

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 ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___
Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS: None

APPROVAL OF MINUTES:

- **Regular Meeting – September 29, 2022:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___
- **Closed Meeting – September 29, 2022:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

COMMUNICATIONS:

1. **Thank you** – email from new tenant at North Main #30 – nice to hear from tenants appreciating LHA's S/C housing complex
2. NJ MEL (Joint Insurance Fund) announces new Cyber solution, NJ Cyber Risk Management Fund (Cyber JIF) – providing broader insurance coverage – LHA compliant with Tiers 1, 2, & 3 and grandfathered until 1/1/24 (15 months) in the "Advanced Security" group
3. Notice of Variance (from Meridian, LLC) – for "Alesso" property – 42 units – my understanding is that hearing was rescheduled???

REPORT OF ATTORNEY:
REPORT OF ACCOUNTANT:
REPORT OF SECURITY:

MONTHLY BILLS – PH & S-8: Approval of Bills for October

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 ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

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 -- OCTOBER 2022
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

9/18/22 - 10/1/22 THRU 10/2/22 - 10/15/22

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Joan Mastrofilipo	10/1/22	13765	Medicare Reimburs.	\$ 510.30
2	Lenore Morrell	10/1/22	13766	Medicare Reimburs.	\$ 510.30
3	Carolyn Capabianca	10/1/22	3543	Medicare Reimburs.	\$ 510.30
4	Ida Press	10/1/22	3544	Medicare Reimburs.	\$ 510.30
5	Lorraine Haskoor	10/1/22	3545	Medicare Reimburs.	\$ 510.30
6	Saverio Saulino	10/1/22	3546	Medicare Reimburs.	\$ 510.30
7	Louis King	10/1/22	3547	Medicare Reimburs.	\$ 510.30
8	Delta Dental of New Jersey	10/13/22	Online	PH Employee Dental	\$ 1,833.27
9	Delta Dental of New Jersey	10/13/22	Online	S8 Employee Dental	\$ 877.32
10	NJ Division of Pensions and Benefits	10/14/22	Online	PH Active Employee	\$ 19,087.32
11	NJ Division of Pensions and Benefits	10/14/22	Online	S8 Active Employee	\$ 3,989.76
12	NJ Division of Pensions and Benefits	10/14/22	Online	PH Retired Employee	\$ 1,534.76
13	NJ Division of Pensions and Benefits	10/14/22	Online	S8 Retired Employee	\$ 3,069.52
14	PSE&G Co.	10/24/22	13767	Utilities	\$ 20,980.33
15	Passaic Valley Water Commission	10/24/22	13768	Water	\$ 5,171.70
16	Acuity Specialty Products, Inc.	10/24/22	13769	Cleaning Products	\$ 2,010.64
17	Presto Printing	10/24/22	13770	Pads	\$ 195.00
18	RICOH USA, Inc.	10/24/22	13771	Lease	\$ 475.00
19	Alicia Reilly	10/24/22	13772	FY 10/22-9/23 Eyecare Reimburs.	\$ 350.00
20	Verizon	10/24/22	13773	Phones	\$ 321.13
21	Interstate Waste Services	10/24/22	13774	Trash Removal	\$ 898.23
22	Wallace P. Nowosielecki	10/24/22	13775	PH Oct 22 Acct. Retainer	\$ 1,333.33
23	Jay Bee Flooring, LLC	10/24/22	13776	DVP 21E Flooring	\$ 661.00
24	Jersey Elevator	10/24/22	13777	Routine Maintenance	\$ 172.41
25	Maztek IT	10/24/22	13778	PH Managed Services	\$ 891.59
26	MRI Software, LLC	10/24/22	13779	10/21-9/23 Services	\$ 13,994.25
27	DavEd Fire Systems, Inc.	10/24/22	13780	Fire Alarms	\$ 510.00
28	Tracy DiChiara	10/24/22	13781	FY 10/22-9/23 Eyecare Reimburs.	\$ 350.00
29	Ready Refresh	10/24/22	3548	Office Water	\$ 132.26
30	Wallace P. Nowosielecki	10/24/22	3549	S8 Oct 22 Acct. Retainer	\$ 1,333.33
31	Maztek IT	10/24/22	3550	S8 Managed Services	\$ 891.59
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REPORT OF EXECUTIVE DIRECTOR:

1. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	Orkin Pest Control 331 Fairfield Road, Suite 1 Freehold, NJ 07728 732-308-5907	Rodent Treatment at DVP (Bldgs. 1, 2, 4, & 11) 2 Service Agreements (10/6/22 & 10/17/22) \$600.00 per Agreement
2.	Just Windows and Doors PO Box 134 Hasbrouck Heights, NJ 07604 201-390-7762	Replace Window & Limestone Sill @ Rennie #35 \$2,550.00
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. Tenant Notice – HUD Mandated increase to LHA’s flat/ceiling rents for 2023
- 3. Update – Property Damage – North Main S/C Resident (A. Lipari), 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
- 4. RFQ for Garbage Pick-Up (dumpster service) at 3 S/C Complexes – due back 10/27/22
- 5. General Notice from NJPHA JIF indicating substantial increase in insurance premiums (SHBP, workers’ comp, etc.) for 2023 – any substantial increase to any PH/S-8 Operating Budget (BLI) will be submitted to the Board for a Budget Revision around January/February 2023 (approximately) – to be discussed

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

1. Update – 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. Photos of some ongoing Maintenance Work:
 - a. DVP (Apt. 18B) – leak repaired using epoxy; and
 - b. DVP (Basements) – installation of plastic pallets for tenant storage;

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 #22-01	Extraordinary Litigation Authorizing Representation Pertaining to Request from NJSPOEM Pertaining to FEMA’s 2011 Hurricane Irene Funding
2. Resolution #22-	
3. Resolution #22-	
4. Resolution #22-	

Motion: _____ **Seconded:** _____

Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

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 ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

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 ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___