

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

BIDS:

APPROVAL OF MINUTES: Regular Meeting – September 21, 2017 Motion: _____ Seconded: _____
 Cody ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

COMMUNICATIONS:

1. Dept. of HUD – Notice that LHA was selected to provide quality control remote monitoring of its SEMAP Certification – to be discussed
2. PrimePay notification that they will no longer provide escrow account for LHA's FSA participants – presently contemplating doing an in-house processing – to be discussed

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/ADMIN. 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 #17-01	Request to Mayor/Council to Consider Approval of LHA's Application for 2018 BCCD Grant Funding for the Repair/Replacement of the CCTV Surveillance System at the DVP Family Complex
2. Resolution #17-02	Request to Mayor/Council to Consider Approval of LHA's Application for 2018 BCCD Grant Funding for the Repair/Replacement of Sidewalks, Steps, Patio Areas & Parking Lots at all 3 Senior Citizen Complexes & for the Repair/Replacement of Gutters & Leaders at the De Vries Park Family Complex
3. Resolution #17-	
4. Resolution #17-	

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 ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

DISCUSSION:

1. **NEW:**

- Evictions/Notices to Cease/Related Hearings

2. **UPDATE:**

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

- Personnel Matters
-

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
-

REPORT OF SECURITY:

1. Refer to Closed Session

FYE SEPTEMBER 30, 2017
MONTHLY BILLS AGENDA
PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
9/10/17 - 9/23/17					
ARE HEREBY APPROVED					
1	ADI	9/27/17	11321	Pullcords	\$ 225.36
2	Buggin'Out, LLC.	9/27/17	11322	DVP Sep. 2017 Exterm. Service	\$ 260.00
3	GE Appliances	9/27/17	11323	DVP #4B Fridge Repair	\$ 150.00
4	Dor-Win	9/27/17	11324	Glass Repair	\$ 565.00
5	W.B. Mason	9/27/17	11325	Office Supplies	\$ 568.27
6	Purchase Power	9/27/17	11326	Stamps	\$ 320.99
7	Wilmar	9/27/17	11327	Maintenance Supplies	\$ 744.78
8	Cablevision	9/27/17	11328	TV, Internet, Phones	\$ 519.79
9	Jean Dudasik	9/27/17	11329	Reim. Purchase of Bingo Equip.	\$ 111.15
10	Northeastern Utility Consultants	9/27/17	2955	Anaylsis for S8 Participants	\$ 750.00
11	Wallington Plumbing & Heating	9/29/17	11330	Maintenance Supplies	\$ 497.18
12	NJ Motor Vehicle Commission	9/30/17	11331	Vehicle Reg Info Request	\$ 15.00
13	All American Sewer Service	9/30/17	11332	Bldg #7 Sewer	\$ 1,000.00
14	Swift Electrical Supply Company	9/30/17	11333	Maintenance Supplies	\$ 81.80
15	Business Card	9/30/17	11334	Commissioner Training	\$ 237.00
16	Safeguard	9/30/17	11335	Deposit Slips	\$ 84.91
17	Dor-Win	9/30/17	11336	Screen Repair	\$ 100.00
18	Wilmar	9/30/17	11337	Maintenance Supplies	\$ 91.48
19	AMS Ties, Inc.	9/30/17	11338	PH Sep 2017 Background Chks	\$ 10.00
20	Garfield Lumber & Millworks, Inc.	9/30/17	11339	Maintenance Supplies	\$ 437.56
21	Maztek	9/30/17	2956	Email Troubleshooting	\$ 75.00
22	U.S. Overalls Cleaners	9/30/17	11340	Uniform Cleaning	\$ 420.00
23	Riccardi Brothers	9/30/17	11341	Painting Supplies	\$ 86.96
24	Noreika Service Station	9/30/17	11342	September 2017 Fuel	\$ 294.00
25	L. Epstien Hardware Co.	9/30/17	11343	Maintenance Supplies	\$ 850.80
26	AMS Ties, Inc.	9/30/17	2957	S8 Sep 2017 Background Chks	\$ 130.00
27	Wallington Plumbing & Heating	9/30/17	11344	Maintenance Supplies	\$ 39.81
28	GE Appliances	9/30/17	11345	Stove Parts	\$ 39.98
29	AESFire, LLC.	9/30/17	11346	Pullcords Call	\$ 460.00
30	SGTS Maintenance, LLC.	9/30/17	11347	September 2017 Office Cleaning	\$ 910.00
31	Mollica Electric	9/30/17	11348	Contract Electrical Work	\$ 897.00

MONTHLY BILLS AGENDA -- OCTOBER 2017

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
9/24/17 - 10/7/17 THRU 10/8/17 - 10/21/2017					
ARE HEREBY APPROVED					
1	Joan Mastrofilipo	10/1/17	11349	Medicare Reimburs.	\$ 330.00
2	Lenore Morrell	10/1/17	11350	Medicare Reimburs.	\$ 906.30
3	Carolyn Capabianca	10/1/17	2958	Medicare Reimburs.	\$ 327.00
4	Ida Press	10/1/17	2959	Medicare Reimburs.	\$ 327.00
5	Lorraine Haskoor	10/1/17	2960	Medicare Reimburs.	\$ 378.00
6	Saverio Saulino	10/1/17	2961	Medicare Reimburs.	\$ 330.00
7	Ricoh USA Inc.	10/13/17	11351	Copy Machine Lease	\$ 476.43
8	Rob's Automotive	10/13/17	11352	Blower Repair	\$ 110.88
9	Acuity Specialty Products, Inc.	10/13/17	11353	Cleaning Supplies	\$ 2,007.82
10	Verizon	10/13/17	11354	Phones	\$ 33.30
11	Dor-Win	10/13/17	11355	Glass Repair	\$ 975.00
12	NAHRO	10/13/17	11356	Membership Renewal	\$ 1,134.70
13	Ricoh	10/13/17	11357	Color Copies	\$ 306.45
14	Jersey Elevator	10/13/17	11358	Monthly Maintenance	\$ 167.79
15	Lodi Moose Lodge #1971	10/13/17	11359	Scholarship Ad	\$ 100.00
16	Nicole Ferrara	10/13/17	11360	Employee Eyecare Reimburs.	\$ 179.94
17	Verizon Wireless	10/13/17	11361	Cell Phones	\$ 432.95
18	Interstate Waste Services	10/13/17	11362	Trash Removal	\$ 842.55
19	Conrad M. Olear, Esq.	10/13/17	11363	PH Oct. '17 Leg. Ret. & Ext. Ord.	\$ 1,866.66
20	3G Software Technology, Inc.	10/13/17	2962	S8 HAP Check Process.	\$ 1,341.28
21	Conrad M. Olear, Esq.	10/13/17	2963	S8 Oct. '17 Leg. Ret.	\$ 1,166.66
22	NJ Division of Pensions and Benefits	10/13/17	Online	PH Active Employee	\$ 14,195.30
23	NJ Division of Pensions and Benefits	10/13/17	Online	S8 Active Employee	\$ 8,489.22
24	NJ Division of Pensions and Benefits	10/13/17	Online	PH Retired Employee	\$ 4,901.32
25	NJ Division of Pensions and Benefits	10/13/17	Online	S8 Retired Employee	\$ 3,783.17

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for new FYS 10/01/17 is **\$115.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.		
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. PVW – possible rate overcharges – correspondence previously distributed – to be discussed

Motion Required Authorizing LHA's Attorney, Conrad M. Olear, Esq. to contact and/or schedule meetings with Boro of Lodi Attorney, Manager, Auditor, etc. to amicably come to a conclusion (opinion) as to whether or not PVW rates are being overcharged and to further Authorize LHA's Attorney to institute litigation, if necessary.

Motion: _____ Seconded: _____

Cody ___ Marra ___ Schrieke ___ Woods ___ Di Chiara ___ Lynch ___

4. Boro Manager's notice pertaining to crosswalk at 375 North Main Street – Boro Manager has processed Request to Bergen County

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

1. To date, there are 466 HCV/Section 8 Participants presently on the program
2. FEMA – to be discussed
3. LHA 2018 CDBG Application – refer to Resolutions #17-01 & #17-02
4. Section 8 HCV – New Payment Standards effective 01/01/18 – to be discussed
5. Section 8 HCV – Utility Allowances, effective 01/01/18

RESOLUTIONS:

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3. Resolution #17-	
4. Resolution #17-	

Motion: _____ **Seconded:** _____

Cody ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

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:**

- Evictions/Notices to Cease/Related Hearings

2. **UPDATE:**

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

- Personnel Matters