

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 – December 21, 2022:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___
- **Closed Meeting – December 21, 2022:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

COMMUNICATIONS:

1. Thank you to LHA Staff from Rennie Place S/C who is moving 1/31/23 – it's a refreshing acknowledgement of appreciation to LHA Staff!!
2. BCCD Contract Agreement FY 2022 Grant Award of \$155,917 for S/C Smoke/Security Alarm Systems
3. Boro of Lodi – received Mayor/Council's endorsing resolutions for LHA's 2023 BCCD Application

- 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 ___ 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 -- JANUARY 2023
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

12/11/22 - 12/24/22 THRU 12/25/22 - 1/7/23

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	PSE&G Co.	12/22/22	13865	Utilities	\$34,261.40
2	Joan Mastrofilipo	1/1/23	13866	Medicare Reimburs.	\$ 510.30
3	Lenore Morrell	1/1/23	13867	Medicare Reimburs.	\$ 510.30
4	Carolyn Capabianca	1/1/23	3567	Medicare Reimburs.	\$ 510.30
5	Ida Press	1/1/23	3568	Medicare Reimburs.	\$ 510.30
6	Lorraine Haskoor	1/1/23	3569	Medicare Reimburs.	\$ 510.30
7	Saverio Saulino	1/1/23	3570	Medicare Reimburs.	\$ 510.30
8	Louis King	1/1/23	3571	Medicare Reimburs.	\$ 510.30
9	Verizon	1/4/23	13868	Phones	\$ 38.94
10	NJ Motor Vehicle Comission	1/4/23	13869	Vehicle Registration	\$ 139.50
11	SGTS Maintenance, LLC	1/4/23	13870	PH Office Cleaning	\$ 470.00
12	Capital One	1/4/23	13871	Maintenance Supplies	\$ 5,624.54
13	Optimum	1/4/23	13872	Phones, TV, Internet	\$ 599.14
14	Home Depot Credit Services	1/4/23	13873	Maintenance Supplies	\$ 914.40
15	SGTS Maintenance, LLC	1/4/23	3572	S8 Office Cleaning	\$ 470.00
16	AMS Ties, Inc.	1/11/23	13874	PH Background Checks	\$ 37.50
17	T-Mobile	1/11/23	13875	Cell Phones	\$ 181.06
18	The Corner Nursery Landscape	1/11/23	13876	Sprinkler Winterization	\$ 525.00
19	Interstate Waster Services	1/11/23	13877	Trash Removal	\$ 1,234.06
20	Wallington Plumbing & Heating	1/11/23	13878	Maintenance Supplies	\$ 1,443.32
21	AMS Ties, Inc.	1/11/23	3573	S8 Background Checks	\$ 50.00
22	NJ Division of Pensions and Benefits	1/13/23	Online	PH Active Employee	\$23,042.22
23	NJ Division of Pensions and Benefits	1/13/23	Online	S8 Active Employee	\$4,816.44
24	NJ Division of Pensions and Benefits	1/13/23	Online	PH Retired Employee	\$1,537.52
25	NJ Division of Pensions and Benefits	1/13/23	Online	S8 Retired Employee	\$3,075.13
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REPORT OF EXECUTIVE DIRECTOR:

1. **CONTRACT REPORT:** All Contracts listed below are 2nd RFQ responses

AWARDED TO:		FOR:
A.	Mollica Electric Montville, NJ	<u>3 Years-Year-to-Year Contract-Electrical -Labor Only</u> 2023 - \$80 per hour 2024 - \$85 per hour 2025 - \$90 per hour
B.	Jersey Elevator Aberdeen, NJ	<u>1-Year Elevator Maintenance</u> \$179.31 per month
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		

AWARDED TO:		FOR:
1.	DavEd Fire Systems, Inc. Hackensack, NJ	<u>3 Years-Year-to-Year-Maint/Monitoring of S/C Fire Alarm/Call to Aid</u> 2023 - 2025 - \$2,640 per year 2023-2025 - \$155 per hour (repairs/calls)
2.	Jay-Bee Wood Flooring, LLC Township of Washing, NJ	<u>3 Years-Year-to-Year-Resanding/Refinishing Hardwood Floors</u> 2023 - \$2.85 sq. ft. 2024 - \$28.85 sq.ft. 2025 - \$3.00 sq.ft.
3.	Sgts. Maintenance, LLC Lodi, NJ	<u>3 Years-Year-to-Year Office Maintenance</u> 2023-2025 - \$11,880 per year (w/\$35 per hour outside of contract) Cleans entire Admin Building (3 floors)
4.	Millennium Mechanical Fairfield, NJ	<u>3 Years-Year-to-Year-Service on Boilers/Boiler Controls & A/C Units</u> 2023 - \$125 per hour - boilers/controls/ac units 2024 - \$128 per hour - boilers/controls/ac units 2025 - \$132 per hour - boilers/controls/ac units 2023- \$2,000 yrly service - DVP a/c unit 2024 - \$2,048 yrly service - DVP a/c unit 2025 - \$2,096 yrly service - DVP a/c unit 2023-2025 - \$500 yrly service - Rennie a/c unit
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(S) LISTED ABOVE <u>DOES/DO REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

***Motion Required to Approve the Above-Referenced Contracts (#1 thru #4):**

Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

- NJDCA – accepting Section 8 HCV applications online (see attached) – was also published in the Record
- RFQ pertaining to complete renovation of bathrooms – quote of \$27,000 per bathroom completely out of line (in my opinion and the opinion of LHA’s construction expert) – 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 01/25/2023
2. Photos pertaining to repair of garage roof

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 #22-10	Rent Write-Off – FYE 09/30/23 – Deceased Tenant (Massey #9)
2. Resolution #22-11	
3. Resolution #22-12	
4. Resolution #22-13	

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 ___