

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 ___
Acting Executive Director ___ Attorney ___ Assistant Executive Director/Recording Secretary ___

BIDS: None

APPROVAL OF MINUTES:

- **Regular Meeting – March 21, 2024:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Riley ___ Lynch ___ Marra ___
- **Closed Meeting – March 21, 2024:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Di Chiara ___ Riley ___ Lynch ___ Marra ___

COMMUNICATIONS:

1. Monthly PIC Submissions – Public Housing @100% and Section 8 @98.38%
2. Thank you letter to Hasbrouck Heights Elks for donation of Shop Rite gift cards

REPORT OF ATTORNEY:

REPORT OF ACCOUNTANT:

REPORT OF SECURITY:

MONTHLY BILLS – PH & S-8:

REPORT OF EXECUTIVE DIRECTOR:

REPORT OF ASSISTANT EXECUTIVE DIRECTOR/HOUSING MANAGER/HRO:

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:**

- a. USA Security Services – final payment forwarded/deposited – contract finished – waiting for reimbursement from Bergen County under BCCD

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 -- APRIL 2024

PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

3/3/24 - 3/16/24 THRU 3/17/24 - 3/30/24

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Peckar & Abramson	3/22/24	14427	Attorney Fees	\$ 2,737.50
2	PSE&G	3/22/24	14428	Utilities	\$ 27,527.65
3	Purchase Power	3/26/24	14429	Postage	\$ 208.99
4	AVS Technology	3/27/24	14430	CCTV Services	\$ 810.00
5	Capital One	3/27/24	14431	Maintenance Supplies	\$ 609.10
6	NJ Division of Pensions and Benefits	3/29/24	Online	PH Employer PERS	\$ 124,093.00
7	NJ Division of Pensions and Benefits	3/29/24	Online	S8 Employer PERS	\$ 60,000.00
8	Optimum	3/29/24	14432	TV/Phone/Internet	\$ 601.70
9	Joan Mastrofilipo	4/1/24	14433	Medicare Reimbursement	\$ 524.10
10	Lenore Morrell	4/1/24	14434	Medicare Reimbursement	\$ 524.10
11	Thomas DeSomma	4/1/24	14435	Medicare Reimbursement	\$ 698.80
12	Verizon	4/1/24	14436	Phones	\$ 172.65
13	Carolyn B. Capabianca	4/1/24	3722	Medicare Reimbursement	\$ 524.10
14	Lorraine J. Haskoor	4/1/24	3723	Medicare Reimbursement	\$ 524.10
15	Louis King	4/1/24	3724	Medicare Reimbursement	\$ 524.10
16	Saverio Saulino	4/1/24	3725	Medicare Reimbursement	\$ 524.10
17	Ace Lock & Key Shop	4/5/24	14437	Keys and Locks	\$ 488.00
18	AMS Ties	4/5/24	14438	PH Background Checks	\$ 19.00
19	Ricciardi Bros, Inc.	4/5/24	14439	Spackle and Paint Supplies	\$ 1,453.37
20	Garfield Lumber & Millworks	4/5/24	14440	Maintenance Supplies	\$ 457.31
21	SGTS Maintenance	4/5/24	14441	PH Office Cleaning	\$ 495.00
22	Gannett NY-NJ LocalIQ	4/5/24	14442	Public Notice	\$ 207.84
23	Jersey Elevator, LLC	4/5/24	14443	Elevator Contract Cost	\$ 183.33
24	Mazteck	4/5/24	14444	IT Supplies & PH IT Services	\$ 1,339.09
25	Passaic Valley Water Commission	4/5/24	14445	Water	\$ 5,642.99
26	Home Depot Credit Services	4/5/24	14446	Maintenance Supplies	\$ 641.45
27	Interstate Waste Services	4/5/24	14447	Trash Removal	\$ 1,295.76
28	Pump Products	4/5/24	14448	Sump Pumps	\$ 2,809.51
29	Ademco Inc.	4/5/24	14449	Emergency Pullcords	\$ 199.90
30	W.B. Mason	4/5/24	14450	Office Supplies	\$ 46.35
31	AMS Ties	4/5/24	3726	S8 Background Checks	\$ 152.00
32	Mazteck	4/5/24	3727	S8 IT Services	\$ 960.09
33	SGTS Maintenance	4/5/24	3728	S8 Office Cleaning	\$ 495.00
34	Tina Thomas	4/8/24	14451	Vet Bill	\$ 498.77
35	James Bruining	4/8/24	1532	Security Deposit Refund	\$ 100.22
36	Delta Dental of New Jersey	4/11/24	Online	PH Employee Dental	\$ 1,886.51
37	Delta Dental of New Jersey	4/11/24	Online	S8 Employee Dental	\$ 826.02
38	RICOH USA, Inc	4/15/24	14452	PH Lease	\$ 287.14
39	T-Mobile	4/15/24	14453	Cell Phones	\$ 181.12
40	RICOH USA, Inc	4/15/24	3729	S8 Lease	\$ 287.13
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REPORT OF ACTING EXECUTIVE DIRECTOR:

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

AWARDED TO:		FOR:
A.		
B.		
C.		
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:
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 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 (AA/BB):

Motion: _____ Seconded: _____

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

2. Still No Response – Notification by REAC PHAS Score (Physical Inspection) – 89% designating LHA as **Standard** Performer – still awaiting appeal response – follow up emails sent 01/2024, 03/2024, and 04/2024 by Assistant Executive Director
3. Update – received check from tenant’s insurance company for damages at Massey Street (\$4,620) due to S/C resident driving car into stairwell wall/brick
4. Repair of bathroom floor around toilet at DVP #8B – great job by CJ DeSomma, Maintenance Repairer-LPL
5. Repairs at Rennie Place S/C Complex (North Building) – roof leaking and evidence of squirrels in attic
6. Repair below NM #37 – great job by Frank Ciliberto, Maintenance Supervisor, and Frank Licata, Jr., Sr. Maintenance Repairer-LPL – to be explained

REPORT OF ASSISTANT EXECUTIVE DIRECTOR/HOUSING MANAGER/HRO:

1. LHA's Application Process/Waiting List was open from 03/25/24-03/29/24 – applications needed to be mailed and postmarked by 04/12/24 – to be discussed
2. PHA Annual Plan/5-Year Plan (FYS 10/01/24) is being updated/revised by outside Consulting Services and Public Hearing has been advertise & scheduled for comments at 6 PM on 04/18/24
3. LHA's ACOP & Admin Plan are both being revised/updated by outside Consulting Services firm – meeting with firm on 04/23/24 to review updates
4. Assistant Executive Director will be certifying LHA's buildings/units for CFP funding

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 #23-33	
2. Resolution #23-	
3. Resolution #23-	
4. Resolution #23-	

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 ___