

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: Caruso ___ Cody ___ Lynch ___ Marra ___ Di Chiara ___ Woods ___
Executive Director ___ Attorney ___ Secretary ___ Deputy Director ___

BIDS:

APPROVAL OF MINUTES: Regular Meeting – July 21, 2016 Motion: _____ Seconded: _____
Caruso ___ Cody ___ Lynch ___ Marra ___ Di Chiara ___ Woods ___

COMMUNICATIONS:

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: All Resolutions are still being typed.

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 #15-50	PHA Board Resolution Approving Operating Budget – FYS 10/01/16 – HUD Form #52574
2. Resolution #15-51	Approving LHA Security Hourly Rate Increase
3. Resolution #15-52	Request to Mayor/Council to Consider Approval of LHA's 2017 Bergen County Community Development Application for Repair/Replacement of CCTV Surveillance/Fire Alarm Systems at all 4 LHA Complexes
4. Resolution #15-53	Request to Mayor/Council to Consider Approval of LHA's 2017 Bergen County Community Development Application for Repair/Replacement of Concrete Sidewalks/Curbs/Patio Areas/Parking Lots/Service Drive at all 4 LHA Complexes and Installation of Gutter Guards on All Buildings at the De Vries Park Family Complex
5. Resolution #15-54	Public Entity Resolution Required by Valley National Bank for Authorizing Signatures on LHA's Two-Signature Checks
6. Resolution #15-55	Public Entity Resolution Required by Valley National Bank for Authorizing Signatures on LHA's Three-Signature Checks

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:

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

DISCUSSION:

NEED UPDATE:

- E. Grecco (Former PH Resident) – Need Report for File
- E. McKelvey (PH Resident) – Need Report for File
- Roshkin Properties, LLC (Section 8 Landlord) – See Report for File

NEW:

- Cheryl Falls (PH Resident)
- Danielle Scala (PH Resident)

ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:

- Personnel
-

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- AUGUST 2016

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
07/17/16 - 07/30/16 THRU 07/31/16 - 08/13/16					
ARE HEREBY APPROVED					
1	Complete Saw & Garden	8/5/16	10707	Maint. Supplies	\$ 71.10
2	U.S. Overall Cleaners	8/5/16	10708	Uniform Cleaning	\$ 330.00
3	Pitney Bowes	8/5/16	10709	Stamp Machine	\$ 380.74
4	John's Service	8/5/16	10710	Yukon Repair	\$ 146.58
5	Buggin Out, LLC	8/5/16	10711	DVP Monthly & Massey Treat.	\$ 330.00
6	Cablevision	8/5/16	10712	Phones, TV, Internet	\$ 489.18
7	AA Chem-Dry of North Jersey	8/5/16	10713	Carpet Repair	\$ 735.00
8	AESFire, LLC	8/5/16	10714	Alarms	\$ 440.00
9	Lodi Fire Prevention Bureau	8/5/16	10715	Registration Fee	\$ 200.00
10	Interstate Waste Services	8/5/16	10716	Waste Removal	\$ 842.45
11	Jersey Elevator Co, Inc.	8/5/16	10717	Elevator Service	\$ 162.90
12	American Messaging	8/5/16	10718	Pagers	\$ 39.90
13	Siegel's Hardware	8/5/16	10719	Maint. Supplies	\$ 42.34
14	3G Software Technology, Inc.	8/5/16	2823	S8 Aug 2016 HAP Check Process.	\$ 1,476.20
15	NJ Division of Pensions and Benefits	7/28/16	Online	PH Active Employee	\$ 14,217.93
16	NJ Division of Pensions and Benefits	7/28/16	Online	S8 Active Employee	\$ 7,707.55
17	NJ Division of Pensions and Benefits	7/28/16	Online	PH Retired Employee	\$ 4,419.79
18	NJ Division of Pensions and Benefits	7/28/16	Online	S8 Retired Employee	\$ 2,161.81
19	Noreika Service Station	8/12/16	10720	Fuel	\$ 370.50
20	Aluminum Window Service, LLC	8/12/16	10721	DVP & Massey Screens	\$ 805.50
21	Ace Lock & Key Shop	8/12/16	10722	Rennie #12 Rekey	\$ 17.61
22	Pitney Bowes	8/12/16	10723	Stamp Machine	\$ 301.14
23	Wallace P. Nowosielecki	8/12/16	10724	PH Aug 2016 Acct. Retain.	\$ 1,166.67
24	The Corner Nursey Landscape Design	8/12/16	10725	Sprinkler Maintenance	\$ 844.00
25	Sears Commercial One	8/12/16	10726	Refrigerator Seals	\$ 63.78
26	Thomas DeSomma	8/12/16	10727	ING/VOYA Class Action Settlement Distribution Payment	\$ 50.00
27	Gary Luna	8/12/16	10728		\$ 50.00
28	Rob's Automotive	8/12/16	10729	Tractor & Edger Repair	\$ 341.03
29	Reno's Appliance	8/12/16	10730	Stoves	\$ 1,288.00
30	Verizon Wireless	8/12/16	10731	Cell Phones	\$ 562.02
31	American Construction	8/12/16	10732	Skylight Repair	\$ 1,800.00
32	Verizon	8/12/16	10733	Phones	\$ 32.07
33	AMSties	8/12/16	10734	PH Background Checks	\$ 10.00
34	North Jersey Media Group	8/12/16	2824	Public Notice	\$ 24.57
35	Wallace P. Nowosielecki	8/12/16	2825	S8 Aug 2016 Acct. Retain.	\$ 1,166.66

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for FY to date is total of **\$1,260.00±**

2. **CONTRACT REPORT:**

CONTRACT FOR:		CONTRACT AWARDED TO:
1.	Repair/Replace Underground Natural Gas Master Meter System @ Massey/Rennie S/C Complexes	Henkels & McCoy, Inc. 550 Township Line Road, Suite 300 Blue Bell, PA 19422 Not to Exceed \$1,500.00
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. **Ongoing:** Vertical parking striping being scheduled for south side of Lawrence Avenue

4. Request for North Main Street S/C Complex crosswalk on North Main to Avenue B – to be determined

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

1. To date, there are 451 HCV/Section 8 Participants presently on the program
2. R&R Engineering – design and schedule repair/replacement of DVP boilers – update needed

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Motion: _____ **Seconded:** _____

ROLL CALL: Caruso ___ 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:

NEED UPDATE:

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