

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 – January 19, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___
- **Closed Meeting – January 19, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

COMMUNICATIONS:

1. PIC Monthly Report – PH 100% and S8 98.69%
2. REAC Notice of Physical Inspection scheduled for 02/21/23-02/22/23

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
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

REPORT OF EXECUTIVE DIRECTOR:

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

AWARDED TO:		FOR:
A.		
B.		
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		

AWARDED TO:		FOR:
A.		
B.		
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CONTRACT(S) LISTED ABOVE DOES/DO REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

2. Blast from the Past – what we (Lodi/DVP) were – please note statement from Security Guard Joe Pedone

MONTHLY BILLS AGENDA -- FEBRUARY 2023
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

1/8/23 - 1/21/23 THRU 1/22/23 - 2/4/23

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	PSE&G CO	1/23/23	13896	Utilities	\$ 42,708.57
2	Capital One	2/1/23	13897	Maintenance Supplies	\$ 3,074.41
3	Verizon	2/1/23	13898	Phones	\$ 39.53
4	Optimum	2/1/23	13899	TV, Phones, Internet	\$ 599.35
5	Home Depot Credit Services	2/1/23	13900	Maintenance Supplies	\$ 1,959.24
6	Purchase Power	2/1/23	13901	Stamps	\$ 470.19
7	Ready Refresh	2/1/23	13902	Water	\$ 93.55
8	NJAHRA	2/6/23	13903	Membership Dues	\$ 175.00
9	Ricciardi Brothers	2/6/23	13904	Paint Supplies	\$ 1,897.44
10	T-Mobile	2/6/23	13905	Cell Phones	\$ 183.22
11	National Transfer Inc.	2/6/23	13906	Dumping Fees	\$ 100.00
12	Interstate Waste Services	2/6/23	13907	Trash Removal	\$ 1,234.06
13	Wallington Pluming & Heating	2/6/23	13908	Maintenance Supplies	\$ 3,123.72
14	Jersey Elevator Co., Inc.	2/6/23	13909	Elevator Maintenance	\$ 179.31
15	Delta Dental of New Jersey	2/9/23	Online	PH Employee Dental	\$ 1,833.27
16	Delta Dental of New Jersey	2/9/23	Online	S8 Employee Dental	\$ 877.32
17	Noreika Service Station	2/10/23	13910	January 2023 Fuel	\$ 283.00
18	RICOH USA, Inc.	2/10/23	13911	Lease	\$ 99.27
19	Mazzola's Auto Body	2/10/23	13912	Truck Repair	\$ 453.17
20	Jersey Elevator Co., Inc.	2/10/23	13913	Elevator Maintenance	\$ 179.31
21	SGTS Maintenance, LLC	2/10/23	13914	PH Jan 2023 Cleaning	\$ 495.00
22	AMS Ties, Inc.	2/10/23	13915	PH Background Chks	\$ 125.00
23	Pitney Bowes	2/10/23	13916	PH Lease	\$ 257.13
24	Garfield Lumber & Millworks	2/10/23	13917	Maintenance Supplies	\$ 200.91
25	Manning Brothers, LLC	2/10/23	13918	Massey #9 Carpet	\$ 325.00
26	AVS Technology	2/10/23	13919	NM Camera Repair	\$ 742.50
27	AMS Ties, Inc.	2/10/23	3580	S8 Background Chks	\$ 87.50
28	Pitney Bowes	2/10/23	3581	S8 Lease	\$ 257.13
29	SGTS Maintenance, LLC	2/10/23	3582	S8 Jan 2023 Cleaning	\$ 495.00
30	Gregory Perrelli	2/10/23	1516	Security Deposit Refund	\$ 100.11
31	NJ Division of Pensions and Benefits	2/14/23	Online	PH Active Employee	\$ 23,042.22
32	NJ Division of Pensions and Benefits	2/14/23	Online	S8 Active Employee	\$ 4,816.44
33	NJ Division of Pensions and Benefits	2/14/23	Online	PH Retired Employee	\$ 1,537.52
34	NJ Division of Pensions and Benefits	2/14/23	Online	S8 Retired Employee	\$ 3,074.95
35	Ace Lock & Key Shop	2/15/23	13920	Keys & Locks	\$ 90.00
36	Verizon	2/15/23	13921	Phones	\$ 322.12
37	State of NJ - Elevator	2/15/23	13922	Inspection Fee	\$ 258.00
38	Passaic Valley Water Commission	2/15/23	13923	Water	\$ 4,784.04
39	Jay Bee Flooring, LLC	2/15/23	13924	Floor Repairs	\$ 1,136.00
40	Manning Brothers, LLC	2/15/23	13925	NM #37 Floors	\$ 3,015.14
41	Wallace P. Nowosielecki	2/15/23	13926	PH Feb 23 Acct. Retain.	\$ 1,333.33
42	Conrad M. Olear, Esq.	2/15/23	13927	PH Feb 23 Retain. & Ext. Ord.	\$ 2,233.33
43	W.B. Mason	2/15/23	13928	Office Supplies	\$ 627.91
44	Maztek IT	2/15/23	13929	Managed IT Services	\$ 1,579.09
45	Buggin' Out, LLC	2/15/23	13930	Exterminating Services	\$ 910.00
46	W.B. Mason	2/15/23	3583	Office Supplies	\$ 440.07
47	Conrad M. Olear, Esq.	2/15/23	3584	S8 Feb 23 Retain. & Ext. Ord.	\$ 2,283.33
48	Wallace P. Nowosielecki	2/15/23	3585	S8 Feb 23 Acct. Retain.	\$ 1,333.33
49	Maztek IT	2/15/23	3586	Managed IT Services	\$ 1,579.09

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

1. Update – Fire Alarm/Call to Aid/Pull Stations – Bid Opening on 2/9/23
2. Photos pertaining to:
 - a. DVP domestic hot water tank – anodes;
 - b. Proposal/photos from All County One Day Bath Corp – for quick discussion only – not what LHA needs – consideration will be included with preparation of FYE 09/30/24 Income/Expenses under Extraordinary Maintenance; and
 - c. Soffit repair at Massey/Rennie

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 #22-11	PH/S8 Budget Revision #1 – FYE 09/30/23
2. Resolution #22- 12	Authorization to Institute Fire Prevention Tips for All Electric Vehicles (E-Bikes, E-Scooters, Hoverboards, Etc.) Using Lithium-Ion Batteries
3. Resolution #22-13	Rejection of Single Not Responsive Bid Received on 01/25/23 for Repair/Replacement of Fire Alarm/Call to Aid Systems at LHA Senior Citizen Complexes
4. Resolution #22-14	Authorization to Re-Design Scope of Work and Authorization to Re-Negotiate Existing Professional Service Contract with LSEA Corp. (A&E Firm) for Fire Alarm/Call to Aid Systems at LHA’s 3 Senior Citizen Complexes

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 ___