

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 ___ Riley ___ Lynch ___ Marra ___
Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS: None

APPROVAL OF MINUTES:

- **Regular Meeting – September 28, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Riley ___ Lynch ___ Marra ___
- **Closed Meeting – September 28, 2023:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Riley ___ Lynch ___ Marra ___

COMMUNICATIONS:

1.

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 ___ Riley ___ Lynch ___ Marra ___

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 -- OCTOBER 2023

PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

8/13/23 - 8/26/23 THRU 10/1/23 - 10/13/23

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Joan Mastrofilipo	10/1/23	14199	Medicare Reimburs.	\$ 494.70
2	Lenore Morrell	10/1/23	14200	Medicare Reimburs.	\$ 494.70
3	Carolyn Capabianca	10/1/23	3657	Medicare Reimburs.	\$ 494.70
4	Lorraine Haskoor	10/1/23	3658	Medicare Reimburs.	\$ 494.70
5	Louis King	10/1/23	3659	Medicare Reimburs.	\$ 494.70
6	Saverio Saulino	10/1/23	3660	Medicare Reimburs.	\$ 494.70
7	Verizon	10/3/23	14201	Phones	\$ 169.13
8	Home Depot Credit Services	10/3/23	14202	Maintenance Supplies	\$ 670.04
9	Capital One	10/3/23	14203	Maintenance Supplies	\$ 7,902.38
10	PSE&G Co.	10/3/23	14204	Utilities	\$ 32,016.85
11	USA Security Services	10/12/23	14205	Monitoring	\$ 61.00
12	SGTS Maintenance LLC	10/12/23	14206	PH Sep 2023 Office Cleaning	\$ 495.00
13	T-Mobile	10/12/23	14207	Cell Phones	\$ 181.06
14	AMS Ties, Inc.	10/12/23	14208	PH Background Checks	\$ 25.00
15	Jersey Elevator Co, Inc.	10/12/23	14209	Elevator Maintenance	\$ 179.31
16	Interstate Waste Services	10/12/23	14210	Trash Removal	\$ 1,234.06
17	AMS Ties, Inc.	10/12/23	3661	S8 Background Checks	\$ 87.50
18	SGTS Maintenance LLC	10/12/23	3662	S8 Sep 2023 Office Cleaning	\$ 495.00
19	NJ Division of Pensions and Benefits	10/13/23	Online	PH Active Employee	\$ 23,042.22
20	NJ Division of Pensions and Benefits	10/13/23	Online	S8 Active Employee	\$ 4,816.44
21	NJ Division of Pensions and Benefits	10/13/23	Online	PH Retired Employee	\$ 1,537.52
22	NJ Division of Pensions and Benefits	10/13/23	Online	S8 Retired Employee	\$ 2,690.66
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REPORT OF EXECUTIVE DIRECTOR:

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

AWARDED TO:		FOR:
A.	Garden State Leaf & Gutter Cleaning	Leaf Clean Up of Gutters, Grounds, Stairwells, etc. at DVP Family Complex
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 <u>DOES NOT REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

AWARDED TO:		FOR:
AA.		
BB.		
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 NEEDED TO APPROVE ABOVE-REFERENCED CONTRACTS (AA & BB):

Motion: _____ Seconded: _____

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

2. Still No Response – REAC PHAS Score (Physical Inspection) – 89% designating LHA as **Standard Performer** – still awaiting appeal response
3. Section 8 SEMAP Score 89% designating Section 8 as Standard Performer – Appeal Denied
4. Kitchen fire at Rennie #26 on 10/13/23 – tenant (almost 101 years old) burned badly and passed away – to be discussed

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

1. USA Security Services, Inc. – refer to Attorney’s report under Closed Session
2. BCCD – Notice of 2024-2025 Application due in December 2023 – LHA going for Phase III of DVP domestic hot water tank
3. Following is ongoing work performed by outside contractors:
 - a. Patching/resealing parking lots at Rennie and North Main;
 - b. Step removal/brick repointing at DVP;
 - c. Emergency repair at Massey Street due to tenant driving vehicle into brick basement stairwell – cost reimbursable by tenant’s insurance company

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 #23-01	LHA Flat Rents – Effective January 1, 2024
2. Resolution #23-02	Emergency Authorization to Retain Ros Electric LLC to Repair Deficiencies at Rennie/Massey Senior Citizen Complexes for Contract Previously Awarded to USA Security Systems, Inc.
3. Resolution #23-	
4. Resolution #	

Motion: _____ **Seconded:** _____

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

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 ___ Riley ___ Lynch ___ Marra ___

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 ___ Riley ___ Lynch ___ Marra ___