

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

BIDS:

APPROVAL OF MINUTES: Regular Meeting – April 21, 2016

ROLL CALL: Caruso ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Cody ___

COMMUNICATIONS:

1. Dept. of HUD execution of CFP 2016 Amendment to Grant NJ39P01150116 - \$233,358.00
2. OPRA Request of 05/02/16 from Ryan Curioni – responded to on 05/02/16

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 #15-38	Certifying Resolution – Commissioners Receipt of Corrected FYE 09/30/15 Independent Public Audit (IPA)
2. Resolution #15-39	Amendment to By-Laws – Article III Meetings
3. Resolution #15-40	Declaration of Emergency Expenditure – Emergency Repair – Underground Main Sewer Line – De Vries Park Family Complex – Building #7
4. Resolution #15-41	Approval of Stipend for Additional Work Duties (Effective 08/01/16)
5. Resolution #15-42	Designation of "The Record" as LHA's Newspaper of Record

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**

NEED UPDATE:

- **E. Grecco (PH Resident)**
- **J. Luterzo (PH Resident)**
- **Roshkin Properties, LLC (Section 8 Landlord)**
- **Tara & Glenn Bonomo (former PH Residents)**

NEW:

- **Any Other Pending Litigation/Personnel Matters to be Discussed**

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

1. Presently checking on residence of S/C Tenant – to be discussed

MONTHLY BILLS AGENDA -- MAY 2016

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
04/24/16 - 05/07/16 THRU 05/08/16 - 05/21/16					
ARE HEREBY APPROVED					
1	NJ Motor Vehicle Commission	5/1/16	10574	Ford Registration Renewal	\$ 151.00
2	Ace Lock & Key Shop	5/1/16	10575	Office Lock Changes	\$ 671.35
3	U.S. Overall Cleaners	5/1/16	10576	April Uniform Cleaning	\$ 330.00
4	Cablevision	5/1/16	10577	Phones	\$ 489.88
5	Anchor Pest Control	5/1/16	10578	Monthly Service for DVP	\$ 275.00
6	Purchase Power	5/1/16	10579	Stamp Machine	\$ 320.99
7	American Messaging	5/1/16	10580	Pager Service	\$ 22.01
8	Jersey Elevator Co, Inc.	5/1/16	10581	Elevation Maintenance	\$ 162.90
9	Lodi Fire Department	5/1/16	10582	Donation	\$ 300.00
10	Annie Moore	5/1/16	1409	Security Refund	\$ 281.43
11	Paulhus & Associates, Inc.	5/1/16	10583	PH April 50058 Processing	\$ 126.00
12	Paulhus & Associates, Inc.	5/1/16	2793	S8 April 50058 Processing	\$ 451.50
13	NJ Division of Pensions and Benefits	4/28/16	Online	PH Active Employee	\$ 16,452.04
14	NJ Division of Pensions and Benefits	4/28/16	Online	S8 Active Employee	\$ 8,696.95
15	NJ Division of Pensions and Benefits	4/28/16	Online	PH Retired Employee	\$ 2,161.81
16	NJ Division of Pensions and Benefits	4/28/16	Online	S8 Retired Employee	\$ 3,783.17
17	Noreika Service Station	5/9/16	10584	April 2016 Fuel	\$ 179.00
18	Riccardi Brothers	5/9/16	10585	Paint Supplies	\$ 431.67
19	Siegel's Hardware	5/9/16	10586	Hardware Materials	\$ 123.91
20	Verizon	5/9/16	10587	Phones	\$ 31.88
21	Verizon Wireless	5/9/16	10588	Cell Phones	\$ 465.89
22	Wilmar	5/9/16	10589	Maint. Supplies	\$ 408.98
23	Garfield Lumbar & Millworks, Inc.	5/9/16	10590	Lumbar Materials	\$ 78.89
24	VOID	5/9/16	10591	VOID	VOID
25	Interstate Waste Services	5/9/16	10592	May 2016 Trash Service	\$ 842.55
26	Complete Saw & Garden	5/9/16	10593	Mower & Edger Repair	\$ 436.95
27	Rob's Automotive	5/9/16	10594	Tractor Repair	\$ 852.97
28	3G Software Technology, Inc.	5/9/16	2794	May 2016 Check Processing	\$ 1,329.02
29	Mazteck	5/9/16	2795	Email/Domain Name Hosting Cost	\$ 198.88
30	W.B. Mason	5/9/16	2796	Office Supplies	\$ 278.42
31	Carol A. Ferrara	5/9/16	10595	Emp. Benefits Eye Glass Reim.	\$ 350.00
32	NJ Motor Vehicle Commission	5/13/16	10596	Gary's Vehicle Reg.	\$ 71.50
33	Presto Print & Copy	5/13/16	10597	Envelopes & Pads	\$ 415.50
34	North Jersey Media Group	5/13/16	10598	The Record Article	\$ 58.07
35	Direct Supplies Warehouse	5/13/16	10599	Blinds Massey St.	\$ 128.46
36	SGTS Maintenance, LLC.	5/13/16	10600	April 2016 Office Cleaning	\$ 880.00
37	Anchor Pest Control	5/13/16	10601	Rennie #21 Extermination	\$ 375.00
38	AMS Ties	5/13/16	10602	PH Background Checks	\$ 60.00
39	AMS Ties	5/13/16	2797	S8 Background Checks	\$ 67.50
40	Paulhus & Associates, Inc.	5/13/16	10603	PH April 50058 Processing	\$ 105.00
41	Paulhus & Associates, Inc.	5/13/16	2798	S8 April 50058 Processing	\$ 152.25
42	Barbara Stivalo	5/13/16	1410	Security Refund	\$ 100.03
43	PSE&G	5/17/16	10604	Utilities	16,759.90
44	Sears Commercial One	5/17/16	10605	Stove Top/Grates M #31	\$ 338.53
45	Direct Supplies Warehouse	5/17/16	10606	Lightbulbs	\$ 131.40
46	Jay Bee Flooring, LLC	5/17/16	10607	Floor Repair Rennie #38	\$ 480.00
47	Wilmar	5/17/16	10608	Lightbulbs/Bait	\$ 208.05
48	W.B. Mason	5/17/16	10609	Office Supplies	\$ 446.00
49	Ricoh USA Inc.	5/17/16	10610	Service Contract	\$ 453.74

50	Verizon	5/17/16	10611	Phones	\$ 274.28
51	Passaic Valley Water Commission	5/17/16	10612	Water	\$ 5,290.09
52	Delta Dental	5/17/16	Online	PH Employee Dental	\$ 1,434.32
53	Delta Dental	5/17/16	Online	S8 Employee Dental	\$ 870.76

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for FY to date is total of **\$1,120.00±**

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. **Ongoing:** Mayor and Council approved (via ordinance) vertical parking on south side of Lawrence Avenue
4. Smoke-Free Policy – update will be given
5. Amended FYE 09/30/15 Audit – to be explained



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

1. To date, there are 454 HCV/Section 8 Participants presently on the program
2. Engineering quotes received for repair/replacement of fire alarm/CCTV systems
3. Pre-REAC Inspections – 1st Phase completed for De Vries Park/Admin buildings – to be discussed

RESOLUTIONS:

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ROLL CALL: Caruso ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Cody ___

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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