

**REGULAR MEETING OF THE HOUSING AUTHORITY OF THE BOROUGH OF LODI**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**NOTICE OF MEETING:** This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape-recorded.

**ROLL CALL:** Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Riley \_\_\_ Woods \_\_\_ Caruso \_\_\_ Marra \_\_\_  
Executive Director \_\_\_ Attorney \_\_\_ Secretary \_\_\_ Deputy Director \_\_\_

**BIDS:**

**APPROVAL OF MINUTES:** Regular Meeting – December 18, 2014

**COMMUNICATIONS:**

1. Notification from PHAS-REAC – LHA not scheduled to be assessed under PHAS for FYE 09/30/14 due to LHA’s designation as “Small PHA” (under 250 units) – see attached
2. NJ State Budget Workshop scheduled for 01/28/15 at HUD (Newark Field Office) – Wallace Nowosielecki, Fee Accountant, and Carmen J. Irizarry, Consultant, will be attending for LHA

**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:**

|                      |                   |
|----------------------|-------------------|
| 1. Resolution #14-08 | NONE AT THIS TIME |
| 2. Resolution #14-   |                   |

**REPORT OF COMMISSIONERS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**GOOD & WELFARE:**

**HEARING OF CITIZENS:**

**UNFINISHED BUSINESS:**

**ADJOURNMENT:**

**REPORT OF ATTORNEY:**

**1. NEED UPDATE:**

- Executive Director's request for Legal Advisory opinion pertaining to SHBP Employer/Employee Premium Plan Cost Payments – **see attached**
- Eva Grecco (DVP #15D) – LHA Notice of 12/4/14 – cumulative delinquent rent of \$269.00 – to be paid in full with January's rent by 01/13/2015 or applicable charges & eviction proceedings will be instituted
- Rosa Garcia (DVP #9B) – LHA Notice of 12/4/14 – cumulative delinquent rent of \$609.00 – to be paid in full with January's rent by 01/13/2015 or applicable charges & eviction proceedings will be instituted

**\*Need Motion to go into Closed Session Pertaining to Ongoing & Possible Litigation**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

➤ Gerard Onorata, Esq.:

[REDACTED]

➤ Eva Grecco, Apt. #15D, De Vries Park:

[REDACTED]

➤ Joanne & Michael (son) Zirpoli, Apt. #4C, De Vries Park:

[REDACTED]

➤ Dakota Johnson/Jessica Toft:

[REDACTED]

➤ Christina Johanneman (Former Section 8 Participant):

[REDACTED]

➤ M. Rouf (Former Section 8 Participant):

[REDACTED]

➤ Any Other Pending Litigation to be Discussed?

**\*Motion to end Closed Session & Return to Regular Order of Business**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

**REPORT OF ACCOUNTANT:**

1. NOTHING AT THIS TIME

**REPORT OF SECURITY:**

2. NOTHING AT THIS TIME

**MONTHLY BILLS AGENDA -- JANUARY 2015**

**PUBLIC HOUSING & SECTION 8**

|   | CHECK PAYABLE TO                  | DATE     | CHK #  | EXPLANATION                          | AMOUNT    |
|---|-----------------------------------|----------|--------|--------------------------------------|-----------|
| <b>DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD</b>                  |                                   |          |        |                                      |           |
| <b><u>12/7/14 thru 12/20/14</u> AND <u>12/21/14 thru 1/3/15</u></b> |                                   |          |        |                                      |           |
| <b>ARE HEREBY APPROVED</b>  |                                   |          |        |                                      |           |
| 1   | Poland Springs Direct             | 12/22/14 | 2578   | Water / Coffee                       | 87.25     |
| 2   | Purchase Power                    | 01/02/15 | 9730   | Office Stamp Machine                 | 320.99    |
| 3   | Cablevision                       | 01/02/15 | 9731   | Cable TV (Senior Complexes)          | 479.40    |
| 4   | American Messaging                | 01/02/15 | 9732   | Maintenance Emergency Pagers         | 34.51     |
| 5   | Home Depot Credit Service         | 01/07/15 | 9733   | Asphalt for Parking Lots             | 144.97    |
| 6   | Staples Credit Plan               | 01/07/15 | 9734   | Emergency # Magnets                  | 73.80     |
| 7   | Presto Print & Copy               | 01/07/15 | 9735   | Emergency # Cards                    | 65.00     |
| 8   | Ace Lock & Key Shop               | 01/07/15 | 9736   | Locks Re-keyed/Deadbolts             | 106.20    |
| 9   | U.S. Overall Cleaners             | 01/07/15 | 9737   | Uniform Rental / Cleaning            | 525.00    |
| 10  | Siegel's Hardware                 | 01/07/15 | 9738   | Ext. Cords / Stock                   | 213.78    |
| 11  | Aesfire, Llc                      | 01/07/15 | 9739   | Rennie PI Alarm Repair               | 674.62    |
| 12  | General Electric Company - Geecs  | 01/07/15 | 9740   | Fridge Repaired @ 7-F                | 130.00    |
| 13  | Verizon Wireless                  | 01/07/15 | 9741   | Phones                               | 424.47    |
| 14  | Atlantic Bingo Supply, Inc.       | 01/07/15 | 9742   | Bingo Board repaired                 | 100.00    |
| 15  | Just Window/Doors                 | 01/07/15 | 9743   | Caulk Windows @ all 3 projects       | 1,800.00  |
| 16  | Interstate Waste Services Of NJ   | 01/07/15 | 9744   | S/C Scavenger Service                | 842.55    |
| 17  | Verizon                           | 01/07/15 | 9745   | Phones                               | 30.33     |
| 18  | Millennium Mechanical, Llc        | 01/07/15 | 9746   | No heat in office                    | 445.00    |
| 19  | Ricciardi Brothers-Maplewood      | 01/07/15 | 9747   | Primer / Paint                       | 97.37     |
| 20  | Dor-Win Mfg.                      | 01/07/15 | 9748   | Windows Repaired                     | 380.00    |
| 21  | Garfield Lumber & Millworks, Inc. | 01/07/15 | 9749   | Drywall Screws / Stock               | 171.12    |
| 22  | Captain Auto Repair, Inc.         | 01/07/15 | 9750   | Oil Change & Door/lock/window repair | 533.95    |
| 23  | National Transfer Inc             | 01/07/15 | 9751   | Dump contents of 3-E                 | 40.00     |
| 24  | John's Service                    | 01/07/15 | 9752   | Oil Change - Buick                   | 26.75     |
| 25  | Holby Valve Company, Inc.         | 01/07/15 | 9753   | Thermostatic Mixing valves for DHW   | 760.61    |
| 26  | Wallington Plumbing & Heating     | 01/07/15 | 9754   | Toilet / Stock                       | 765.83    |
| 27  | Universal Electric Motor Services | 01/07/15 | 9755   | New Heat Pump - N main               | 1,185.00  |
| 28  | Thomson Reuters - West            | 01/07/15 | 9756   | NJ Stat Books                        | 614.18    |
| 29  | Anchor Pest Control               | 01/07/15 | 9757   | Monthly Extermination                | 275.00    |
| 30  | The Corner Nursery, Llc           | 01/07/15 | 9758   | Shovels / Wreaths                    | 656.00    |
| 31  | A & A Painting & Contracting Co.  | 01/07/15 | 9759   | Painting of S/C Doors / Units        | 17,440.00 |
| 32  | Swift Electrical Supply Company   | 01/07/15 | 9760   | Lights / Fan Switch / Stock          | 122.06    |
| 33  | Jersey Elevator Co., Inc.         | 01/07/15 | 9761   | Regular Elevator Service             | 162.90    |
| 34  | C & M Shade Corp.                 | 01/07/15 | 9762   | Shades for DVP                       | 2,254.52  |
| 35  | Ams Ties, Inc.                    | 01/07/15 | 9763   | Sec 8 Hap Checks                     | 90.00     |
| 36  | Academy Construction, Inc.        | 01/08/15 | 9764   | Door Replacement/N. Bldg - Massey    | 2,300.00  |
| 37  | Sgts . Maintenance, Llc           | 01/08/15 | 9765   | Office Cleaning                      | 880.00    |
| 38  | Noreika Service Station           | 01/08/15 | 9766   | PH Gas                               | 653.00    |
| 39  | W.B. Mason Co., Inc.              | 01/07/15 | 2579   | Office Supplies                      | 806.95    |
| 40  | 3g Software Technology, Inc.      | 01/07/15 | 2580   | Sec 8 Hap Check Processing           | 1,732.46  |
| 41  | Mazteck                           | 01/07/15 | 2581   | Annual Renewal of "LodiHA.org"       | 79.00     |
| 42  | Ams Ties, Inc.                    | 01/07/15 | 2582   | Sec 8 Backround Checks               | 40.00     |
| 43  | Noreika Service Station           | 01/08/15 | 2583   | Sec 8 Gas                            | 74.00     |
| 44  | NJ Div of Pensions & Benefits     | 01/14/15 | online | SHBP Premiums -- Active Employee     | 21,718.60 |
| 45  | NJ Div of Pensions & Benefits     | 01/14/15 | online | SHBP Premiums -- Retirees            | 5,859.75  |
| 46  |                                   |          |        |                                      |           |
| 47  |                                   |          |        |                                      |           |
| 48  |                                   |          |        |                                      |           |
| 49  |                                   |          |        |                                      |           |
| 50  |                                   |          |        |                                      |           |
| 51  |                                   |          |        |                                      |           |
| 52  |                                   |          |        |                                      |           |

**REPORT OF EXECUTIVE DIRECTOR:**

1. Approximate interest earned for November/December 2014 is **\$300.00±** for the new FYS 10/01/14 total of **\$612.00±**

**2. CONTRACT REPORT:**

| CONTRACT FOR:   |  | CONTRACT AWARDED TO:   |
|---|--|--|
| 1.  | Maintenance/Monitoring of Alarm/Call to Aid – Two-Year Contract<br>01/01/2015 thru 12/31/2016<br>\$1,200.00 per year | AES Fire, LLC<br>11 Melanie Lane, Unit #8<br>East Hanover, NJ 07936  |
| 2.  | Computer Maintenance/Service – Two-Year Contract<br>01/01/2015 thru 12/31/2016<br>\$75.00 per hour                   | Mazteck, Inc.<br>97 Grove Street<br>Waldwick, NJ 07463               |
| 3.  | Elevator Maintenance/Service – Two-Year Contract<br>01/01/2015 thru 12/31/2016<br>\$1,956.00/\$1,995.00              | Jersey Elevator Company, Inc.<br>657 Line Road<br>Aberdeen, NJ 07747 |
| <b>CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD</b> |  |  |

I HEREBY CERTIFY ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.

3. Motion Required by Board of Commissioners for this Contract Award due to fact it is over Executive Director's Threshold to Award:

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

To Award Two-Year Contract (January 2015 – December 2016) to

Millennium Mechanical, LLC  
PO Box 1020  
Little Falls, NJ 07424

for De Vries Park Boilers/Controls/AC Unit; North Main Street Boilers/Controls;  
Rennie Place Boilers/Controls/AC Unit

2015 Yearly Cost: \$11,289.80  
2016 Yearly Cost: 11,291.90  
Total 2-Year Cost: \$22,581.70

4. Email from LHA – NJPHA JIF (insurance fund) explaining surcharges of \$6,792.35± for excessive loss ration – see attached – **to be discussed**

**~ PERSONNEL & POSSIBLE LITIGATION  
– NEED MOTION TO GO INTO CLOSED SESSION ~**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

5. 

6. 

**~ MOTION TO END CLOSED SESSION &  
RETURN TO REGULAR ORDER OF BUSINESS ~**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

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

1. To date, there are 445 HCV/Section 8 Participants presently on the program
2. Follow-up letter to NJG&E (N. Miami Beach, FL) requesting refund of third-party supplier overcharges - \$4,827.52
3. FEMA Reimbursement – **any update?**
4. Emergency Key Access (lockbox) to be set up for De Vries Park Family Complex – **to be discussed**

**RESOLUTIONS:**

|                      |                          |
|----------------------|--------------------------|
| 3. Resolution #14-08 | <b>NONE AT THIS TIME</b> |
| 4. Resolution #14-   |                          |