

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:

- **Annual/Reorganization Meeting – May 25, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___
- **Regular Meeting – May 25, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___
- **Closed Meeting – May 25, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Lynch ___ Marra ___ Riley ___

COMMUNICATIONS:

1. PIC Monthly Report – PH @99.55% and S8 @98.08%
2. To Dept. of HUD – Actual Modernization Cost Certificate for Close Out of 2021 CFP Grant
3. To Dept. of HUD – Submission of LHA 5-Year Action Plan

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 -- JUNE 2023

PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

4/30/23 - 5/6/23 THRU 5/7/23 - 5/20/23

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	PSE&G Co.	5/30/23	14046	April Utilities	\$ 18,388.15
2	Capital One	6/2/23	14047	Maintenance Supplies	\$ 5,362.41
3	SGTS Maintenance, LLC	6/2/23	14048	Apr 23 Office Cleaning	\$ 990.00
4	Home Depot Credit Services	6/2/23	14049	Maintenance Supplies	\$ 2,122.91
5	Optimum	6/2/23	14050	TV, Phones, Internet	\$ 599.15
6	Interstate Waste Services	6/2/23	14051	Trash Removal Apr & May	\$ 2,588.12
7	Verizon	6/5/23	14052	Phones	\$ 40.86
8	AMS Ties, Inc.	6/5/23	14053	PH Background Chks	\$ 12.50
9	T-Mobile	6/5/23	14054	Cell Phones	\$ 181.06
10	Verizon	6/5/23	14055	Phones	\$ 128.49
11	AMS Ties, Inc.	6/5/23	3621	S8 Background Chks	\$ 37.50
12	Delta Dental of New Jersey	6/9/23	Online	PH Employee Dental	\$ 1,833.27
13	Delta Dental of New Jersey	6/9/23	Online	S8 Employee Dental	\$ 877.32
14	RICOH USA, Inc.	6/12/23	14056	Lease	\$ 574.27
15	North Jersey Media Group	6/12/23	14057	Public Notice	\$ 28.16
16	Jersey Elevator Co, Inc.	6/12/23	14058	Elevator Maintenance	\$ 179.31
17	Riccardis Bros.	6/12/23	14059	Paint Supplies	\$ 412.64
18	Maztek IT	6/12/23	14060	PH Managed Services	\$ 891.59
19	Pat Kelson Associates	6/12/23	3622	S8 Inspections	\$ 3,455.00
20	Maztek IT	6/12/23	3623	S8 Managed Services	\$ 891.59
21	NJ Division of Pensions and Benefits	6/14/23	Online	PH Active Employee	\$ 23,042.22
22	NJ Division of Pensions and Benefits	6/14/23	Online	S8 Active Employee	\$ 4,816.44
23	NJ Division of Pensions and Benefits	6/14/23	Online	PH Retired Employee	\$ 1,537.52
24	NJ Division of Pensions and Benefits	6/14/23	Online	S8 Retired Employee	\$ 3,075.04
25	Carol Ferrara	6/21/23	14061	FYE 9/2023 Eyecare Reimburs.	\$ 290.00
26	Wallace P. Nowosielecki	6/21/23	14062	PH June 2023 Acct. Retainer	\$ 1,333.33
27	Always Safe Sidewalks	6/21/23	14063	Sidewalk Repair	\$ 11,490.00
28	United Site Services	6/21/23	14064	Pumping Services	\$ 1,284.00
29	LS Engineering Associates	6/21/23	14065	A&E Services	\$ 5,265.00
30	Perennial Services LLC	6/21/23	14066	Lantern Fly Treatment	\$ 252.00
31	Wallace P. Nowosielecki	6/21/23	3624	S8 June 2023 Acct. Retainer	\$ 1,333.33
32	Conrad M. Olear, Esq.	6/26/23	14067	PH Retainer & Ext. Ord.	\$ 2,783.33
33	Buggin Out, LLC	6/26/23	14068	Exterminating Services	\$ 1,355.00
34	PSE&G Co.	6/26/23	14069	May Utilities	\$ 22,099.05
35	Empire Environmental, Ltd.	6/26/23	14070	Extra Ord.	\$ 755.00
36	Dor-Win	6/26/23	14071	Window Repair	\$ 993.00
37	Jay Bee Flooring, LLC	6/26/23	14072	M #27 Repair	\$ 1,333.00
38	Garfield Lumber & Millworks	6/26/23	14073	Maintenance Supplies	\$ 373.22
39	DavEd Fire Systems, Inc.	6/26/23	14074	Alarm Services	\$ 2,137.11
40	Ready Refresh	6/26/23	3625	Water	\$ 212.89
41	Conrad M. Olear, Esq.	6/26/23	3626	S8 Retainer	\$ 1,333.33
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REPORT OF EXECUTIVE DIRECTOR:

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

AWARDED TO:		FOR:
A.	Always Safe Sidewalks 821 N. Bethlehem Pike Springhouse, PA 19477 267-228-3421	Remove/Grind Various Sidewalks Throughout DVP Complex Tripping Hazard - \$11,490 (under NJ State Cooperative Contract)
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 – under appeal
3. Section 8 SEMAP Score 89% designating Section 8 as Standard Performer – under appeal
4. Public Advertisement of IPA FYE 09/30/24 Contract Award
5. DVP Tenant – reported tripping/fall by Building #3 (raised sidewalk)
6. Executive Director recommends adjourning the July & August Meetings for the Summer with Board’s Authorization to pay bills and report such on September Meeting Agenda:

***Motion needed to Adjourn the July & August Meetings and Authorize Payment of Bills:**

Motion: _____ Seconded: _____

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

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

1. USA Security Services, Inc. – progress update only – more information on Attorney’s report under Closed Session
2. Regrouting/recaulking of several DVP tub/shower areas – ongoing - update
3. Mold Testing completed at Massey #13 – report states, “There does not appear to be a toxic mold issue...”

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 #22-27	Authorization to Include Employee Inflationary Adjustment Previously Authorized as Stipend (Bd. Res. #22-05) into Base Salary FYS 10/01/23 & 10/01/24
2. Resolution #22-28	Approval of Operating Budget – FY 10/01/23-09/30/24
3. Resolution #22-29	PHA Plan Certification – FYS 10/01/23
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 ___