21	Maztek IT	6/15/22	13619	PH Managed Services	\$ 891.59
22	Acuity Specialty Products	6/15/22	13620	Cleaning Supplies	\$ 2,564.16
23	Wallace P. Nowosielecki	6/15/22	3493	S8 June 22 Acct. Retainer	\$ 1,333.33
24	Ricoh USA, Inc.	6/15/22	3494	S8 Lease	\$ 237.50
25	Maztek IT	6/15/22	3495	S8 Managed Services	\$ 891.59
26	Rudy Garnto	6/15/22	1505	Security Deposit Refund	\$ 100.41
27	Cristina Bernales	6/15/22	1506	Security Deposit Refund	\$ 104.78
28	Nilda Bleich	6/15/22	1507	Security Deposit Refund	\$ 100.00
29	Julio Rodriguez	6/15/22	1508	Pet Deposit Refund	\$ 150.05
30	Noreika Service Station	6/21/22	13621	May 2022 Fuel	\$ 227.00
31	Swift Electrical Suppy Company	6/21/22	13622	Maintenance Supplies	\$ 241.72
32	Acuity Specialty Products	6/21/22	13623	Cleaning Supplies	\$ 92.97
33	Bobcat of North Jersey	6/21/22	13624	Machine Repair	\$ 1,279.76
34	Garfield Lumber & Millworks	6/21/22	13625	Maintenance Supplies	\$ 77.44
35	Riccardi Brothers	6/21/22	13626	Paint Supplies	\$ 1,048.66
36	Presto Printing	6/21/22	13627	Envelopes	\$ 430.00
37	Ready Refresh	6/21/22	3496	Water	\$ 135.25
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**REPORT OF EXECUTIVE DIRECTOR:**

**1. CONTRACT REPORT:**

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 DOES NOT REQUIRE BOARD APPROVAL 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 DOES REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

- 2. CGI Notice of Non-Renewal of Contract Services for Section 8 inspections (effective 10/1/22)
- 3. **Motion to Adjourn the July/August Regular Board Meetings and Authorize Executive Director to pay all bills and report such at the September 15, 2022 Regular Board Meeting:**

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

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



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

1. S/C & DVP boilers – update
2. Fire Alarm/Call to Aid/Pull Stations – as contracted to LSEA – update
3. North Main Street Boiler Room – smell of gas – leak at union – repair scheduled week of 6/20/22 and completed

**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 #21-26	Approval of the FYS 10/01/22 PHA Plan
2. Resolution #21-27	Certifying Resolution – Commissioners’ Receipt of FYE 09/30/21 Independent Public Audit (IPA)
3. Resolution #21-28	Approval of Operating Budget – FYS 10/01/22 – HUD Form #52574
4. Resolution #21-29	Authorization to Charge Legal/Filing Fees to HCV (Section 8) Participants

**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 \_\_\_