

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 – October 19, 2017 Motion: _____ Seconded: _____
 Cody ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

COMMUNICATIONS:

1. BCCD Approval Notification – 2017-2018 Grant - \$86,207 – for Replacement of Security System and Smoke Alarms
2. NJPHA JIF Dividend of \$2,670.65 for LHA – has been applied to 2018 Assessment
3. Notification from the NJ State Bureau of Boiler Compliance – emergency domestic hot water tank leak repaired as required – refer to Resolution #17-06
4. LHA Counsel's letter to Mayor/Council pertaining to PVW Rates – refer to Boro Counsel's letter to PVWC requesting information pertaining to water rate increases from 2015-2017 (should be from 2013-2017)

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 #17-03	2017 Adopted Budget Resolution – FY 10/01/17 thru 09/30/18
2. Resolution #17-04	Annual Certification of Executive Director/Secretary Treasurer's * Commissioners' Completion of Mandated Training – NJSA 40A:12A-46 & NJAC 5:44-2.4
3. Resolution #17-05	US Department of HUD Mandate – Flat Rents – Minimum of 80% of the 2018 FMR – LHA's to be Effective July 1, 2018
4. Resolution #17-06	Declaration of Emergency Work & Expenditure – Repair of HydroTherm Domestic Hot Water Tank Leak – Main Boiler Room – Massey Street Senior Citizen Complex
5. Resolution #17-07	Approval of Board Meeting Dates for CY 2018

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:

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. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- NOVEMBER 2017

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
10/23/17 - 11/4/17 THRU 11/5/17 - 11/18/2017					
ARE HEREBY APPROVED					
1	PSE&G	10/27/17	11372	Utilities	\$ 20,351.56
2	Staples Credit Plan	11/1/17	11373	Office Supplies	\$ 408.86
3	Jersey Elevator	11/1/17	11374	Elevator Maintenance	\$ 167.79
4	Verizon Wireless	11/1/17	11375	Cell Phones	\$ 432.30
5	W.B. Mason	11/1/17	11376	Office Supplies	\$ 393.79
6	FEMA Flood Payments	11/1/17	11377	Insurance	\$ 9,073.00
7	Siegel's Hardware	11/1/17	11378	Maintenance Supplies	\$ 113.96
8	U.S. Overall Cleaners	11/1/17	11379	Uniform Cleaning	\$ 360.00
9	Wallington Plumbing & Heating	11/1/17	11380	Maintenance Supplies	\$ 77.29
10	Interstate Waste Services	11/1/17	11381	Waste Removal	\$ 842.55
11	Rob's Automotive	11/1/17	11382	Dump Truck Maintenance	\$ 35.00
12	Cablevision	11/1/17	11383	TV, Phones, Internet	\$ 520.55
13	BugginOut, LLC	11/1/17	11384	S/C Comp Ext. Ser. & Ext. Ord.	\$ 390.00
14	ADI	11/1/17	11385	Pullcords	\$ 450.72
15	Wilmar	11/1/17	11386	Maintenance Supplies	\$ 1,026.66
16	Purchase Power	11/1/17	11387	Stamps	\$ 320.99
17	Ralph Friedland & Bros., Inc.	11/1/17	11388	Shades	\$ 1,665.40
18	Ready Refresh	11/1/17	2965	Office Water & Coffee	\$ 178.27
19	3G Software Technology, Inc.	11/1/17	2966	S8 HAP Check Processing	\$ 1,340.30
20	W.B. Mason	11/1/17	2967	Office Supplies	\$ 280.61
21	NJ Division of Pensions and Benefits	11/14/17	Online	PH Active Employee	\$ 14,195.30
22	NJ Division of Pensions and Benefits	11/14/17	Online	S8 Active Employee	\$ 8,489.22
23	NJ Division of Pensions and Benefits	11/14/17	Online	PH Retired Employee	\$ 4,901.32
24	NJ Division of Pensions and Benefits	11/14/17	Online	S8 Retired Employee	\$ 3,783.17
25					
26					

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest for November 2017 is **\$225.00±**

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. Proposed Rennie Place Sidewalks – see Executive Director’s responding letter to Boro of Lodi as it pertains to 10/17/17 letter from John J. Baldino, Esq. (representing adjacent property owners)
4. OPRA Request Received 11/3/17 from Rose DiMaria’s son-in-law – will forward copies of LHA’s response when made

November 16, 2017

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

1. To date, there are 470 HCV/Section 8 Participants presently on the program
2. FEMA – letter being prepared by Executive Director

RESOLUTIONS:

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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:**

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