

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE BOROUGH OF LODI

(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 and is being tape-recorded.

ROLL CALL: Caruso ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Cody ___
 Executive Director ___ Attorney ___ Secretary ___ Deputy Director ___

BIDS:

APPROVAL OF MINUTES: Regular Meeting – September 17, 2015

COMMUNICATIONS:

1. Dept. of HUD – Approval of LHA's Annual Plan FYS 10/01/15
2. Dept. of HUD – Notice of PHAS Score for FYE 09/30/14 – designating LHA as “High Performer”
3. Public Advertisement – Invitation to Receive Bids for Repair/Replacement of Existing CCTV Surveillance System at all LHA Complexes

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 #15-01	Tenant Charges for Family/Senior Residents – Effective 12/01/15
2. Resolution #15-02	Annual Certification of Executive Director/Secretary Treasurer's & Commissioners' Completion of Mandated Training – NJSA 40A:12A-46 & NJAC 5:44-2.4
3. Resolution #15-03	Declaration of Emergency Repair of 2" Underground Hot Water Line at Building #6 (De Vries Park Family Complex)
4. Resolution #15-04	LHA Petty Cash Fund - \$600 Per Month for Public Housing & Section 8 Rental Assistance Programs
5. Resolution #15-05	Amendment of LHA's By-Laws and its Regular Meeting Agenda for Public Meetings – To Include “Closed Session Excluding Members of the Public”
6. Resolution #15-06	HAP (Section 8 Landlord) Data & Check Processing Contract Awarded to 3 G Software Technology, Inc. – One-Year Contract 01/01/16 – 12/13/16

REPORT OF COMMISSIONERS:

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS:

CLOSED SESSION:

UNFINISHED BUSINESS:

ADJOURNMENT:

REPORT OF ATTORNEY:

1. **Elizabeth Stellato (DVP #13D)** – refiled **Eviction Complaint 10/19/15**
2. **Informational Subpoena** – forwarded (10/17/15) to **Mohammed Rouf** (former S-8 Participant)
3. Lodi Municipal Court Notice – scheduled for 10/22/15 pertaining to **Michael Stellato**
4. Counsel's Memo regarding former PH Resident, **Sophia Fava** (DVP #16A) – Bench Warrant issued
5. Hearing scheduled for **Barbara Vlachogiannis** (DVP #21E) on 10/23/15 – violation of Dwelling Lease & Probation Agreement regarding Trespasser, Dakota Johnson
6. Counsel's Notice to Schedule Hearing for **Kathleen Arroyo** (NM #1) – violation of Dwelling Lease regarding Trespasser, Douglas Frederick) – no response & no date scheduled yet!
7. **Eva Grecco (DVP #15D)** – the below-referenced items are for Public Discussion – for specific correspondence, refer to **Closed Session Agenda**
 - a. Informational subpoena request of 10/7/15;
 - b. Authority's notification of court cost/counsel fees, etc.;
 - c. Counsel's response to Eva's letter of 10/13/15; and
 - d. Authority's/Frank Ciliberto's response to Eva's letter of 10/08/15

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for FYE 09/30/15 is total of **\$1,683.00±**

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. Massey Street/Rennie Place Tenant Association Meeting of 10/14/15 – Canceled

4. Photos – tree trimming/removal at Massey Street S/C Complex

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

1. To date, there are 427 HCV/Section 8 Participants presently on the program
2. Letter notification to Javier Construction Corp. requesting repayment of LHA incurred expenses of \$436.90 pertaining to Rennie Place Community Room a/c

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CLOSED SESSION:

~ CLOSED SESSION ~

(Specific correspondence is not to be included on website or distributed as part of the Public Agenda)