

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: Reorganization Meeting – May 21, 2015
 Regular Meeting – May 21, 2015

COMMUNICATIONS:

1. Appointment of Daniel J. Cody as Commissioner to LHA for 5-Year Term (06/10/15 – 06/10/20) – **CONGRATULATIONS!**
2. Executive Director's email to Bergen County Board of Social Services – confirming LHA's application process is suspended (TRA) – **to be discussed**

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 #14-21	Memorializing Appointment of Daniel J. Cody as Chairman effective July 1, 2015
2. Resolution #14-22	Memorializing Appointment of Albert Di Chiara as Vice Chairman effective July 1, 2015
3. Resolution #14-23	PHA Certifications of Compliance with PHA Plans and Related Regulations (form HUD-50077)
4. Resolution #14-24	Civil Rights Certification for PHA Plan (form HUD-50077-CR)
5. Resolution #14-25	Declaration of Emergency Expenditure – Repair of 2.5" Water Line in Ceiling of Boiler Room at Massey/Rennie Senior Citizen Complexes
6. Resolution #14-26	Authorization of Expenditure for Termite Treatment at De Vries Park Family Complex – Buildings #7 & #20

REPORT OF COMMISSIONERS:

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS:

UNFINISHED BUSINESS:

ADJOURNMENT:

REPORT OF ATTORNEY:

- 1. Response to Elizabeth Stellato (DVP #13D) – regarding her son, Michael Stellato
- 2. Senior Citizen Resident, Emma Garnto (NM #18) – request for hearing
- 3. Review for revised statement for Closed Meetings

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

Motion: _____
Seconded: _____

- Ongoing – Eva Grecco (DVP #15D) – [REDACTED]
- Ongoing – Christina Johanneman (Former Section 8 Participant) [REDACTED]
- Ongoing – M. Rouf (Former Section 8 Participant) – [REDACTED]
- Ongoing – Defiant Trespasser, Dakota Johnson – [REDACTED]
- New – R. Sauls/E. Vanderstine – [REDACTED]
- Sophia Fava (DVP #16A) – Possible Abandonment of Dwelling Unit
[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 -- JUNE 2015

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
5/24/15 - 6/6/15 thru 6/7/15 - 6/20/15					
ARE HEREBY APPROVED					
1	Joan Mastrofilipo	06/01/15	9998	Medicare Part B (Apr, May, June)	\$ 314.70
2	James Sedita	06/01/15	9999	Medicare Part B (Apr, May, June)	\$ 314.70
3	Ida Pless	06/01/15	2643	Medicare Part B (Apr, May, June)	\$ 314.70
4	Lorraine E. Haskoor	06/01/15	2644	Medicare Part B (Apr, May, June)	\$ 314.70
5	Carolyn B. Capabianca	06/01/15	2645	Medicare Part B (Apr, May, June)	\$ 314.70
6	Saverio Saulino	06/01/15	2646	Medicare Part B (Apr, May, June)	\$ 314.70
7	American Messaging	06/01/15	10000	Emergency Pager Service	\$ 37.59
8	Purchase Power	06/01/15	10001	Postage	\$ 641.98
9	Swift Electrical Supply Compan	06/01/15	10002	20 AMP GFCI's	\$ 238.82
10	Dor-Win Mfg.	06/01/15	10003	Windows repaired / Screens made	\$ 846.00
11	Wilmar	06/01/15	10004	Stock	\$ 473.62
12	Cablevision	06/01/15	10005	Cable (DVP & Rennie)	\$ 479.40
13	Lodi Fire Department Ways & M	06/01/15	10006	2015 Fire Dept Donation	\$ 300.00
14	Adi	06/01/15	10007	DVP Smoke Alarms	\$ 202.50
15	Millennium Mechanical, Llc	06/01/15	10008	Check A/C timer in office	\$ 700.60
16	Siegel'S Hardware	06/01/15	10009	Items to clean DVP gutters	\$ 52.13
17	W.B. Mason Co., Inc.	06/01/15	2647	VOIDED 6/19/15	\$ -
18	Hildegard Mahady	05/06/15	10010	Tenant Assoc Exp (replaces # 9957)	\$ 168.82
19	U.S. Overall Cleaners	06/02/15	10011	Maintenance Uniforms	\$ 510.00
20	Business Card	06/02/15	10012	Bookcase for Rennie PI	\$ 426.00
21	Home Depot Credit Service	06/02/15	10013	Floor tile / Stock	\$ 245.42
22	Verizon Wireless	06/02/15	10014	Phones	\$ 427.05
23	Dor-Win Mfg.	06/02/15	10015	Windows Repaired	\$ 732.00
24	Anchor Pest Control	06/02/15	10016	Monthly Service (DVP)	\$ 275.00
25	All American Sewer Service li, l	06/02/15	10017	Jet 4" Sewer on N. Main	\$ 800.00
26	Jersey Elevator Co., Inc.	06/02/15	10018	Elevator Maintenance	\$ 162.90
27	The Corner Nursery Landscape	06/02/15	10019	Start Lawn Sprinklers (3 projects)	\$ 510.00
28	3G Software Technology, Inc.	06/02/15	2648	HAP Check Processing	\$ 1,727.56
29	Thomas Amorasano (Grace)	06/02/15	1398	Security Deposit Return	\$ 105.83
30	Ace Lock & Key Shop	06/04/15	10020	DVP Locks - New & Re-key	\$ 313.39
31	Ricciardi Brothers-Maplewood	06/04/15	10021	Paint / Stock	\$ 94.72
32	Ams Ties, Inc.	06/04/15	10022	New Emp Background Checks	\$ 30.00
33	Acuity Specialty Products, Inc.	06/04/15	10023	Cleaning Supplies (Maint)	\$ 2,281.79
34	Wilmar	06/04/15	10024	Light Bulbs (DVP)	\$ 232.56
35	The Corner Nursery, Llc	06/04/15	10025	Rose Bushes / Stock	\$ 174.00
36	Noreika Service Station	06/04/15	10026	PH Fuel	\$ 537.00
37	Noreika Service Station	06/04/15	2649	S8 Fuel	\$ 117.00
38	Employee Contrib to PERS	06/02/15	online	Public Housing	\$ 7,448.23
39	S.H.B.P Health Benefits	06/12/15	online	Section 8	\$ 5,429.64
40	S.H.B.P Health Benefits	06/12/15	online	Public Housing	\$ 16,288.96
41	S.H.B.P Health Benefits (Retire	06/12/15	online	Section 8	\$ 3,094.44
42	S.H.B.P Health Benefits (Retire	06/12/15	online	Public Housing	\$ 2,765.31
43	NJ Motor Vehicle Commission	06/16/15	10027	Maint Registration Renewel XA593F	\$ 280.50
44	Wallace Nowosielecki	06/16/15	10028	PH Acct Retainer (June)	\$ 1,166.66
45	Ricoh Usa, Inc. - Contract	06/16/15	10029	Copier Contract	\$ 476.43
46	Verizon	06/16/15	10030	Phones	\$ 267.60
47	Interstate Waste Services Of Ne	06/16/15	10031	S/C Scavenger Service	\$ 842.55
48	Garfield Lumber & Millworks, In	06/16/15	10032	Stock	\$ 212.07
49	Verizon	06/18/15	10033	Phones	\$ 30.49
50	Wilmar	06/18/15	10034	Light Bulbs / Stock	\$ 110.92
51	Jewel Electric Supply Co.	06/18/15	10035	Ballasts	\$ 133.92
52	Dor-Win Mfg.	06/18/15	10036	Windows repaired (14)	\$ 1,152.00
53	Sears Commercial One	06/18/15	10037	Stove top (4-D)	\$ 118.13
54	Jay Bee Flooring, Llc	06/18/15	10038	Floors Refinish Apt 7-C & 7-D	\$ 3,449.00

MONTHLY BILLS AGENDA -- JUNE 2015

PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD 5/24/15 - 6/6/15 thru 6/7/15 - 6/20/15 ARE HEREBY APPROVED				
55 Aesfire, Llc	06/18/15	10039	Alarms Repaired (DVP)	\$ 1,940.00
56 Aa Chem-Dry Of North Jersey	06/18/15	10040	Carpet Stretched (17-R)	\$ 160.00
57 Pitney Bowes	06/18/15	10041	Stamp Machine Lease	\$ 301.14
58 Sgts . Maintenance, Llc	06/18/15	10042	Office Cleaning (May)	\$ 880.00
59 John Reid Plimbing & Heating,	06/18/15	10043	Emer Water Main Repair (Massey)	\$ 3,100.00
60 John's Service	06/18/15	10044	Yukon repairs for Insp	\$ 206.49
61 Jdm Associates, Inc.	06/18/15	10045	Tshirts (summer employees)	\$ 156.00
62 Biochem Supply Llc	06/18/15	10046	Disinfectants	\$ 300.00
63 Wallington Plumbing & Heating	06/18/15	10047	Plumbing faucets / Stock	\$ 832.00
64 Millennium Mechanical, LLC	06/18/15	10048	Qrtly Contract	\$ 3,240.00
65 Wallace Nowosielecki	06/18/15	10049	Travel <i>TO TRAINING</i>	\$ 220.47
66 Wallace Nowosielecki	06/18/15	2650	S8 Acct Retainer (June)	\$ 1,166.66

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned to June 2015 is total of **\$1,150.00±**

2. CONTRACT REPORT:

CONTRACT FOR:		CONTRACT AWARDED TO:
1.	INDEPENDENT PUBLIC AUDIT (IPA) FYE 09/30/15 PROFESSIONAL SERVICES CONTRACT	FRANCIS McCONNELL, CPA 6225 RISING SUN AVENUE PHILADELPHIA, PA 19111 ONE-YEAR \$8,400.00
2.	CCTV DESIGN REPLACEMENT FOR ALL COMPLEXES PROFESSIONAL SERVICES CONTRACT	R&R DESIGN CONSULTANTS, LLC 108 ROOSEVELT AVENUE HASBROUCK HEIGHTS, NJ 07604 \$1,500.00
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. Correspondence mailed 05/22/15 to Eva Grecco (DVP #15D)

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

Motion: _____
Seconded: _____

4. Personnel – PH & Section 8 Budgets – FY 10/01/15 thru 09/30/16

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

Motion: _____
Seconded: _____

5. Motion to Adjourn July & August 2015 Regular Meetings and authorize Executive Director to pay all related bills and report paid bills at September 2015 Regular Meeting and Executive Director is further authorized to schedule meeting, as deemed necessary, during July/August 2015

Motion: _____
Seconded: _____

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

1. To date, there are 443 HCV/Section 8 Participants presently on the program
2. Deputy Executive Director – update on the possibility of implementing direct deposit and/or pick-up by landlords of Housing Assistance Payment checks

443

443

443

RESOLUTIONS:

1. Resolution #14-21	Memorializing Appointment of Daniel J. Cody as Chairman effective July 1, 2015
2. Resolution #14-22	Memorializing Appointment of Albert Di Chiara as Vice Chairman effective July 1, 2015
3. Resolution #14-23	PHA Certifications of Compliance with PHA Plans and Related Regulations (form HUD-50077)
4. Resolution #14-24	Civil Rights Certification for PHA Plan (form HUD-50077-CR)
5. Resolution #14-25	Declaration of Emergency Expenditure – Repair of 2.5” Water Line in Ceiling of Boiler Room at Massey/Rennie Senior Citizen Complexes
6. Resolution #14-26	Authorization of Expenditure for Termite Treatment at De Vries Park Family Complex – Buildings #7 & #20

RESOLUTION NO. 14-21

Governing Body Recorded Vote – Members:

Aye Nay Abstain Absent

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**MEMORIALIZING APPOINTMENT OF
DANIEL J. CODY AS CHAIRMAN
EFFECTIVE JULY 1, 2015**

WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners, on May 21, 2015, at its Reorganization Meeting, voted unanimously to elect Daniel J. Cody as Chairman.

NOW, THEREFORE, BE IT RESOLVED, effective July 1, 2015, Daniel J. Cody is hereby recognized as Chairman of Lodi Housing Authority's Board of Commissioners.

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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 14-22

Governing Body Recorded Vote – Members:

	<u>Ave</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody				
Commissioner A. Di Chiara				
Commissioner P. Lynch				
Commissioner A. Riley				
Commissioner G. Woods				
Commissioner V. Caruso				
Commissioner R. Marra				

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**MEMORIALIZING APPOINTMENT OF
ALBERT DI CHIARA AS VICE CHAIRMAN
EFFECTIVE JULY 1, 2015**

WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners, on May 21, 2015, at its Reorganization Meeting, voted unanimously to elect Albert Di Chiara as Vice Chairman.

NOW, THEREFORE, BE IT RESOLVED, effective July 1, 2015, Albert Di Chiara is hereby recognized as Vice Chairman of Lodi Housing Authority’s Board of Commissioners.

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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION #14-23

Governing Body Recorded Vote – Members:

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

Aye Nay Abstain Absent

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
--	--

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 10/1/15, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

LODI HOUSING AUTHORITY
PHA Name

NJ011
PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

____ Annual PHA Plan for Fiscal Years 2015 - 2016

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
<u>THOMAS DE SOMMA</u>	<u>EXECUTIVE DIRECTOR</u>
Signature	Date

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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION #14-24

Governing Body Recorded Vote – Members:

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

Aye Nay Abstain Absent

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

Civil Rights Certification	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
-----------------------------------	--

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

LODI HOUSING AUTHORITY

NJ011

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official <p style="text-align: center;">ROBERT MARRA</p>	Title CHAIRMAN, LHA BOARD OF COMMISSIONERS
Signature	Date

form HUD-50077-CR (1/2009)
 OMB Approval No. 2577-0226

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:

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 14-25

Governing Body Recorded Vote – Members:

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

Aye Nay Abstain Absent

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

DECLARATION OF EMERGENCY EXPENDITURE
EMERGENCY REPAIR OF 2.5” WATER LINE IN CEILING OF BOILER
ROOM AT MASSEY/RENNIE S/C COMPLEX

WHEREAS, on May 26, 2015, a 2.5” water line break/leak in ceiling at the Massey Street/Rennie Place boiler room required Lodi Housing Authority (LHA) to retain an outside contractor to remove and repair said piping; and

WHEREAS, LHA, in order to remove, repair and replace the 2.5” water line to boiler piping (referenced above), retained the services of John Reid Plumbing & Heating, LLC, 151 Jay Avenue, Lyndhurst, New Jersey to make such emergency repairs (refer to attached memo/photos of work performed); and

WHEREAS, as Executive Director (refer to Deputy Executive Director's attached Emergency Certification), I hereby certified that the 2.5” boiler water line piping 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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI HOUSING AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue, Lodi, New Jersey 07644

THOMAS DeSOMMA
Executive Director/ Secretary Treasurer
973-470-3650 – Fax 973-778-1429

MAY 26, 2015

MASSEY/RENNIE BOILER ROOM – 2.5” WATER PIPING EMERGENCY DECLARATION

On or about May 26, 2015, Gary Luna, Deputy Executive Director, while inspecting the boilers at the Massey/Rennie Complexes, noticed a 2.5” overhead water leak and immediately reported it to me. Upon arrival at the Massey/Rennie Complexes, I observed the 2.5” overhead water pipe leak.

Consequently, due to the fact that LHA's Maintenance Department does not have the related repair equipment, it was necessary to immediately call an outside company, John Reid Plumbing & Heating, LLC (see attached price quote and photos).

As Deputy Executive Director, it is my opinion that such Emergency Conditions created a hazardous condition to the health, safety, and welfare of the tenants and employees of the Authority.

I hereby certify that any such **repair** and related expenditures be classified as “Emergency Repair Expenditures” and fall within NJSA 40A:11-6.

GARY LUNA, DEPUTY EXECUTIVE DIRECTOR

DATE



LODI HOUSING AUTHORITY A H.U.D. SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Ave, De Vries Park, Lodi, New Jersey 07644-3256

Employee Cost Solicitation Fiscal Year 10/01/14 to 09/30/15

This "Employee Cost Solicitation" form is **required** to purchase item(s) not previously authorized; and **such item(s)** are necessary to the Authority's Operation.

Completion of this form is required for those item(s) **either** at time of purchase, **exceed \$750.00 and/or** by cumulative purchase of item(s) **exceed \$3,900.00**, within the Authority's Fiscal Year (as per above).

Dept. Head/Supervisor are responsible for maintaining cumulative Fiscal Year Totals and compliance with \$\$ Thresholds reflected above and within the "In-House Procurement Procedures as set forth.

When comparative quotes are required, they can be obtained by phone, catalog, in person (example: such as shopping at Home Depot, etc.).

Item(s) to be purchased: Repair Leaks in Massy St
Boiler Room

Vendor: John Reed Plumbing Price Quote Received: \$ 3,100.-
Lyndhurst N.J. Quote Received by: telephone, e-mail,
801-438-7898 catalog, in person, internet source (circle one)

Vendor: All American Price Quote Received: \$ 4,250.-
Lodi N.J. Quote Received by: telephone, e-mail,
973-773-9001 catalog, in person, internet source (circle one)

Vendor: Millennium Price Quote Received: \$ 4,646.-
Little Falls N.J. Quote Received by: telephone, e-mail,
973-812-4422 catalog, in person, internet source (circle one)

Purchase being made from: John Reed.
Vendor Name

Reason for Purchase (circle one) Lowest Price Quality - Best Delivery - Service -
Only Source - Other (explain): Emergency Water Line Repair.

[Signature] 5-26-15
Employee Signature Date

[Signature] 5-26-15
Signature of Executive Director Date
(designee) or Department Head

John Reid Plumbing & Heating LLC

151 Jay Avenue
 Lyndhurst, NJ 07071
 (201)438-7898
 NJ State Lic.#8600

Estimate

Date	Estimate #
5/19/2015	623

Name / Address
Lodi Housing Authority 50 Brookside Avenue Lodi, NJ 07644

Project

Description	Qty	Cost	Total
MASSY AVENUE Cut out leak 2 1/2" water line. Takeout piping that is going to old filter system and repipe 2 1/2" line. Install new 2 1/2" ball valve. Run new 1" line to existing 1" line coming off 2 1/2" line. Take out 2 shark bit coupling that are leaking on 1" line. Repair 3/4" pipe which has a saddle on it coming off 1" line. Labor and Materials Sales Tax		3,100.00 0.00%	3,100.00T 0.00
Thank you for the opportunity to quote your job. Any questions, don't hesitate to contact us.		Total	\$3,100.00

Customer Signature _____

MILLENNIUM MECHANICAL, LLC

P. O. BOX 1020
Little Falls, New Jersey, 07424
PHONE 973-812-4422
FAX 973-812-6522

May 12, 2015

Lodi Housing Authority
50 Brookside Avenue
Lodi, NJ 07644

ATTN: Mr. Jeff Luna

REF: 15 Massey Street

Gentleman:

During a recent service call we found that the 2 1/2 inch cold water line is leaking and needs to be replaced. **The total cost for this work will be \$4,646.00.**

If there is any additional information that you require please call.
Very truly yours,

Millennium Mechanical
Brian Buniewski





All American Sewer Service II, Inc.
 PO Box 605
 Lodi, NJ 07644
 (973) 773-9001
 Fax: (973) 773-9075

Estimate

Date	Estimate #
5/21/2015	4697

License # 11057
 Fully Insured & Bonded

Fed ID #
22-3768277

Name / Address
Lodi Housing Authority 50 Brookside Ave De Vries Park Lodi, NJ 07644 Attn: Jeff Luna

P.O. No.	Terms	Rep	Account #
	Net 30	RS	9734703652

Description	Total
JOB SITE: 15 Massey St, Lodi, NJ We hereby propose to furnish all labor, material and equipment necessary to repipe the 2 1/2" cold water feed from the existing piping coming from the ground to the 2" feed on the boiler. We will cut out and remove all the existing piping for the old non existent water softener. We will run a new 1" feed to the existing feed to the heating prv off the boiler. We will tye in the 3/4" line for the outside hose bib. We will remove the old piping 1" and 3/4" that had many repairs on it along with leaks. We will remove the leaky thermostat and 1 1/2" piping from the mixing valve and repipe with a new ball valve, tees and a thermostat. All work will be done during normal working hours.	4,250.00

Thank you for your business.	Subtotal	\$4,250.00
PAYMENTS TO BE AS FOLLOWS: 1/3 DEPOSIT, 1/3 UPON START, BALANCE DUE UPON COMPLETION. ** I also agree to pay reasonable attorney fees and interest applied on all balances outstanding over 30 days should legal action be taken in the collection of the buyers account. **	Sales Tax (7.0%)	\$0.00
	Total	\$4,250.00

NJ Master Plumbers License # 11057 * M. Rehfeld *

ACCEPTANCE OF PROPSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted.
 ** Pricing is valid for 30 days **

Signature _____

RESOLUTION NO. 14-26

Governing Body Recorded Vote -- Members:

Aye Nay Abstain Absent

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY - CONRAD M. OLEAR, ESQ.

AUTHORIZATION OF EXPENDITURE FOR TERMITE TREATMENT AT De VRIES PARK FAMILY COMPLEX BUILDINGS #7 & #20

WHEREAS, the Executive Director of Lodi Housing Authority (LHA) was informed of termite infestation at the De Vries Park Family Complex, Building #7 and Building #20; and

WHEREAS, this was unforeseen when preparing LHA's FYS 10/01/14 to 09/30/15 Public Housing Operating Budget Expenditures, and therefore, this expense for termite treatment was not budgeted; and

WHEREAS, to have the termite infestation go untreated would be a threat to De Vries Park tenants' Health and Welfare; and

WHEREAS, Price Quotes were received for termite treatment at Buildings #7 and #20 at \$1,500.00 per building (see attached price quotes).

NOW, THEREFORE, BE IT RESOLVED, LHA's Board of Commissioners said that termite treatment expenditures, while not budgeted, are necessary to avoid a threat to De Vries Park tenants.

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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

5/11/15
83



LODI HOUSING AUTHORITY A H.U.D. SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Ave, De Vries Park, Lodi, New Jersey 07644-3256

Employee Cost Solicitation
Fiscal Year 10/01/14 to 09/30/15

This "Employee Cost Solicitation" form is required to purchase item(s) not previously authorized; and such item(s) are necessary to the Authority's Operation.

Completion of this form is required for those item(s) either at time of purchase, exceed \$750.00 and/or by cumulative purchase of item(s) exceed \$3,900.00, within the Authority's Fiscal Year (as per above).

Dept. Head/Supervisor are responsible for maintaining cumulative Fiscal Year Totals and compliance with \$\$ Thresholds reflected above and within the "In-House Procurement Procedures as set forth.

When comparative quotes are required, they can be obtained by phone, catalog, in person (example: such as shopping at Home Depot, etc.).

Item(s) to be purchased: Termite Treatment 2 - Building at DeVries Park complete # 20 + #7

Vendor: Ancher Pest 115 Bedford Ave Iselin NJ

Price Quote Received: \$1500 per Bldg total \$3000. Quote Received by: telephone, e-mail, catalog, in person, internet source (circle one)

Vendor: Action Termite 1913 Hooper Ave Toms River NJ

Price Quote Received: \$2900 ea. Quote Received by: telephone, e-mail, catalog, in person, internet source (circle one)

Vendor: (blank)

Price Quote Received: \$ (blank) Quote Received by: telephone, e-mail, catalog, in person, internet source (circle one)

Purchase being made from: Ancher Pest Vendor Name

Reason for Purchase (circle one): Lowest Price - Quality - Best Delivery - Service - Only Source - Other (explain):

Employee Signature: (signature) Date: 5-15-15

Signature of Executive Director (designee) or Department Head: (signature) Date: 5-15-15

Anchor Pest Control
 155 Bedford Ave
 Iselin, NJ 08830



1-800-585-1580
 anchorpestcontrol.net
 anchorpc@comcast.net

Proposal

Date	Proposal #
5/8/2015	7004

Name / Address
Lodi Housing Authority 50 Brookside Ave Lodi, NJ 07644

Project

Description	Qty	Cost	Total
Complete termite treatment with a one (1) year guarantee. Treatment will consist of drilling in crevices between building and concrete slab. Each drill hole will be approximately 18 inches apart around the perimeter of the building. We also trench the area adjacent to building which is not concrete. In addition, we will drill into cinder block in basement where termite activity was found. Crawl space will also be addressed. After treatment is applied, holes will be resealed with cement. Termidor is used for all termite treatments.	1	1,500.00	1,500.00
Complete Termite inspection performed annually.		150.00	150.00
		Subtotal	\$1,650.00
Signature _____		Sales Tax (7.0%)	\$115.50
		Total	\$1,765.50

≈ 1500.
TDS



ACTION TERMITE & PEST CONTROL



Billing & Records Office: 1913 Hooper Ave., Toms River, NJ 08753

1-877-7ACTION

Date 5/14/15

CUSTOMER'S NAME <u>Lodi Housing Authority (JEFF LUNA)</u>		HOME PHONE	OFFICE PHONE
ADDRESS <u>50 Brookside Ave</u>	CITY <u>Lodi</u>	STATE <u>NJ</u>	ZIP CODE
NEAREST CROSS STREET	BILLING ADDRESS (IF DIFFERENT)	CITY	ZIP CODE
INFESTATION <u>TERMITES</u>		ACCT. #	
INFESTED AREA: <u>Full exterior trench (angle) w/ wood; crawlspace - trench w/ wood Basement drill through slab; Block wall between crawl/basement drill.</u>			

COMMERCIAL INSPECTION REPORT

Recommendation For Both Bldg 20+10
TREAT ENTIRE PERIMETER - TRENCH
~~DRILL THROUGH SLAB~~
DRILL BASEMENT SLAB ACROSS (in front of wall that divides basement + crawl)
TREAT ENTIRE LENGTH of beam WITH BORN CARE (25 year warranty)
ALSO treat wall WITH BORN CARE that divides basement / crawl.
X OK TO DRILL THROUGH wood on shelving in basement.

Bldg # 20 ~~Price~~ \$2900
Bldg # 10 ~~Price~~ \$2900
\$5800

Todd LORAH (732) 552-8857

LIST OF CONDITIONS CONTRIBUTING TO RODENT/INSECT INFESTATION: INSPECTION FINDINGS:

- | | | |
|--|--|--|
| <input type="checkbox"/> Doorways = D | <input type="checkbox"/> Rodent Stations = R | <input type="checkbox"/> Cleanliness Problem = C |
| <input type="checkbox"/> Gap Areas = G | <input type="checkbox"/> Fly Lights = F | <input type="checkbox"/> Problem Areas = P |
| <input type="checkbox"/> Insect = I | | <input type="checkbox"/> Needs Improvement = N |

Inspector's Recommendations:

Full treatment is WARRANTED FOR (1) ONE YEAR, an annual charge of \$120 per building will continue warranty year after year.

Date: 5-14-15

Inspection by: TODD LORAH



Serving All of New Jersey

TERMITES
CARPENTER ANTS
BEEES / WASPS BED BUGS
COCKROACHES
RODENTS
REAL ESTATE INSPECTIONS

1-800-585-1580

ER



