

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 – June 30, 2022:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___ De Nobile ___
- **Closed Meeting – June 30, 2022:** Motion: _____ Seconded: _____
Cody ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___ De Nobile ___

COMMUNICATIONS:

1. **Congratulations** to Commissioner/Vice Chairman Robert Marra for 5-Year Re-Appointment from 06/11/22 to 06/10/27
2. Dept. of HUD's Approval of LHA's Annual PHA Plan FYS 10/01/22
3. PIC Submission Reports for July & August
4. Dept. of HUD's Conditional Acceptance of FYE 09/30/21 IPA
5. Section 8 (and PH, if needed) Utility Allowance Analysis for 2023

REPORT OF ATTORNEY:

REPORT OF ACCOUNTANT:

REPORT OF SECURITY:

MONTHLY BILLS – PH & S-8: Approval of Bills for July, August, & September

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. As required by HUD, submission by Wallace Nowosielecki, Fee Accountant, and Carmen Irizarry, Consultant, of the Section 8 Cares Act Funding Close Out Report
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- JULY 2022
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

6/12/22 - 6/25/22 THRU 6/26/22 - 7/9/22

ARE HEREBY APPROVED

| | CHECK PAYABLE TO | DATE | CHK # | EXPLANATION | AMOUNT |
|----|--------------------------------------|-------------|--------------|---------------------------------|---------------|
| 1 | Joan Mastrofilipo | 7/1/22 | 13646 | Medicare Reimburs. | \$ 510.30 |
| 2 | Lenore Morrell | 7/1/22 | 13647 | Medicare Reimburs. | \$ 510.30 |
| 3 | Carolyn Capabianca | 7/1/22 | 3502 | Medicare Reimburs. | \$ 510.30 |
| 4 | Ida Press | 7/1/22 | 3503 | Medicare Reimburs. | \$ 510.30 |
| 5 | Lorraine Haskoor | 7/1/22 | 3504 | Medicare Reimburs. | \$ 510.30 |
| 6 | Saverio Saulino | 7/1/22 | 3505 | Medicare Reimburs. | \$ 510.30 |
| 7 | Louis King | 7/1/22 | 3506 | Medicare Reimburs. | \$ 510.30 |
| 8 | Verizon | 7/6/22 | 13648 | Phones | \$ 76.18 |
| 9 | Interstate Waste Services | 7/6/22 | 13649 | Trash Removal | \$ 898.23 |
| 10 | Thomas DeSomma | 7/6/22 | 13650 | Petty Cash Reimburs. | \$ 283.04 |
| 11 | T-Mobile | 7/6/22 | 13651 | Cell Phones | \$ 205.70 |
| 12 | SGTS Maintenance, LLC | 7/13/22 | 13652 | June 22 Office Cleaning | \$ 470.00 |
| 13 | Ricciardi Brothers | 7/13/22 | 13653 | Maintenance Supplies | \$ 609.38 |
| 14 | AMS Ties, Inc. | 7/13/22 | 13654 | PH Background Chks | \$ 37.50 |
| 15 | LS Engineering Associates | 7/13/22 | 13655 | A&E Alarm System | \$ 2,280.00 |
| 16 | DavEd Fire Systems, Inc. | 7/13/22 | 13656 | Alarms | \$ 510.00 |
| 17 | Noreika Service Station | 7/13/22 | 13657 | June 2022 Fuel | \$ 459.00 |
| 18 | PSE&G Co. | 7/13/22 | 13658 | Utilities | \$ 23,194.22 |
| 19 | SGTS Maintenance, LLC | 7/13/22 | 3507 | June 22 Office Cleaning | \$ 470.00 |
| 20 | AMS Ties, Inc. | 7/13/22 | 3508 | S8 Background Chks | \$ 37.50 |
| 21 | NJ Division of Pensions and Benefits | 7/14/22 | Online | PH Active Employee | \$ 19,087.32 |
| 22 | NJ Division of Pensions and Benefits | 7/14/22 | Online | S8 Active Employee | \$ 3,989.76 |
| 23 | NJ Division of Pensions and Benefits | 7/14/22 | Online | PH Retired Employee | \$ 1,534.76 |
| 24 | NJ Division of Pensions and Benefits | 7/14/22 | Online | S8 Retired Employee | \$ 3,069.52 |
| 25 | Delta Dental of New Jersey | 7/15/22 | Online | PH Employee Dental | \$ 1,833.27 |
| 26 | Delta Dental of New Jersey | 7/15/22 | Online | S8 Employee Dental | \$ 877.32 |
| 27 | RICOH USA, Inc. | 7/19/22 | 13659 | Lease | \$ 118.75 |
| 28 | Jersey Elevator | 7/19/22 | 13660 | Elevator Maintenance | \$ 172.41 |
| 29 | A&A Industrial Piping, Inc. | 7/19/22 | 13661 | Voucher #3 CDBG Grant | \$ 1,995.00 |
| 30 | A&A Industrial Piping, Inc. | 7/19/22 | 13662 | Final Payment CDBG Grant | \$ 4,667.30 |
| 31 | Lifetime Roofing | 7/19/22 | 13663 | Massey #34 Repairs | \$ 1,300.00 |
| 32 | S. Manzo Uniforms Co, Inc. | 7/19/22 | 13664 | Commissioner Badge | \$ 130.36 |
| 33 | Verizon | 7/19/22 | 13665 | Phones | \$ 322.45 |
| 34 | Bobcat of North Jersey | 7/19/22 | 13666 | Glass Repair | \$ 437.00 |
| 35 | Maztek IT | 7/19/22 | 13667 | PH Managed Services | \$ 891.59 |
| 36 | RICOH USA, Inc. | 7/19/22 | 3509 | Lease | \$ 118.75 |
| 37 | Maztek IT | 7/19/22 | 3510 | S8 Managed Services | \$ 891.59 |
| 38 | Ready Refresh | 7/19/22 | 3511 | Water | \$ 135.81 |
| 39 | Wallington Plumbing & Heating | 7/26/22 | 13668 | Maintenance Supplies | \$ 225.57 |
| 40 | North Jersey Media Group | 7/26/22 | 13669 | Public Notice | \$ 54.00 |
| 41 | Buggin' Out, LLC | 7/26/22 | 13670 | Exterminating Services | \$ 575.00 |
| 42 | Wallace P. Nowosielecki | 7/26/22 | 13671 | PH July 22 Acct. Retainer | \$ 1,333.33 |
| 43 | Borough of Lodi | 7/26/22 | 13672 | Fire Prevention Reg Fee | \$ 230.00 |
| 44 | Conrad M. Olear, Esq. | 7/26/22 | 13673 | PH July 22 Retainer & Ext. Ord. | \$ 2,183.33 |
| 45 | Purchase Power | 7/26/22 | 13674 | Stamps | \$ 210.50 |
| 46 | Passaic Valley Water Commission | 7/26/22 | 13675 | Water - 2 Mons. | \$ 9,354.80 |
| 47 | Conrad M. Olear, Esq. | 7/26/22 | 3512 | S8 July 22 Legal Retainer | \$ 1,333.33 |
| 48 | Wallace P. Nowosielecki | 7/26/22 | 3513 | S8 July 22 Acct. Retainer | \$ 1,333.33 |
| 49 | Purchase Power | 7/26/22 | 3514 | Stamps | \$ 210.49 |
| 50 | Billy V's Unique Landscaping | 7/28/22 | 13676 | Landscaping | \$ 6,600.00 |
| 51 | Interstate Waste Services | 7/28/22 | 13677 | Trash Removal | \$ 898.23 |
| 52 | W.B. Mason | 7/28/22 | 13678 | Office Supplies | \$ 115.28 |

| | | | | | |
|----|----------------------------|---------|-------|-------------------|-------------|
| 53 | Millennium Mechanical, LLC | 7/28/22 | 13679 | AC Repair | \$ 2,158.00 |
| 54 | Acuity Specialty Products | 7/28/22 | 13680 | Cleaning Supplies | \$ 1,374.16 |
| 55 | W.B. Mason | 7/28/22 | 3515 | Office Supplies | \$ 249.83 |
| 56 | CGI Federal, Inc. | 7/28/22 | 3516 | S8 Inspections | \$ 2,146.00 |

MONTHLY BILLS AGENDA -- AUGUST 2022
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

7/10/22 - 7/23/22 THRU 7/24/22 - 8/6/22

ARE HEREBY APPROVED

| | CHECK PAYABLE TO | DATE | CHK # | EXPLANATION | AMOUNT |
|----|--------------------------------------|---------|--------|-------------------------------------|--------------|
| 1 | Optimum | 8/2/22 | 13681 | TV, Phones, Internet | \$ 599.35 |
| 2 | Home Depot Credit Service | 8/2/22 | 13682 | Maintenance Supplies | \$ 966.92 |
| 3 | PSE&G Co. | 8/2/22 | 13683 | Utilities | \$ 32,507.77 |
| 4 | Capital One | 8/4/22 | 13684 | Maintenance Supplies | \$ 4,168.44 |
| 5 | T-Mobile | 8/10/22 | 13685 | Cell Phones | \$ 207.84 |
| 6 | SGTS Maintenance LLC | 8/10/22 | 13686 | PH July 22 Office Cleaning | \$ 470.00 |
| 7 | Verizon | 8/10/22 | 13687 | Phones | \$ 40.44 |
| 8 | Riccardi Brothers | 8/10/22 | 13688 | Paint Supplies | \$ 68.61 |
| 9 | Jersey Elevator Co, Inc. | 8/10/22 | 13689 | Elevator Maintenance | \$ 172.41 |
| 10 | Maztek IT | 8/10/22 | 13690 | PH Managed Services | \$ 891.59 |
| 11 | Balitano Contracting Co. | 8/10/22 | 13691 | Mason Work | \$ 11,650.00 |
| 12 | Pitney Bowes | 8/10/22 | 3517 | Lease & Supplies | \$ 533.80 |
| 13 | SGTS Maintenance LLC | 8/10/22 | 3518 | S8 July 22 Office Cleaning | \$ 470.00 |
| 14 | Maztek IT | 8/10/22 | 3519 | S8 Managed Services | \$ 891.59 |
| 15 | NJ Division of Pensions and Benefits | 8/12/22 | Online | PH Active Employee | \$ 19,087.32 |
| 16 | NJ Division of Pensions and Benefits | 8/12/22 | Online | S8 Active Employee | \$ 3,989.76 |
| 17 | NJ Division of Pensions and Benefits | 8/12/22 | Online | PH Retired Employee | \$ 1,534.76 |
| 18 | NJ Division of Pensions and Benefits | 8/12/22 | Online | S8 Retired Employee | \$ 3,069.52 |
| 19 | Delta Dental of New Jersey | 8/12/22 | Online | PH Employee Dental | \$ 1,833.27 |
| 20 | Delta Dental of New Jersey | 8/12/22 | Online | S8 Employee Dental | \$ 877.32 |
| 21 | Noreika Service Station | 8/16/22 | 13692 | July 2022 Fuel | \$ 258.00 |
| 22 | Passaic Valley Water Commission | 8/16/22 | 13693 | Water | \$ 3,454.89 |
| 23 | LS Engineering Associates | 8/16/22 | 13694 | A&E Voucher Payment | \$ 15,960.00 |
| 24 | Verizon | 8/16/22 | 13695 | Phones | \$ 322.69 |
| 25 | Wallace P. Nowosielecki | 8/16/22 | 13696 | PH Aug 22 Acct. Retain. | \$ 1,333.33 |
| 26 | Millennium Mechanical, LLC | 8/16/22 | 13697 | AC Repair | \$ 3,361.67 |
| 27 | RICOH USA, Inc. | 8/16/22 | 13698 | PH Lease | \$ 302.20 |
| 28 | Wallace P. Nowosielecki | 8/16/22 | 3520 | S8 Aug 22 Acct. Retain. | \$ 1,333.33 |
| 29 | Northeastern Utility Consultants | 8/16/22 | 3521 | S8 Utility Yearly Cost | \$ 875.00 |
| 30 | RICOH USA, Inc. | 8/16/22 | 3522 | S8 Lease | \$ 302.20 |
| 31 | Nan McKay | 8/23/22 | 13699 | Annual Subscription | \$ 478.00 |
| 32 | Conrad M. Olear, Esq. | 8/23/22 | 13700 | PH Aug 22 Legal Retain. & Ext. Ord. | \$ 4,983.33 |
| 33 | Millennium Mechanical, LLC | 8/23/22 | 13701 | AC Repair | \$ 1,631.10 |
| 34 | All American Sewer Service | 8/23/22 | 13702 | Sewer Line Snake | \$ 400.00 |
| 35 | CGI Federal, Inc. | 8/23/22 | 3523 | S8 Inspection | \$ 1,947.00 |
| 36 | Ready Refresh | 8/23/22 | 3524 | Water | \$ 94.84 |
| 37 | Conrad M. Olear, Esq. | 8/23/22 | 3525 | S8 Aug 22 Legal Retain. | \$ 1,333.33 |
| 38 | PSE&G Co | 8/30/22 | 13703 | Utilities | \$ 37,825.59 |
| 39 | Interstate Waste Services | 8/30/22 | 13704 | Trash Removal | \$ 898.23 |
| 40 | Ace Lock & Key Shop | 8/30/22 | 13705 | Keys & Locks | \$ 512.00 |
| 41 | Home Depot Credit Service | 8/30/22 | 13706 | Maintenance Supplies | \$ 143.94 |
| 42 | Optimum | 8/30/22 | 13707 | TV, Phones, Internet | \$ 599.38 |
| 43 | Presto Printing | 8/30/22 | 13708 | Envelopes | \$ 240.00 |
| 44 | Wallington Plumbing & Heating | 8/30/22 | 13709 | Maintenance Supplies | \$ 1,239.91 |
| 45 | Jay Bee Flooring, LLC | 8/30/22 | 13710 | DVP Floor Repair | \$ 2,306.00 |
| 46 | DavEd Fire Systems, Inc. | 8/30/22 | 13711 | Alarm Repair | \$ 564.72 |
| 47 | W.B. Mason | 8/30/22 | 13712 | Office Supplies | \$ 62.42 |
| 48 | BugginOut, LLC | 8/30/22 | 13713 | Exterminating Services | \$ 445.00 |
| 49 | W.B. Mason | 8/30/22 | 3526 | Office Supplies | \$ 312.94 |
| 50 | Purchase Power | 8/30/22 | 3527 | Stamps | \$ 420.99 |

MONTHLY BILLS AGENDA -- SEPTEMBER 2022
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

8/7/22 - 8/20/22 THRU 8/21/22 - 9/3/22

ARE HEREBY APPROVED

| | CHECK PAYABLE TO | DATE | CHK # | EXPLANATION | AMOUNT |
|----|--------------------------------------|-------------|--------------|---------------------------------|---------------|
| 1 | Verizon | 9/6/22 | 13714 | Phones | \$ 40.02 |
| 2 | Capital One | 9/6/22 | 13715 | Maintenance Supplies/Stock | \$ 7,963.94 |
| 3 | New Jersey Labor Law Poster | 9/6/22 | 13716 | 2023 Labor Law Posters | \$ 192.00 |
| 4 | Delta Dental of New Jersey | 9/8/22 | Online | PH Employee Dental | \$ 1,833.27 |
| 5 | Delta Dental of New Jersey | 9/8/22 | Online | S8 Employee Dental | \$ 877.32 |
| 6 | Ricoh USA, Inc. | 9/13/22 | 13717 | PH Lease | \$ 237.50 |
| 7 | Wallace P. Nowosielecki | 9/13/22 | 13718 | PH Sep 22 Acct. Retainer | \$ 1,333.33 |
| 8 | Swift Electrical | 9/13/22 | 13719 | Maintenance Supplies/Stock | \$ 23.79 |
| 9 | T-Mobile | 9/13/22 | 13720 | Cell Phones | \$ 205.84 |
| 10 | AMS Ties, Inc. | 9/13/22 | 13721 | PH Aug 22 Background Chks | \$ 87.50 |
| 11 | Garfield Lumber & Millworks, Inc. | 9/13/22 | 13722 | Maintenance Supplies/Stock | \$ 252.19 |
| 12 | Riccardi Bros | 9/13/22 | 13723 | Maintenance Supplies/Stock | \$ 812.75 |
| 13 | SGTS Maintenance, LLC | 9/13/22 | 13724 | PH Aug 22 Office Cleaning | \$ 470.00 |
| 14 | Jersey Elevator Co, Inc. | 9/13/22 | 13725 | Elevator Maintenance | \$ 172.41 |
| 15 | AMS Ties, Inc. | 9/13/22 | 3528 | S8 Aug 22 Background Chks | \$ 62.50 |
| 16 | Wallace P. Nowosielecki | 9/13/22 | 3529 | S8 Sep 22 Acct. Retainer | \$ 1,333.33 |
| 17 | CGI Federal, Inc. | 9/13/22 | 3530 | S8 Inspections | \$ 739.00 |
| 18 | SGTS Maintenance, LLC | 9/13/22 | 3531 | S8 Aug 22 Office Cleaning | \$ 470.00 |
| 19 | Ricoh USA, Inc. | 9/13/22 | 3532 | S8 Lease | \$ 237.50 |
| 20 | NJ Division of Pensions and Benefits | 9/14/22 | Online | PH Active Employee | \$ 19,087.32 |
| 21 | NJ Division of Pensions and Benefits | 9/14/22 | Online | S8 Active Employee | \$ 3,989.76 |
| 22 | NJ Division of Pensions and Benefits | 9/14/22 | Online | PH Retired Employee | \$ 1,534.76 |
| 23 | NJ Division of Pensions and Benefits | 9/14/22 | Online | S8 Retired Employee | \$ 3,069.52 |
| 24 | Alicia Reilly | 9/20/22 | 13726 | FY 10/21-9/22 Eyecare Reimburs. | \$ 121.00 |
| 25 | Noreika Service Station | 9/20/22 | 13727 | August 2022 Fuel | \$ 389.00 |
| 26 | Verizon | 9/20/22 | 13728 | Phones | \$ 320.95 |
| 27 | Safeguard | 9/20/22 | 13729 | Envelopes | \$ 269.20 |
| 28 | Boys & Girls Club of Lower BC | 9/20/22 | 13730 | Donation | \$ 100.00 |
| 29 | Ready Refresh | 9/20/22 | 3533 | Water | \$ 114.29 |
| 30 | North Jersey Media Group | 9/22/22 | 13731 | Public Notice | \$ 176.40 |
| 31 | Billy V's Unique Landscaping | 9/22/22 | 13732 | Landscaping Services | \$ 6,600.00 |
| 32 | BugginOut, LLC | 9/22/22 | 13733 | Exterminating Services | \$ 605.00 |
| 33 | Maztek IT | 9/22/22 | 13734 | PH Managed Services | \$ 891.59 |
| 34 | Maztek IT | 9/22/22 | 3534 | S8 Managed Services | \$ 891.59 |
| 35 | Una Reece | 9/22/22 | 1509 | Security Deposit Refund | \$ 100.00 |
| 36 | Rose Higbie | 9/22/22 | 1510 | Pet Security Refund | \$ 150.18 |
| 37 | Michele Gallo | 9/22/22 | 1511 | Security Deposit Refund | \$ 150.07 |
| 38 | Ace Lock & Key Shop | 9/27/22 | 13735 | Maintenance Supplies/Stock | \$ 468.00 |
| 39 | State of NJ Dept of Labor | 9/27/22 | 13736 | Unemployment | \$ 145.21 |
| 40 | Coppa Montalbano Architechts | 9/27/22 | 13737 | Final Payment | \$ 2,258.60 |
| 41 | Optimum | 9/27/22 | 13738 | TV, Phones, Internet | \$ 599.38 |
| 42 | Purchase Power | 9/27/22 | 13739 | PH Stamps | \$ 210.50 |
| 43 | Wallington Plumbing & Heating | 9/27/22 | 13740 | Maintenance Supplies/Stock | \$ 289.86 |
| 44 | Capital One | 9/27/22 | 13741 | Maintenance Supplies/Stock | \$ 2,094.72 |
| 45 | Jay Bee Flooring | 9/27/22 | 13742 | NM #30 Floor Repair | \$ 679.00 |
| 46 | W.B. Mason | 9/27/22 | 13743 | Office Supplies | \$ 217.88 |
| 47 | MRI Software, LLC | 9/27/22 | 13744 | Contract Cost | \$ 1,400.00 |
| 48 | Conrad M. Olear, Esq. | 9/27/22 | 13745 | PH Sep 22 Legal Retainer | \$ 1,333.33 |
| 49 | W.B. Mason | 9/27/22 | 3535 | Office Supplies | \$ 1,107.15 |
| 50 | Purchase Power | 9/27/22 | 3536 | S8 Stamps | \$ 210.49 |
| 51 | Conrad M. Olear, Esq. | 9/27/22 | 3537 | S8 Sep 22 Legal Retainer | \$ 1,333.33 |
| 52 | PSE&G Co. | 9/28/22 | 13746 | Utilities | \$ 34,192.58 |

REPORT OF EXECUTIVE DIRECTOR:

1. CONTRACT REPORT:

| CONTRACT AWARDED TO: | | CONTRACT FOR: |
|--|---|---|
| 1. | Garden State Gutter Cleaning 240 Montgomery Street Bloomfield, NJ 07003 800-508-5044 | Leaf Removal/Gutter Cleaning of all Buildings (21 Residential plus the Garage) at the De Vries Park Family Complex \$1,800.00 |
| 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 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. Authorized, at no direct cost, a cost analysis of electric/gas usage at LHA – to be explained (fee, as such, is 50% of any credit/refund due LHA)
3. Tenant Notice of Annual Inspections – all Complexes completed
4. Property Damage – North Main S/C Resident, while backing up, drove her vehicle into corner of North Building – damage sustained to exterior of building (light post, brick, downspout, etc.) and interior walls, studs, heating system, etc. within Apartment #19 – refer to Res. #21-37

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

1. Fire Alarm/Call to Aid/Pull Stations – Bid Opening on 09/21/22 at 10 AM
2. EV (electric vehicle charging stations) – utility usage analysis has been requested
3. PVWC – replacing fire hydrants at DVP on 09/14/22 – 09/15/22
4. Dept. of HUD 2023 Section 8 FMR rents for Lodi
5. Photos of some ongoing Maintenance Work:
 - a. Massey Street – Clean Up/Removal of trees/bushes at entrances along creek;
 - b. Massey Street Sewer – work done by American Sewer
 - c. Massey Street & DVP – repair/patching of steps, sidewalks, curbs
6. Implementing 5% Annual Adjustment Factor for CY 2023 for all Section 8 Participants
7. Rennie #35 – Repair of collapsed ceiling – **Maintenance did an excellent job!!**

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 #21-31 | Approval to Award Contract to Perform HQS Inspections Under the Section 8 HCV Program to Pat Kelson Associates, Inc. – Effective 10/01/22 |
| 2. Resolution #21-32 | 3-Year Independent Public Audit (IPA) Professional Service Contract Awarded on Yearly Basis to Francis J. McConnell at \$8,400 annually |
| 3. Resolution #21-33 | LHA Flat Rents – Effective 01/01/23 |
| 4. Resolution #21-34 | Re-Adoption/Update of Employee Personnel Policy (aka Employee Handbook) |
| 5. Resolution #21-35 | Rent Waiver/Write Off – October & November 2022 for Rennie #35 Due to Collapse of Ceiling – \$323.00 per month (\$646.00) |
| 6. Resolution #21-36 | Declaration of Emergency Expenditures – Related to Exterior/Interior Property Damage – North Main Street S/C Complex (Due to S/C Resident Backing Into North Building) |
| 7. Resolution #21-37 | Approval of 2022 LHA Budget Resolution for FY 10/01/22-09/30/23 |
| 8. Resolution #21-38 | Consultant Professional Service Contract Awarded to CJI Associates, Inc. for FY 10/01/22-09/30/23 |
| 9. Resolution #21-39 | Rejection of Single Bid Received for Repair/Replacement of Fire Alarm/Call to Aid System at LHA S/C Complexes |

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 ___