

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

BIDS:

APPROVAL OF MINUTES: Regular Meeting – March 23, 2017 Motion: _____ Seconded: _____
 Cody ___ Lynch ___ Marra ___ Schrieks ___ Di Chiara ___ Woods ___

COMMUNICATIONS:

1. LHA Annual/5 Year Plan FYS 10/01/17 – copy available for public review 04/04/17 through 05/25/17
2. 2016 Right to Know (RTK) Survey submitted – as required by NJ State Law

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 #16-20	Fee Accountant Contract Award
2. Resolution #16-21	Fee Attorney Contract Award
3. Resolution #16-22	Emergency Repair – North Main Street Senior Citizen Complex – Underground 1" Hot Water Feed Line (Parking Lot)
4. 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 ___ Schrieks ___ Di Chiara ___ Woods ___

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

DISCUSSION:

1. **NEW:**

- Medical Marijuana – to be discussed

2. **UPDATE:**

- Evictions & related correspondence – to be discussed

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

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

- 1.

MONTHLY BILLS AGENDA -- APRIL 2017

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
3/12/17 -3/25/17 THRU 3/26/17 - 4/8/2017					
ARE HEREBY APPROVED					
1	Joan Mastrofilipo	4/1/17	11035	Medicare Reimburs.	\$ 330.00
2	Lenore Morrell	4/1/17	11036	Medicare Reimburs.	\$ 906.30
3	Carolyn Capabianca	4/1/17	2899	Medicare Reimburs.	\$ 327.00
4	Ida Press	4/1/17	2900	Medicare Reimburs.	\$ 327.00
5	Lorraine Haskoor	4/1/17	2901	Medicare Reimburs.	\$ 378.00
6	Saverio Saulino	4/1/17	2902	Medicare Reimburs.	\$ 330.00
7	NJ Motor Vehicle Commission	4/3/17	11037	Yukon Registration	\$ 105.00
8	John's Service	4/3/17	11038	Yukon Service	\$ 410.38
9	Purchase Power	4/3/17	11039	Stamp Machine Postage	\$ 320.99
10	Optimum	4/3/17	11040	TV, Phones, Internet	\$ 519.64
11	Lodi PBA Local #26	4/3/17	11041	2017 Donation	\$ 100.00
12	Jean Sawits	4/3/17	1418	Security & Pet Deposit Refund	\$ 250.06
13	Noreika Service Station	4/5/17	11042	Fuel	\$ 549.90
14	Jersey Elevator	4/5/17	11043	Elevator Maintenance	\$ 167.79
15	BugginOut, LLC	4/5/17	11044	DVP Monthly Extermin. Service	\$ 260.00
16	Universal Electric Service, Inc.	4/5/17	11045	Sewer Ejector Floats Replaced	\$ 620.00
17	AMS TIES, Inc.	4/5/17	11046	March 2017 Background Checks	\$ 275.00
18	Interstate Waster Services	4/5/17	11047	Trash Removal	\$ 842.55
19	Siegel's Hardware	4/5/17	11048	Maintenance Supplies	\$ 374.70
20	John's Service	4/5/17	11049	Pickup Truck Service	\$ 579.47
21	U.S. Overall Cleaners	4/5/17	11050	March 2017 Uniform Cleaning	\$ 450.00
22	3G Software Technology, Inc.	4/5/17	2903	April 2017 HAP Check Process.	\$ 1,333.44
23	Verizon Wireless	4/5/17	2904	Cell Phones	\$ 431.16
24	NJ Division of Pensions and Benefits	4/14/17	Online	PH Active Employee	\$ 14,195.30
25	NJ Division of Pensions and Benefits	4/14/17	Online	S8 Active Employee	\$ 8,489.22
26	NJ Division of Pensions and Benefits	4/14/17	Online	PH Retired Employee	\$ 4,901.32
27	NJ Division of Pensions and Benefits	4/14/17	Online	S8 Retired Employee	\$ 3,783.17
28	NJ Motor Vehicle Commission	4/21/17	11051	Pickup Truck Reg.	\$ 151.00
29	NJ Motor Vehicle Commission	4/21/17	11052	Buick Registration	\$ 46.50
30	Complete Saw & Garden	4/21/17	11053	Maintenance Supplies	\$ 8.00
31	Ace Lock & Key Shop	4/21/17	11054	Rekey Massey #26	\$ 22.00
32	Verizon	4/21/17	11055	Phones	\$ 286.11
33	Ralph Friedland & Bros., Inc.	4/21/17	11056	Shade Inventory	\$ 848.20
34	Wallace P. Nowosielecki	4/21/17	11057	PH Apr. 2017 Acct. Retain.	\$ 1,166.66
35	SGTS Maintenance, LLC	4/21/17	11058	March 2017 Office Cleaning	\$ 910.00
36	Wilmar	4/21/17	11059	Maintenance Supplies	\$ 778.75
37	Garfield Lumber & Millworks, Inc.	4/21/17	11060	Maintenance Supplies	\$ 779.59
38	Superior Rebuilding & Repair	4/21/17	11061	Yukon Repair	\$ 400.00
39	Riccardi Brothers	4/21/17	11062	Maintenance Supplies	\$ 249.21
40	Ricoh USA Inc.	4/21/17	11063	Copy Machine Lease	\$ 453.74
41	Wallington Plumbing & Heating	4/21/17	11064	Maintenance Supplies	\$ 869.17
42	Maztek	4/21/17	11065	Backup System Maint.	\$ 205.00
43	BugginOut, LLC	4/21/17	11066	Exterminator Services	\$ 440.00
44	W.B. Mason	4/21/17	11067	Office Supplies	\$ 663.81
45	Maztek	4/21/17	2905	Comp. Repairs & Website	\$ 492.88
46	Wallace P. Nowosielecki	4/21/17	2906	S8 Apr. 2017 Acct. Retain.	\$ 1,166.67
47	Ricoh	4/21/17	2907	Color Copies	\$ 283.11
48	North Jersey Media Group	4/21/17	2908	Public Notices	\$ 231.00
49	Dorothy DeCrescenzo	4/21/17	1419	Security Deposit Refund	\$ 293.02

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for to date is total of **\$740.00±**

2. CONTRACT REPORT:

CONTRACT FOR:		CONTRACT AWARDED TO:
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. "Roscoe" – **was not called in** – to be discussed

4. Be advised – we are in the process of preparing the PH/S-8 Operating Budgets FY 10/01/17 thru 09/30/18

5. Executive Director's Administrative Eviction Notices Served:

- a. North Main Street S/C Resident – Hearing has been requested
- b. DVP Resident – Hearing has been requested

6. Authorized stair lift installation in Apt. #17A (DVP)

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

1. To date, there are 453 HCV/Section 8 Participants presently on the program
2. FEMA – still under review
3. Emergency underground hot water line break – refer to Bd. Res. #16-22

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.)

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Motion: _____ **Seconded:** _____

Cody ___ **Lynch** ___ **Marra** ___ **Schrieks** ___ **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:**

- Medical Marijuana – to be discussed

2. **UPDATE:**

- Evictions & related correspondence

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