

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

COMMUNICATIONS:

1. PIC Monthly Report – PH @100% and S8 @99.33%

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

3/5/23 - 2/18/23 THRU 2/19/23 - 4/1/23

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	NJ Division of Pensions and Benefits	3/30/23	Online	PH Employer PERS	\$ 105,000.00
2	NJ Division of Pensions and Benefits	3/30/23	Online	S8 Employer PERS	\$ 64,585.00
3	PSE&G Co.	3/30/23	13963	February Utilities	\$ 31,001.12
4	Optimum	3/30/23	13964	TV, Phones, Internet	\$ 599.35
5	Purchase Power	3/30/23	13965	PH Stamps	\$ 79.50
6	Ready Refresh	3/30/23	3596	Water	\$ 121.52
7	Purchase Power	3/30/23	3597	S8 Stamps	\$ 79.49
8	Joan Mastrofilipo	4/1/23	13966	Medicare Reimburs.	\$ 494.70
9	Lenore Morrell	4/1/23	13967	Medicare Reimburs.	\$ 494.70
10	Carolyn Capabianca	4/1/23	3598	Medicare Reimburs.	\$ 494.70
11	Ida Press	4/1/23	3599	Medicare Reimburs.	\$ 494.70
12	Lorraine Haskoor	4/1/23	3600	Medicare Reimburs.	\$ 494.70
13	Saverio Saulino	4/1/23	3601	Medicare Reimburs.	\$ 494.70
14	Louis King	4/1/23	3602	Medicare Reimburs.	\$ 494.70
15	County Council	4/5/23	13971	VOID	VOID
16	County Council	4/5/23	13972	VOID	VOID
17	County Council	4/5/23	13973	VOID	VOID
18	AMS Ties, Inc.	4/6/23	13974	PH Background Checks	\$ 12.50
19	Riccardi Bros	4/6/23	13975	Maintenance Supplies	\$ 1,864.41
20	T-Mobile	4/6/23	13976	Cell Phones	\$ 181.12
21	Garfield Lumber & Millworks, Inc.	4/6/23	13977	Maintenance Supplies	\$ 33.00
22	Mollica Electric	4/6/23	13978	Electrical Repairs	\$ 4,180.00
23	Jersey Elevator, Co.	4/6/23	13979	Elevator Maint	\$ 179.31
24	Safeguard	4/6/23	13980	Envelopes	\$ 310.00
25	SGTS Maintenance, LLC	4/6/23	13981	PH March 23 Cleaning	\$ 495.00
26	Home Depot Credit Services	4/6/23	13982	Maintenance Supplies	\$ 1,850.40
27	Capital One	4/6/23	13983	Maintenance Supplies	\$ 4,130.64
28	Verizon	4/6/23	13984	Phones	\$ 41.44
29	Mastec Professional Services	4/6/23	13985	Annual Inspection	\$ 2,590.00
30	Interstate Waste Services	4/6/23	13986	Trash Removal	\$ 1,234.06
31	Wallington Plumbing & Heating	4/6/23	13987	Maintenance Supplies	\$ 2,172.15
32	LS Engineering Associates Corp.	4/6/23	13988	Redesign Fee	\$ 11,480.00
33	AMS Ties, Inc.	4/6/23	3603	S8 Background Checks	\$ 75.00
34	SGTS Maintenance, LLC	4/6/23	3604	S8 March 23 Cleaning	\$ 495.00
35	County of Bergen	4/6/23	13989	Appeal Fee	\$ 100.00
36	County of Bergen	4/6/23	13990	Appeal Fee	\$ 100.00
37	County of Bergen	4/6/23	13991	Appeal Fee	\$ 100.00
38	Delta Dental of New Jersey	4/13/23	Online	PH Employee Dental	\$ 1,833.27
39	Delta Dental of New Jersey	4/13/23	Online	S8 Employee Dental	\$ 877.32
40	NJ Division of Pensions and Benefits	4/14/23	Online	PH Active Employee	\$ 23,042.22
41	NJ Division of Pensions and Benefits	4/14/23	Online	S8 Active Employee	\$ 4,816.44
42	NJ Division of Pensions and Benefits	4/14/23	Online	PH Retired Employee	\$ 1,537.52
43	NJ Division of Pensions and Benefits	4/14/23	Online	S8 Retired Employee	\$ 3,075.04
44	RICOH USA, Inc.	4/14/23	13992	PH Lease	\$ 287.14
45	RICOH USA, Inc.	4/14/23	3605	S8 Lease	\$ 287.13
46	HUD-FAD Collections	4/14/23	3606	Repayment	\$ 2,649.00
47	Wallace P. Nowosielecki	4/19/23	13993	PH Retainer	\$ 1,333.33
48	Passaic Valley Water Commission	4/19/23	13994	Water	\$ 4,825.20
49	Verizon	4/19/23	13995	Phones	\$ 307.96
50	North Jersey Media Group	4/19/23	13996	Public Notices	\$ 223.52
51	Wallace P. Nowosielecki	4/19/23	3607	S8 Retainer	\$ 1,333.33
52					

REPORT OF EXECUTIVE DIRECTOR:

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

AWARDED TO:		FOR:
A.	MPM Plumbing 233 Church Street Lodi, NJ 07644	Removal of Tub & Installation of Fiberglass Tub/Shower Enclosure at DVP Apt. #16C - \$3,900.00
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 LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

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(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** ___

- 2. REAC PHAS Score (Physical Inspection) – 89% designating LHA as **Standard** Performer – LHA has submitted its Appeal to HUD – go be discussed
- 3. Public Advertisement – LSEA – renegotiated A&E Contract for Redesign of S/C Fire Alarm System

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

1. Award of Public Bid/Contract for Fire Alarm/Call to Aid/Pull Stations – refer to Resolution Page & reports under Closed Session
2. SEMAP Score – 89% - designation as Standard – to be discussed

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 #22-16	Fee Attorney Contract Award
2. Resolution #22- 17	Fee Accountant Contract Award
3. Resolution #22-18	PH FYE 09/30/23 Operating Budget Revision #2 – Fire Watch/ Security
4. Resolution #22-19	Authorizing Extraordinary Litigation – Appeal of Fire Code Violations
5. Resolution #22-20	Memorializing Contract Award for Fire Alarm/Call to Aid Systems at Massey & Rennie S/C Complexes
6. Resolution #22-21	Declaration of Emergency Work & Expenditure – Repair of 4” Underground Storm Drain at Rennie Place S/C Complex
7.	
8.	

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 ___