

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE BOROUGH OF LODI

(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 and is being tape-recorded.

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

BIDS:

APPROVAL OF MINUTES: Regular Meeting – December 16, 2015

COMMUNICATIONS:

1. Rutgers Center for Government Services – certificate presented to Commissioner Gerald Woods for completion of NJ State Mandated PHAS & SEMAP training course
2. Electronic filing of 2015 Multiple Dwelling Reporting Rule (MDRR's) for all LHA Complexes on 01/08/16 (filing due date 1/31/16)

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 #15-19	Declaration of Emergency Expenditure – Repair of Underground Main Sewer Line at DVP Complex (Building #4)
2. Resolution #15-	
3. Resolution #15-	

REPORT OF COMMISSIONERS:

UNFINISHED BUSINESS:

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS:

CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS:

ADJOURNMENT:

REPORT OF ATTORNEY:

REFER TO **CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS**

- Christina Johanneman (Former Section 8 Participant)
- M. Rouf (Former Section 8 Participant)
- E. Ferrer (Former Section 8 Participant)
- E. Grecco (DVP)
- E. Stellato (DVP)
- Any Other Pending Litigation

January 21, 2016

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for January 2016 is total of **\$610.00±**

2. CONTRACT REPORT:

CONTRACT FOR:		CONTRACT AWARDED TO:
1.		
2.		
<p>CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD</p>		

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. Draft of Resident Survey "Smoke-Free Housing" still being prepared

4. OPRA Request (via email) received from Ryan Curioni and responded to by LHA as follows:

a. Executive Director's letter response forwarded with copy of audio CD

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

1. To date, there are 432 HCV/Section 8 Participants presently on the program
2. Update on Building #4 (DVP) – main sewer line partial collapse – Refer to Resolution #15-19
3. Inoperable alarm/call-to-aid system at North Main Street S/C Complex

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 #15-19	Declaration of Emergency Expenditure – Repair of Underground Main Sewer Line at DVP Complex (Building #4)
2. Resolution #15-	
3. Resolution #15-	

January 21, 2016

RESOLUTION NO. 15-19

Governing Body Recorded Vote – Members:

Aye Nay Abstain Absent

Commissioner V. Caruso
Commissioner P. Lynch
Commissioner R. Marra
Commissioner G. Woods
Commissioner A. Di Chiara
Commissioner D. Cody

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**DECLARATION OF EMERGENCY EXPENDITURE
EMERGENCY REPAIR OF UNDERGROUND MAIN SEWER LINE –
DE VRIES PARK FAMILY COMPLEX – BUILDING #4**

WHEREAS, on January 6, 2016, the underground main sewer line at Building #4, De Vries Park, required Lodi Housing Authority (LHA) to retain an outside contractor to remove and repair said piping; and

WHEREAS, in order to determine whether or not to remove, repair and replace the underground main sewer line, LHA retained the services of All American Sewer Service II, Inc., PO Box 605, Lodi, New Jersey to make such determination as to extent of emergency repairs (refer to attached memo and invoice related to work to be performed); and


WHEREAS, as Executive Director (refer to attached Emergency Certification by Supervisor of Maintenance and Deputy Executive Director), I hereby certified that the underground main sewer line, referenced above, created a threat to LHA's tenants' health, safety and welfare, and further declared an Emergency existed; and

NOW, THEREFORE BE IT RESOLVED, that said Emergency affected all the Authority's tenants' health, safety and welfare, as defined in NJSA 40A:11.6, and required immediate remediation.

BE IT FURTHER RESOLVED, all such related expenditures be classified as "Emergency Expenditures," and such related bills & payments are hereby authorized to be paid from any and all available funds either under the Authority and Public Housing Authority's Operating Program and/or Operating Reserves.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday January 21, 2016


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

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:

- **Ongoing:** C. Johanneman (Former Section 8 Participant)
- **Ongoing:** M. Rouf (Former Section 8 Participant)
- **Ongoing:** E. Grecco (DVP)
- **Ongoing:** E. Stellato (DVP)
- **New:** E. Ferrer (Former Section 8 Participant)

- **Any Other Pending Litigation or Personnel Matters to be Discussed?**
 - a. Personnel
 - b. Meeting/Closed Session, etc.