

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 ___ Lynch ___ Marra ___ Di Chiara ___ Woods ___
Executive Director ___ Attorney ___ Secretary ___ Deputy Director ___

BIDS:

APPROVAL OF MINUTES: Regular Meeting – January 26, 2017 Motion: _____ Seconded: _____
Cody ___ Lynch ___ Marra ___ Di Chiara ___ Woods ___

COMMUNICATIONS:

1. Congratulations Commissioner Marc N. Schrieks – appointed as Commissioner for unexpired term ending 06/10/21
2. NJ Right to Know (RTK) Survey due by 07/15/17

REPORT OF ATTORNEY:

REPORT OF ACCOUNTANT:

REPORT OF SECURITY:

MONTHLY BILLS – PUBLIC HOUSING & SECTION 8 RENTAL ASSISTANCE:

REPORT OF EXECUTIVE DIRECTOR:

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

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 #16-17	US Department of HUD Mandate – Flat Rents to be Minimum of 80% of 2017 Fair Market Rent (FMR) – Effective July 1, 2017
2. Resolution #16-18	Declaration of Emergency Work & Expenditures – Determination of Leaks at Various Locations of Underground Water Lines – DVP Family Complex
3. Resolution #16-	

REPORT OF COMMISSIONERS:

UNFINISHED BUSINESS:

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS: As Chairman, be advised...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 ___ Lynch ___ Marra ___ Di Chiara ___ Woods ___

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

DISCUSSION:

1. **NEW:**

2. **UPDATE:**

➤ Evictions & related correspondence

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 -- FEBRUARY 2017

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
1/15/17 -1/28/17 THRU1/29/17 - 2/11/2017					
ARE HEREBY APPROVED					
1	Reno's Appliances	2/2/17	10954	Refrigerators	\$ 598.00
2	U.S. Overall Cleaners	2/2/17	10955	Uniform Cleaning	\$ 330.00
3	Jersey Elevator Co, Inc.	2/2/17	10956	Elevator Maintenance	\$ 167.79
4	Noreika Service Station	2/2/17	10957	Fuel	\$ 517.00
5	Aluminum Window Service	2/2/17	10958	Screen Door Parts	\$ 289.00
6	Staples Credit Plan	2/2/17	10959	1099s, Keyboards, Mouse	\$ 78.94
7	H.D. Supply Facilities Maintenance	2/2/17	10960	Maintenance Supplies	\$ 88.83
8	Riccardi Bros Inc.	2/2/17	10961	Painting Supplies	\$ 55.07
9	Swift Electrical Supply Company	2/2/17	10962	Maintenance Supplies	\$ 79.76
10	Acuity Specialty Products, Inc.	2/2/17	10963	Cleaning Supplies	\$ 1,500.01
11	Buggin'Out, LLC	2/2/17	10964	Jan 2017 Exterm. Service	\$ 260.00
12	BioChem Suppy	2/2/17	10965	Foggers	\$ 315.00
13	C. Dougherty & Co., Inc.	2/2/17	10966	2nd Payment Removal/Replacement of DVP Boilers Funded by Bergen Cty Comm. Develop. Grant	\$ 53,538.00
14	Nutchies	2/2/17	10967	Dump Truck Tow	\$ 165.00
15	Interstate Waste Services	2/2/17	10968	Trash Removal	\$ 842.55
16	John's Service	2/2/17	10969	Dump Truck Repair	\$ 333.00
17	3G Software Technology, Inc.	2/2/17	2887	Feb 2017 HAP Processing & 1099s	\$ 2,295.87
18	NJ Labor Law Poster Service	2/2/17	2888	Posters	\$ 152.00
19	Dor-Win	2/3/17	10970	Replacement of Check #10905	\$ 662.00
20	NJ Division of Pensions and Benefits	2/14/17	Online	PH Active Employee	\$ 14,195.30
21	NJ Division of Pensions and Benefits	2/14/17	Online	S8 Active Employee	\$ 8,489.22
22	NJ Division of Pensions and Benefits	2/14/17	Online	PH Retired Employee	\$ 4,901.32
23	NJ Division of Pensions and Benefits	2/14/17	Online	S8 Retired Employee	\$ 3,783.17

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for to date is total of **\$615.00±**

2. CONTRACT REPORT:

CONTRACT FOR:		CONTRACT AWARDED TO:
1.	Call-to-Aid/Alarm System – Two-Year Contract January 1, 2017 thru December 31, 2018 \$115.00 per hour/\$1,200.00 annually \$120.00 per hour/\$1,200.00 annually	AESFire, LLC 295 Molnar Drive Elmwood Park, NJ 07407 201-414-2430
2.		
CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

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.

3. Massey Street Senior Citizen – reported a fall within her unit – to be discussed
4. 2017 Dept. of HUD FMR and LHA Flat Rents in PH & S/C Complexes as mandated to be minimum 80% of FMR (effective 07/01/17)
5. LHA updated submission/estimated 100% Subsidy of \$215,867 to Dept. of HUD, along with LHA Utility Expense level funding – Note: This is approximately \$50,000 less than the 1st estimate – not including any pro-ratio that may be imposed by HUD – to be discussed
6. LHA will be advertising to receive RFQ's for its Fee Accountant & Fee Attorney – current contracts end 03/31/17 – to be discussed

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

1. To date, there are 454 HCV/Section 8 Participants presently on the program
2. Repair/Replacement of DVP Boilers – update needed
3. Emergency determination of underground water leaks at various locations within the DVP Family Complex – to be discussed
4. In-house repair by Maintenance Dept. – sewer line under Building #19 (DVP)

RESOLUTIONS:

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Motion: _____ **Seconded:** _____

ROLL CALL: Cody ___ Lynch ___ Marra ___ Di Chiara ___ Woods ___

CLOSED SESSION:

(This report is 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.

DISCUSSION:

1. **NEW:**

2. **UPDATE:**

- Evictions & related correspondence

3. **ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:**