

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 – June 23, 2016

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

COMMUNICATIONS:

1. Notice of Re-Appointment of Commissioner Vincent Caruso to 5-Year Term ending 06/10/21 – **CONGRATULATIONS!**

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 #15-49	Designation of T-Mobile/Cell Tower Income as Non-Federal Funds – still being typed
2. Resolution #15-50	} FYS 10/01/16 PH/S-8 Operating Budgets – being worked on – may or may not be including on this Agenda w/applicable & required Board Resolutions
3. Resolution #15-51	
4. Resolution #15-52	

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

DISCUSSION:

NEED UPDATE:

- E. Grecco (PH Resident)
- E. McKelvey (PH Resident)
- Roshkin Properties, LLC (Section 8 Landlord) – need final decision

NEW:

- Section 8 Participant – Fraud Allegation

ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:

- Personnel
-

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- JULY 2016

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
06/20/16 - 07/02/16 THRU 07/03/16 - 07/17/16					
ARE HEREBY APPROVED					
1	Joan Mastrofilipo	7/1/16	10663	Medicare Reimburs.	\$ 314.70
2	Lenore Morrell	7/1/16	10664	Medicare Reimburs.	\$ 511.50
3	James Sedita	7/5/16	10665	Medicare Reimburs.	\$ 549.60
4	NJ Motor Vehicle Commission	7/5/16	10666	Dump Registration	\$ 280.50
5	Ace Lock & Key Shop	7/5/16	10667	Rekey Various Apartments	\$ 486.00
6	Anchor Pest Control	7/5/16	10668	S/C Monthly Extermin. Services	\$ 275.00
7	Chief Fire Equipment & Service Co.	7/5/16	10669	Fire Inspection	\$ 636.50
8	Cablevision	7/5/16	10670	TV, Phone, Internet	\$ 489.18
9	AA Chem-Dry of North Jersey	7/5/16	10671	Carpet Repair Rennie #33	\$ 120.00
10	Reno's Appliance	7/5/16	10672	Stove Stock	\$ 1,333.08
11	U.S. Overall Cleaners	7/5/16	10673	Monthly Uniform Cleaning	\$ 412.50
12	Jay Bee Flooring, LLC.	7/5/16	10674	Damage Floor Repair	\$ 320.00
13	Verizon	7/5/16	10675	Phones	\$ 481.41
14	Jersey Elevator Co, Inc.	7/5/16	10676	Elevator Maintenance	\$ 162.90
15	Carolyn Capabianca	7/1/16	2810	Medicare Reimburs.	\$ 314.70
16	Ida Press	7/1/16	2811	Medicare Reimburs.	\$ 314.70
17	Lorraine Haskoor	7/1/16	2812	Medicare Reimburs.	\$ 829.20
18	Saverio Saulino	7/1/16	2813	Medicare Reimburs.	\$ 314.70
19	Ready Refresh	7/5/16	2814	Office Water	\$ 226.27
20	3G Software Technology, Inc.	7/5/16	2815	S8 July 2016 Check Processing	\$ 1,326.67
21	Pitney Bowes	7/5/16	2816	Stamp Machine	\$ 641.98
22	Noreika Service Station	7/12/16	10677	June 2016 Fuel	\$ 338.00
23	Interstate Waste Services	7/12/16	10678	June 2016 Waste Removal	\$ 842.55
24	Garfield Lumber & Millworks, Inc.	7/12/16	10679	Maintenance Materials	\$ 219.70
25	VOID	7/12/16	10680	VOID	VOID
26	Ricoh USA, Inc.	7/12/16	10681	Copy Machine	\$ 406.97
27	American Property Consultants, Inc.	7/12/16	10682	Pre REAC Inspections	\$ 4,306.08
28	SGTS Maintenance, LLC.	7/12/16	10683	June 2016 Office Cleaning	\$ 880.00
29	AMSties, Inc.	7/12/16	10684	PH June 2016 Background Chks	\$ 50.00
30	Paulhus & Associates, Inc.	7/12/16	10685	PH June 2016 50058 Process.	\$ 141.75
31	Verizon	7/12/16	10686	Phones	\$ 31.90
32	AMSties, Inc.	7/12/16	2817	S8 June 2016 Background Chks	\$ 70.00
33	Paulhus & Associates, Inc.	7/12/16	2818	S8 June 2016 50058 Process.	\$ 304.50
34	NJ Division of Pensions and Benefits	6/30/15	Online	PH Active Employee	\$ 13,228.53
35	NJ Division of Pensions and Benefits	6/30/15	Online	S8 Active Employee	\$ 8,696.95
36	NJ Division of Pensions and Benefits	6/30/15	Online	PH Retired Employee	\$ 4,960.25
37	NJ Division of Pensions and Benefits	6/30/15	Online	S8 Retired Employee	\$ 3,783.17
25	Complete Saw & Garden	7/14/16	10687	Maintenance Materials	\$ 141.40

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for FY to date is total of **\$1,190.00±**

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 THE "FUNDING AVAILABILITY" TO AWARD THE CONTRACTS, AS REFERENCED, HEREIN AND FURTHER CERTIFY THAT 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

July 21, 2016

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. Design Engineering for repair/replacement of DVP boilers – presently underway
3. Pre-REAC Inspections – receipt of Final Report of 2nd Phase Inspections @ S/C Complexes scheduled for 06/17/16 – 06/20/16 – copies to be forwarded

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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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