

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 – February 16, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___
- **Closed Meeting – February 16, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

COMMUNICATIONS:

1. PIC Monthly Report – PH @100% and S8 @99.33%
2. REAC Physical Inspection completed on 02/21/23-02/22/23 – to be discussed
3. 5 Yr/Annual PHA Plan hearing for public comments scheduled for 6 PM on 04/20/23 (advertised)

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

MONTHLY BILLS AGENDA -- MARCH 2023**PUBLIC HOUSING & SECTION 8**

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

2/5/23 - 2/18/23 THRU 2/19/23 - 3/4/23

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	PSE&G CO	2/24/23	13931	Utilities	\$ 33,941.08
2	Home Depot Credit Services	3/2/23	13932	Maintenance Supplies	\$ 1,748.94
3	Interstate Waste Services	3/2/23	13933	Trash Removal	\$ 1,234.06
4	Capital One	3/2/23	13934	Maintenance Supplies	\$ 3,066.98
5	Wallington Plumbing & Heating	3/2/23	13935	Maintenance Supplies	\$ 1,047.82
6	Optimum	3/2/23	13936	TV, Phones, Internet	\$ 599.35
7	Purchase Power	3/2/23	13937	PH Stamps	\$ 208.99
8	Ready Refresh	3/2/23	3587	Water	\$ 145.47
9	Purchase Power	3/2/23	3588	S8 Stamps	\$ 208.99
10	Olinda Lopez	3/2/23	1517	Security Deposit Refund	\$ 159.28
11	Zoila Blanco	3/2/23	1518	Security Deposit Refund	\$ 100.21
12	Verizon	3/8/23	13938	Phones	\$ 40.96
13	AMS Ties, Inc.	3/8/23	13939	PH Background Checks	\$ 25.00
14	T-Mobile	3/8/23	13940	Cell Phones	\$ 181.12
15	SGTS Maintenance, LLC	3/8/23	13941	PH Feb 2023 Office Cleaning	\$ 495.00
16	Jersey Elevator Co., Inc.	3/8/23	13942	Elevator Maintenance	\$ 179.31
17	Stone Brook Garden & Landscape	3/8/23	13943	Maintenance Supplies	\$ 155.00
18	Maztek IT	3/8/23	13944	PH Managed Services	\$ 891.59
19	Riccardi Brothers	3/8/23	13945	Paint Supplies	\$ 26.99
20	Garfield Lumber & Millworks, Inc.	3/8/23	13946	Maintenance Supplies	\$ 34.88
21	State of NJ - Commissioner of LWD	3/8/23	13947	Boiler License Renewal	\$ 160.00
22	AMS Ties, Inc.	3/8/23	3589	S8 Background Checks	\$ 12.50
23	Maztek IT	3/8/23	3590	S8 Managed Services	\$ 891.59
24	SGTS Maintenance, LLC	3/8/23	3591	S8 Feb 2023 Office Cleaning	\$ 495.00
25	Thomas DeSomma	3/9/23	13948	Petty Cash Reimburs.	\$ 396.17
26	Delta Dental of New Jersey	3/10/23	Online	PH Employee Dental	\$ 1,833.27
27	Delta Dental of New Jersey	3/10/23	Online	S8 Employee Dental	\$ 877.32
28	NJ Division of Pensions and Benefits	3/14/23	Online	PH Active Employee	\$ 23,042.22
29	NJ Division of Pensions and Benefits	3/14/23	Online	S8 Active Employee	\$ 4,816.44
30	NJ Division of Pensions and Benefits	3/14/23	Online	PH Retired Employee	\$ 1,537.52
31	NJ Division of Pensions and Benefits	3/14/23	Online	S8 Retired Employee	\$ 3,075.04
32	Conrad M. Olear, Esq.	3/15/23	13949	PH Retainer & Ext. Ord.	\$ 4,433.33
33	Ace Lock & Key Shop	3/15/23	13950	Keys	\$ 45.00
34	Wallace P. Nowosielecki	3/15/23	13951	PH Retainer	\$ 1,333.33
35	W.B. Mason	3/15/23	13952	Office Supplies	\$ 529.92
36	Western Pest Services	3/15/23	13953	Exterminating Services	\$ 1,500.00
37	Millennium Mechanical	3/15/23	13954	AC & Boiler Services	\$ 3,705.15
38	Jay Bee Flooring, LLC	3/15/23	13955	DVP 5B Repair	\$ 1,569.00
39	Presto Printing	3/15/23	13956	Envelopes	\$ 500.00
40	Buggin Out, LLC	3/15/23	13957	Exterminating Services	\$ 455.00
41	Safeguard	3/15/23	13958	Check Supplies	\$ 375.45
42	Passaic Valley Water Commission	3/15/23	13959	Water	\$ 4,608.06
43	Verizon	3/15/23	13960	Phones	\$ 334.12
44	Dor-Win	3/15/23	13961	Screens/Window Repairs	\$ 1,210.00
45	RICOH USA, Inc.	3/15/23	13962	Lease	\$ 574.27
46	W.B. Mason	3/15/23	3592	Office Supplies	\$ 369.94
47	Pat Keslon Associates, Inc.	3/15/23	3593	S8 Inspections	\$ 2,615.00
48	Wallace P. Nowosielecki	3/15/23	3594	S8 Retainer	\$ 1,333.33
49	Conrad M. Olear, Esq.	3/15/23	3595	S8 Retainer	\$ 1,333.33

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.	LS Engineering Associates Corp. 150 River Road, Bldg. E, Ste. E2 Montville, NJ 07045 973-588-3122	Re-Design of S/C Fire Alarm/Call to Aid Systems – as previously authorized negotiations (under Res. #22-14) have been completed +\$7,800.00
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(S) LISTED ABOVE DOES/DO REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

MOTION NEEDED TO APPROVE ABOVE-REFERENCED CONTRACT:

Motion: _____ Seconded: _____

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

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

1. Update – Re-Design/Re-Bid Fire Alarm/Call to Aid/Pull Stations – Bid Opening @10 AM on 4/7/23

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 #22-15	Approval & Adoption of FY 2023 Capital Fund Program Grant – NJ39P01150123 – \$552,754.00
2. Resolution #22- 16	
3. Resolution #22-17	
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 ___