

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: Reorganization/Annual Meeting – May 26, 2016
 Regular Meeting – May 26, 2016

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

COMMUNICATIONS:

1. Re-Scoring by REAC – as a result of LHA's Resubmission of FYE 09/30/15 IPA to reflect pension liability (as required by NJ State GASB Notice #68)
2. BCCD Notice & Grant Award of \$137,000 – Removal/Replacement of DVP Boilers

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 #15-43 | Authorizing Late Operating Budget Submission FY 2016 – As Required by NJDCA – due to PFS Formula Figures not Available by HUD |
| 2. Resolution #15-44 | Engineering Design & Inspection of DVP Replacement of Boilers – Funded by BCCD - \$8,800 Award to R & R Design Consultants, LLC, Hasbrouck Heights, NJ |
| 3. Resolution #15-45 | PH/S-8 Consulting Contract – One-Year Contract Awarded to CJI Associates, New City, NY - \$92,700.00 |
| 4. Resolution #15-46 | PHA Certifications of Compliance with PHA Plan and Related Regulations (including Required Civil Rights Certifications) – FYS 10/01/16 |
| 5. Resolution #15-47 | Emergency Repair of DVP Garage Room/Skylight by American Construction, Cliffside Park, NJ - \$1,800.00 |
| 6. Resolution #15- | |

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)**

NEW:

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

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- JUNE 2016

PUBLIC HOUSING & SECTION 8

| | CHECK PAYABLE TO | DATE | CHK # | EXPLANATION | AMOUNT |
|---|--------------------------------------|---------|--------|-------------------------------------|--------------|
| DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD | | | | | |
| 05/22/16 - 06/05/16 THRU 06/06/16 - 06/19/16 | | | | | |
| ARE HEREBY APPROVED | | | | | |
| 1 | Complete Saw & Garden | 6/8/16 | 10624 | Maint. Supplies | \$ 76.00 |
| 2 | Cablevision | 6/8/16 | 10625 | TV/Internet/Phones | \$ 488.48 |
| 3 | Acuity Specialty Products, Inc. | 6/8/16 | 10626 | Supplies | \$ 1,718.83 |
| 4 | Verizon | 6/8/16 | 10627 | Phones | \$ 31.90 |
| 5 | American Messaging | 6/8/16 | 10628 | Pagers | \$ 37.61 |
| 6 | Presto Print & Copy | 6/8/16 | 10629 | Work Order Forms | \$ 252.87 |
| 7 | U.S. Overall Cleaners | 6/8/16 | 10630 | Monthly Uniform Cleaning | \$ 330.00 |
| 8 | Siegal's Hardware | 6/8/16 | 10631 | Maint. Supplies | \$ 233.24 |
| 9 | Jersey Elevator Co, Inc. | 6/8/16 | 10632 | Elevator Maintenance | \$ 162.90 |
| 10 | Pitney Bowes Global Financial | 6/8/16 | 10633 | Stamp Machine Lease | \$ 301.14 |
| 11 | Wilmar | 6/8/16 | 10634 | Sink/Tub Supplies | \$ 202.34 |
| 12 | Swift Electrical Supply Company | 6/8/16 | 10635 | Bulbs | \$ 270.91 |
| 13 | Interstate Waste Services | 6/8/16 | 10636 | Monthly Trash Services | \$ 842.55 |
| 14 | Dor-Win Manufacturing | 6/8/16 | 10637 | Window Repair | \$ 1,003.00 |
| 15 | Verizon Wireless | 6/8/16 | 10638 | Cell Phones | \$ 379.14 |
| 16 | AMSties | 6/8/16 | 10639 | PH Background Checks | \$ 60.00 |
| 17 | SGTS Maintenance, LLC | 6/8/16 | 2804 | Office Cleaning May 2016 | \$ 880.00 |
| 18 | 3G Software Technology, Inc. | 6/8/16 | 2805 | S8 Check Processing May 2016 | \$ 1,326.67 |
| 19 | Complete Saw & Garden | 6/15/16 | 10640 | Hedge Trimmer | \$ 333.00 |
| 20 | Verizon | 6/15/16 | 10641 | Phones | \$ 274.28 |
| 21 | Wilmar | 6/15/16 | 10642 | Kitchen, Shower, Toilet Parts | \$ 485.07 |
| 22 | BioChem Supply | 6/15/16 | 10643 | Basement Deodorizers | \$ 435.00 |
| 23 | Direct Supplies Warehouse | 6/15/16 | 10644 | Rangehoods | \$ 272.10 |
| 24 | North Jersey Media Group | 6/15/16 | 10645 | Public Notices | \$ 203.10 |
| 25 | GE Appliances | 6/15/16 | 10646 | Refrigerator Repair, Seals & Covers | \$ 653.09 |
| 26 | Anchor Pest Control | 6/15/16 | 10647 | Treatment Rennie #14 & #22 | \$ 550.00 |
| 27 | JDM Associates, Inc. | 6/15/16 | 10648 | Maint. Summer Shirts | \$ 206.00 |
| 28 | Sears Commercial One | 6/15/16 | 10649 | Stovetop & Refrig. Seals & Gaskets | \$ 400.55 |
| 29 | Paulhus & Associates, Inc. | 6/15/16 | 10650 | PH May 2016 50058 Proc. | \$ 136.50 |
| 30 | Paulhus & Associates, Inc. | 6/15/16 | 2806 | S8 May 2016 50058 Proc. | \$ 304.50 |
| 31 | W.B. Mason Co. | 6/15/16 | 2807 | Office Supplies | \$ 724.59 |
| 32 | Delta Dental | 6/9/16 | Online | PH Employee Dental | \$ 1,434.32 |
| 33 | Delta Dental | 6/9/16 | Online | S8 Employee Dental | \$ 870.76 |
| 34 | NJ Division of Pensions and Benefits | 6/9/16 | Online | PH Active Employee | \$ 13,228.53 |
| 35 | NJ Division of Pensions and Benefits | 6/9/16 | Online | S8 Active Employee | \$ 8,696.95 |
| 36 | NJ Division of Pensions and Benefits | 6/15/16 | Online | PH Retired Employee | \$ 4,960.25 |
| 37 | NJ Division of Pensions and Benefits | 6/15/16 | Online | S8 Retired Employee | \$ 3,783.17 |

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for FY to date is total of **\$1,150.00±**

2. CONTRACT REPORT:

| CONTRACT FOR: | | CONTRACT AWARDED TO: |
|---|---|---|
| 1. | TWO-YEAR CONTRACT AWARD FOR PEST CONTROL/EXTERMINATING SERVICES AT ALL LHA COMPLEXES (220 UNITS) GENERAL SERVICE – \$520 MONTHLY BEDBUG TREATMENT – \$120 PER APPLICATION BOMBING/FOGGING – \$225/\$325 (1 ST YEAR/2 ND YEAR) CARPENTER/SUGAR ANTS – \$500 (PRIOR TO SEASON) CARPENTER/SUGAR ANTS – \$70 PER APT/\$290 PER BLDG (AS NEEDED) | BUGGIN' OUT, LLC 159 CORABELLE AVENUE LODI, NJ 07644 JOSEPH CATANIA, OWNER |
| 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. **Ongoing:** Smoke-Free Policy – Survey Distributed
5. Notice to all Residents – **Window A/Cs Not Allowed to be Installed in A/C Sleeves**
6. Notice to all Residents – Summer Hours effective 06/06/16 thru 09/02/16

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

1. To date, there are 452 HCV/Section 8 Participants presently on the program
2. Engineering Quotes (2nd set) received for repair/replacement of DVP boilers – refer to Res. #15-44
3. Pre-REAC Inspections – awaiting final report of 2nd Phase Inspections @ S/C Complexes scheduled for 06/17/16 – 06/20/16 – to be discussed

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 #15-43 | Authorizing Late Operating Budget Submission FY 2016 – As Required by NJDCA – due to PFS Formula Figures not Available by HUD |
| 2. Resolution #15-44 | Engineering Design & Inspection of DVP Replacement of Boilers – Funded by BCCD - \$8,800 Award to R & R Design Consultants, LLC, Hasbrouck Heights, NJ |
| 3. Resolution #15-45 | PH/S-8 Consulting Contract – One-Year Contract Awarded to CJI Associates, New City, NY - \$92,700.00 |
| 4. Resolution #15-46 | PHA Certifications of Compliance with PHA Plan and Related Regulations (including Required Civil Rights Certifications) – FYS 10/01/16 |
| 5. Resolution #15-47 | Emergency Repair of DVP Garage Room/Skylight by American Construction, Cliffside Park, NJ - \$1,800.00 |
| 6. Resolution #15- | |

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:

- **E. Grecco (PH Resident)**
- **J. Luterzo (PH Resident)**
- **Roshkin Properties, LLC (Section 8 Landlord)**

NEW:

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