

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 – January 15, 2015

COMMUNICATIONS:

1. Board of Commissioners – Thank You for “Get Well Basket”
2. REAC Inspection of 01/12/15 – Reports & Results – apparently, LHA will receive a score of 99% - That’s Great! – Great Comeback by Maintenance Department
3. Section 8 SEMAP for FYE 09/30/14 – Score of 100% - designating LHA as **High Performer** – Congratulations to the Section 8 Personnel

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	Declaration of Snow Emergency by Governor Christie for 01/27/15 – still in typing
2. Resolution #14-09	Approval & Adoption of 2015 CFP Grant – NJ39P01150115 - \$224,208 – still in typing

REPORT OF COMMISSIONERS:

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS:

UNFINISHED BUSINESS:

ADJOURNMENT:

REPORT OF ATTORNEY:

1. NEED UPDATE:

- Executive Director needs Final Legal Advisory opinion pertaining to SHBP Employer/Employee Premium Plan Cost Payments
- **Eva Grecco (DVP #15D)** – Civil Action Complaint to collect cumulative delinquent rent, late fees, & legal fees of \$1,029.00 – see attached Summons
- **Rosa Garcia (DVP #9B)** – PAID IN FULL
- Executive Director’s request to render legal opinion pertaining to employees’ prescriptions – whether or not LHA has right to require employees to reveal as confidential in employees’ files
- LHA Counsel – submission of Auditor’s request pertaining to legal cases pending for FYE 09/30/14 – see attached
- Non-Payment of Rent – Eviction Notices & Related Balances as of 02/10/15 – Complaints may need to be amended to reflect current balances owed:
 - Shepstone (DVP #19C) - _____ – Court Date 02/19/15
 - Bonomo (DVP #17D) - _____ – Court Date 02/19/15
 - Owen-Ferguson (DVP #19D) - _____ – Court Date 02/19/15
 - Lisa Rocha (DVP #19A) - _____ – Court Date 02/19/15
 - Rosen (DVP #3F) - _____ ON HOLD – no Complaint file

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

Motion: _____
Seconded: _____

- See attached letter from Matthew DiMaria, Esq. regarding:
 - **Carol Benvenuto (DVP #8D)** –
- **Joanne & Michael (son) Zirpoli, Apt. #4C, De Vries Park:**
- **Dakota Johnson:**
- **Christina Johanneman (Former Section 8 Participant):**
- **M. Rouf (Former Section 8 Participant):**
- **Any Other Pending Litigation to be Discussed?**

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

Motion: _____
Seconded: _____

February 19, 2015

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

2. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- FEBRUARY 2015

PUBLIC HOUSING & SECTION 8

CHECK #	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
<u>1/4/15 thru 1/17/15 AND 1/18/15 thru 1/31/15</u>					
ARE HEREBY APPROVED					
1	Mazteck	01/22/15	9777	Cleaned office comp, retrieve HUD docs	536.00
2	Ricoh Usa, Inc. - Contract	01/22/15	9778	Copier Lease	453.74
3	Purchase Power	01/22/15	9779	Stamp Machine Postage	320.99
4	Peckar & Abramson	01/22/15	9780	Final Payment (LHA vs D'Aries)	116,118.35
5	Millennium Mechanical, Llc	01/22/15	9781	Multiple repairs	1,313.00
6	Sicilian Federation Of Nj	01/22/15	9782	Advertisement	200.00
7	Lodi Old Timers Little League	01/22/15	9783	2015 Sign Sponsorship Fee	100.00
8	Verizon	01/22/15	9784	Phones	267.49
9	Staples Credit Plan	01/22/15	9785	New office printer (FC)	144.99
10	All American Sewer Service Ii, Inc	01/22/15	9786	Bldg 7 sewer	1,000.00
11	Poland Springs Direct	01/22/15	9787	Office water, coffee, etc	202.47
12	Thomson Reuters - West	01/22/15	9788	NJ Statutes	307.09
13	3-D Communications	01/22/15	9789	Website maint for Feb 2015 - Feb 2016	1,260.00
14	Delta Dental Plan Of Nj	01/22/15	9790	Emp Benefits	866.36
15	Passaic Valley Water Commission	01/22/15	9791	Water - all projects	5,375.05
16	New Jersey Nahro	01/22/15	2586	Dues for 2015	175.00
17	John's Service	01/22/15	2587	Oil Change / Multiple	514.72
18	Delta Dental Plan Of Nj	01/22/15	2588	Emp Benefits	1,384.12
19	Cablevision	02/02/15	9792	Cable - DVP & Rennie	479.40
20	Ace Lock & Key Shop	02/02/15	9793	Deadbolts & keys	220.00
21	American Messaging	02/02/15	9794	Emergency Pager Service	34.51
22	Biochem Supply Llc	02/02/15	9795	Basement Deodorizers	530.00
23	John's Service	02/02/15	9796	New Battery (PFJ-45N)	119.14
24	Paulhus & Associates, Inc.	02/02/15	9797	50058 Processing Fees - PH	131.25
25	Treasurer - State Of New Jersey	02/02/15	9798	Boiler Renewal - Air Quality	410.00
26	Paulhus & Associates, Inc.	02/02/15	2589	50058 Processing Fees - S8	346.50
27	3g Software Technology, Inc.	02/02/15	2590	Hap Check / 1099's	2,960.30
28	Pizza Pasta	02/06/15	9799	Emer Snow Lunch (10 men)	120.25
29	U.S. Overall Cleaners	02/06/15	9800	Uniform Cleaning	270.00
30	Verizon	02/06/15	9801	Phones	30.48
31	The Corner Nursery, Llc	02/06/15	9802	Snow-Melt	840.00
32	Dor-Win Mfg.	02/06/15	9803	Glass Repair - DVP windows	902.00
33	Business Card	02/06/15	9804	St. Steel Kickplates	82.90
34	Chas. F. Connolly Dist Co. Inc.	02/06/15	9805	Zone Valves / Thermostats	640.26
35	Swift Electrical Supply Company	02/06/15	9806	Stock	122.06
36	Ricciardi Brothers-Maplewood	02/06/15	9807	Paint & Supplies	891.42
37	Adi	02/06/15	9808	Alarm System Batteries	220.79
38	Anchor Pest Control	02/06/15	9809	Monthly Extermination	275.00
39	Verizon Wireless	02/06/15	9810	Phone Chargers / Clips	89.95
40	Garfield Lumber & Millworks, Inc.	02/06/15	9811	Gloves / Boots	69.77
41	Noreika Service Station	02/06/15	9812	Gas	458.00
42	Ams Ties, Inc.	02/06/15	2591	Criminal Background Checks	40.00
43	W.B. Mason Co., Inc.	02/06/15	2592	Office Stock	197.66
44	Noreika Service Station	02/06/15	2593	Gas	58.00
45	Treasurer, State Of NJ	02/06/15	9813	Annual Inspection Fee	409.00
46	Ace Lock & Key Shop	02/06/15	9814	Deadbolt/Keys - Door repair	180.80
47	Jersey Elevator Co., Inc.	02/06/15	9815	Monthly Service Contract	162.90
48	Sgts . Maintenance, Llc	02/06/15	9816	Office Cleaning - January	880.00
49	Allied Building Products Corp.	02/06/15	9817	Voided Check - Replaced w/chk# 9824	-
50	Aesfire, Llc	02/06/15	9818	Rennie Fire Alarm System	5,885.00
51	Universal Electric Motor Services	02/06/15	9819	Boiler Pumps	657.25

MONTHLY BILLS AGENDA -- FEBRUARY 2015

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD <u>1/4/15 thru 1/17/15 AND 1/18/15 thru 1/31/15</u> ARE HEREBY APPROVED					
52	Interstate Waste Services Of NJ	02/06/15	9820	Monthly Waste - All Projects	842.55
53	Verizon Wireless	02/06/15	9821	Phones	437.65
54	Ricciardi Brothers-Maplewood	02/10/15	9822	Paint / Stock	82.71
55	PSE&G	02/10/15	9823	Utilities -- All Projects	33,131.14
56	Housing Authority / City Of Perth A	02/10/15	2594	Training - AR	835.00
57	S.H.B.P Health Benefits	02/12/15	online	Active (PH & S-8)	21,718.60
58	S.H.B.P Health Benefits	02/12/15	online	Retires (PH & S-8)	5,859.75
59	PERS	02/05/15	online	Employee Contrib (PH & S-8)	6,875.21
59	PSE&G	02/06/15	9825	Dusk to Dawn lights (late bill)	610.43
60	Allied Building Products Corp.	02/06/15	9824	Doors	763.34

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate interest earned to January 2015 is total of **\$647.00±**

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

3. Notice to Chief Vincent Quatrone – updating LHA’s Trespass List (see attached)
4. Response by Peckar & Abramson (Gerard Onorata, Esq.) to Auditor’s request pertaining to FYE 09/30/14 Audit
5. Notice of Denial to Request for Waiver of Late Fees – regarding Eva Grecco (see attached)

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

Motion: _____
Seconded: _____

**~ 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 448 HCV/Section 8 Participants presently on the program
2. Deputy Executive Director – wish to discuss the possibility of implementing direct deposit and/or pick-up by landlords of Housing Assistance Payment checks – see attached notice from Bergen County Housing – Projected Savings = \$_____

**MOTION TO GO INTO CLOSED SESSION TO DISCUSS
PERSONNEL & POSSIBLE LITIGATION WITH PSE&G, ETC.
PERTAINING TO**

Motion: _____
Seconded: _____

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

Motion: _____
Seconded: _____

RESOLUTIONS:

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