

**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 – November 19, 2015

**COMMUNICATIONS:**

1. Submission to Dept. of HUD – Close Out documents for CFP #NJ39P01150115

**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 #15-14	Declaration of Emergency Repair of Underground Heat Pipe Leak – Building #13 (De Vries Park Family Complex)
2. Resolution #15-15	Risk Management Consultant Services Agreement – CY 2016
3. Resolution #15-16	Appointment/Designation of LHA Executive Director as NJPHA JIF Fund Commissioner
4. Resolution #15-17	Rejection of Bids Pertaining to CCTV Surveillance System for all LHA Complexes
5. Resolution #15-18	3-Year Contract Award to Paulhus & Associates

**REPORT OF COMMISSIONERS:**

**UNFINISHED BUSINESS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**GOOD & WELFARE:**

**HEARING OF CITIZENS:**

**CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS:**

**ADJOURNMENT:**

REPORT OF ATTORNEY:

REFER TO **CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS**

- Christina Johanneman (Former Section 8 Participant) – Wage Garnishment
- M. Rouf (Former Section 8 Participant) – no response to Informational Subpoena

**REPORT OF ACCOUNTANT:**

1. NOTHING AT THIS TIME

**REPORT OF SECURITY:**

1. NOTHING AT THIS TIME

# MONTHLY BILLS AGENDA -- DECEMBER 2015

## PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
<b>DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD</b>					
<b>12/06/2015 - 12/19/2015 THRU 12/20/2015 - 01/02/2016</b>					
<b>ARE HEREBY APPROVED</b>					
1	PSEG	11/20/15	10324	Nov inv rec'd late	\$ 638.23
2	James Sedita	12/01/15	10325	Medicare Reimb (Oct, Nov, Dec)	\$ 314.70
3	Joan Mastrofilipo	12/01/15	10326	Medicare Reimb (Oct, Nov, Dec)	\$ 314.70
4	Lenore Morrell	12/01/15	10327	Medicare Reimb (Oct, Nov, Dec)	\$ 440.70
5	Swift Electrical Supply Company	12/02/15	10328	Photo-Cells/Bulbs	\$ 129.89
6	Jay Bee Flooring, Llc	12/02/15	10329	Apt 21-C	\$ 1,765.00
7	Aesfire, Llc	12/02/15	10330	Smoke det apt 29	\$ 232.25
8	John'S Service	12/02/15	10331	Tune up XA593F	\$ 540.49
9	Custom Counters	12/02/15	10332	5 tops	\$ 383.66
10	Reno's Appliance	12/02/15	10333	Gas Stove (2)	\$ 784.53
11	Grainger	12/02/15	10334	Anti vibration pads	\$ 161.10
12	Wallington Plumbing & Heating Supp	12/02/15	10335	Stock	\$ 928.64
13	Purchase Power	12/02/15	10336	Stamp Machine Contract	\$ 320.99
14	Verizon	12/02/15	10337	Phones	\$ 273.94
15	Biochem Supply Llc	12/02/15	10338	Deodorizers	\$ 330.00
16	Jersey Elevator Co., Inc.	12/02/15	10339	Elevator Contract	\$ 162.90
17	Anchor Pest Control	12/02/15	10340	Monthly Service (DVP)	\$ 275.00
18	Cablevision	12/02/15	10341	Cable(DVP & Rennie)	\$ 479.40
19	New Jersey Labor Law Poster Servic	12/02/15	10342	Posters	\$ 125.50
20	U.S. Overall Cleaners	12/02/15	10343	Uniform Service	\$ 510.00
21	Siegel'S Hardware	12/02/15	10344	Shower Rods	\$ 95.94
22	Ralph Friedland & Bros., Inc	12/02/15	10345	Shade Brackets	\$ 83.00
23	Direct Supplies Warehouse	12/02/15	10346	Range Hoods (4)	\$ 174.36
24	American Messaging	12/02/15	10347	Emer Beepers	\$ 37.58
25	Home Depot Credit Service	12/02/15	10348	Stock	\$ 1,077.51
26	Dor-Win Mfg.	12/02/15	10349	Window repair	\$ 508.50
27	Millennium Mechanical, Llc	12/02/15	10350	Boiler Room Repair	\$ 490.27
28	Passaic Valley Water Commission	12/02/15	10351	Water	\$ 6,119.41
29	Julian Marin	12/02/15	10352	Lost Payroll Check	\$ 622.21
30	Garfield Lumber & Millworks, Inc.	12/02/15	10353	Floor Trim	\$ 195.09
31	Carolyn B. Capabianca	12/01/15	2727	Medicare Reimb (Oct, Nov, Dec)	\$ 314.70
32	Ida Pless	12/01/15	2728	Medicare Reimb (Oct, Nov, Dec)	\$ 314.70
33	Lorraine E. Haskoor	12/01/15	2729	Medicare Reimb (Oct, Nov, Dec)	\$ 314.70
34	Saverio Saulino	12/01/15	2730	Medicare Reimb (Oct, Nov, Dec)	\$ 314.70
35	Ready Refresh	12/01/15	2731	Office Water	\$ 220.36
36	3G Software Technology, Inc.	12/02/15	2732	Hap Check Processing (2 mo)	\$ 3,449.73
37	Diane Pace	12/02/15	1404	Security Deposit Refund	\$ 100.10
38	Annamarie Mele	12/02/15	1405	Security Deposit Refund	\$ 100.03
39	S.H.B.P Health Benefits (Active)	12/14/15	online	Public Housing	\$ 15,334.71
40	S.H.B.P Health Benefits (Active)	12/14/15	online	Section 8	\$ 5,429.64
41	S.H.B.P Health Benefits (Retirees)	12/14/15	online	Public Housing	\$ 3,281.05
42	S.H.B.P Health Benefits (Retirees)	12/14/15	online	Section 8	\$ 3,094.44
43	Employee Pers Contribution	11/14/15	online	Employee Pers Contribution	\$ 7,759.95
44	Ace Lock & Key Shop	12/09/15	10354	R-2 Locks repaired	\$ 35.22
45	Russell Reid	12/09/15	10355	Massey Sewer Pits Cleaned	\$ 306.91
46	The Corner Nursery, Llc	12/09/15	10356	Winterize Sprinkler Systems	\$ 375.00
47	North Jersey Media Group	12/09/15	10357	Advertisements	\$ 275.87
48	All American Sewer Service II, Inc	12/09/15	10358	Bldg 13 Heat Main Repair	\$ 8,900.00
49	Wilmar	12/09/15	10359	Bulbs/grab bars/sink	\$ 386.75
50	Verizon Wireless	12/09/15	10360	Phones	\$ 426.94

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<b>ARE HEREBY APPROVED</b>					
51	Anchor Pest Control	12/09/15	10361	Mice treatment - N. Main	\$ 325.00
52	Sgts . Maintenance, Llc	12/09/15	10362	November Office Cleaning	\$ 880.00
53	Noreika Service Station	12/09/15	10363	Fuel PH	\$ 229.00
54	Commissioner Of Lwd	12/09/15	10364	Boiler License Renewal (2)	\$ 160.00
55	Ams Ties, Inc.	12/09/15	2733	Background Checks	\$ 110.00
56	Noreika Service Station	12/09/15	2734	Fuel S8	\$ 52.00

**REPORT OF EXECUTIVE DIRECTOR:**

1. Approximate total interest earned for December 2015 is total of **\$430.00±**

**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. Draft of Resident Survey "Smoke-Free Housing" will go out sometime after January 1, 2016
4. On behalf of LHA's Board of Commissioners, 30 Shop Rite Gift Cards were distributed.
5. Community Service Non-Compliance Notices have been sent out to the following tenants with a completion date and response due by January 4, 2016:
- Myrna Fernandez – DVP #5C
  - Lidia Reyes – DVP #11B
  - Eva Grecco – DVP #15D
  - Sandra Cutrona – DVP #17C
6. OPRA Request (via email) received from Ryan Curioni and responded to by LHA as follows:
- R. Curioni email sent on Thursday, 11/19/15 @ 8:32 PM (night of meeting);
  - R. Curioni OPRA email request sent on Saturday, 11/21/15 @ 8:43 PM and received by Executive Director on Monday, 11/23/15;
  - LHA response sent on Tuesday, 12/1/15 @ 3:57 PM;
  - LHA follow-up response sent on Friday, 12/4/15 @ 3:39 PM stating cost estimate for copy of tape;
  - \*\*\*Notes to File pertaining to Housing Manager's attempts to obtain costs at other companies;
  - R. Curioni email sent on Sunday, 12/06/15 @ 9:45 PM – stating "...unwilling to pay \$45.95 plus tax."



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

1. To date, there are 431 HCV/Section 8 Participants presently on the program
2. Update on Building #4 (DVP) – main sewer line partial collapse



**RESOLUTIONS:**

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CLOSED SESSION:

~ CLOSED SESSION ~