

MINUTES OF THE HOUSING
AUTHORITY OF THE BOROUGH
OF LODI, HELD ON THURSDAY,, JANUARY
15, 2015 AT THE HOUSING
AUTHORITY OF THE BOROUGH
OF LODI, 50 BROOKIDE AVENUE,
LODI, NEW JERSEY 07644

Chairman Marra called the Regular Meeting to order at 7:00 P.M.

This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape-recorded.

Upon call of the roll, the following Commissioners were found to be present and absent. Present were: Chairman Robert Marra. Commissioners Daniel Cody, Albert Di Chiara, Paul Vincent Lynch, Allen Riley, Gerald Woods. Also

Present were: Conrad M. Olear, Attorney, Deputy Executive Director Gary Luna, Lenore Morrell, Secretary. Absent were: Thomas DeSomma, Executive Director, Commissioner Vincent Caruso

No Bids this meeting

A motion was made by Commissioner Cody and seconded by Commissioner Riley to approve the minutes of the Regular Meeting of December 18, 2015.

Upon call of the roll, the Commissioners vote was as follow:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

COMMUNICATIONS:

1. Notification from PHAS –LHA not scheduled to be assessed under PHAS for FYE 06/30/14 due to LHA's designation as "Small PHAS'

MINUTES REGULAR MEETING – JANUARY 15, 2015 – PAGE 2:

(Under 250 units) – See attached

2. Nj State Budget workshop scheduled for 01/28/15 at (HUD Newark Field Office) – Wallace Nowosielecki, Fee Accountant and Carmen J. Irizarry, Consultant, will be attending for LHA.

REPORT OF ATTORNEY:

1. Need update:

Executive Director's report for Legal Advisory opinion pertaining to SHBP Employer/Employer Premium Plan Cost Payments
-see attached-

EVA GRECCO (DVP #15-D) - LHA Notice of 12/4/14 – cumulative Delinquent' rent of \$269.00 – to be paid in full with January's rent by 01/13/15 or applicable charges & eviction proceedings will be instituted – **UPDATED: Balance Due of \$175.00**

Rosa Garcia (DVP #9B – LHA Notice of 12/4/14 – cumulative delinquent rent of \$509.00- to be paid in full with January's rent by 1/13/15 or applicable charges & eviction proceedings will be instituted – **UPDATE – Balance still due of \$609.00**

A motion was made by Commissioner Cody and seconded by Commissioner Riley to go into Closed Session Pertaining to Ongoing & Possible Litigation. Upon call of the roll , the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

Deputy Executive Director under the Direction of LHA Attorney shut off tape recorder and discussion the following ensued:

Gerard Onorata,, Esq./D'Aries & Sons ongoing legal fees
Eva Grecco, Apt. #15D, De Vries Park

MINUTES REGULAR MEETING – JANUARY 15, 2015 – PAGE 3:

Joanne & Michael (son) Zirpoli, apt. #4-C De Vries Park

Dakota Johnson/Jessica Toft

Christina Johanneman (Former Section 8 Participant)

M. Rouf (Former Section 8 Participant)

Any Other Pending Litigation to be discussed?

The Attorney inquired what the Commissioners wanted to do about Michael Zirpoli , Apt. 4-C De Vries Park

The Commissioners voted to uphold the eviction for Michael Zirpoli; The vote was **5 yes** **1 No**,

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to go back to the Regular Order of Business. Upon call of the roll the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

REPORT OF ACCOUNTANT: NONE

REPORT OF SECURITY – NONE

A motion was made by Commissioner Cody and seconded by Commissioner Riley to pay the monthly bills for Public Housing and Section 8. Upon call of the roll the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	

MINUTES REGULAR MEETING – JANUARY 15, 2015 – PAGE 4:

Commissioner Di Chiara

Commissioner Lynch

NONE

Commissioner Riley

Commissioner Woods

Commissioner Marra

REPORT OF EXECUTIVE DIRECTOR: Executive Director was absent from meeting (due to required surgery), Deputy Executive Director read Executive Director's report as follow:

CONTRACT REPORT:

CONTRACT FOR:		CONTRACT AWARDED TO:
1.	Maintenance/Monitoring of Alarm/Call to Aid – Two-Year Contract 01/01/2015 thru 12/31/2016 \$1,200.00 per year	AES Fire, LLC 11 Melanie Lane, Unit #8 East Hanover, NJ 07936
2.	Computer Maintenance/Service – Two-Year Contract 01/01/2015 thru 12/31/2016 \$75.00 per hour	Mazteck, Inc. 97 Grove Street Waldwick, NJ 07463
3.	Elevator Maintenance/Service – Two-Year Contract 01/01/2015 thru 12/31/2016 \$1,956.00/\$1,995.00	Jersey Elevator Company, Inc. 657 Line Road Aberdeen, NJ 07747
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.

A motion was made by Commissioner D Chiara and seconded by Commissioner Cody for Contract Award listed below due to fact it is over Executive Director's Threshold to Award Upon call of the roll, the Commissioners vote was as follows:

AYES

NAYS

Commissioner Cody

Commissioner Di Chiara

Commissioner Lynch

NONE

Commissioner Riley

Commissioner Woods

Commissioner Marra

MILLENNIUM Mechanical , LLC
PO BOX 1020
LITTLE FALLS, N.J. 07424

MINUTES REGULAR MEETING- - JANUARY 15, 2015 – PAGE 5:

For De Vries Park Boilers/Controls/AC Unit, North Main Street
Boilers/Controls Rennie Place Boilers/Controls/AC Unit

2015 Yearly Cost \$12,980.00
2016 Yearly Cost 12,960.00
Total 2 Year Cost \$25,920.00

Email from LHA – NJPHAJIF (insurance Fund) explaining surcharges of \$6,792.35 for excess loss ratio (see attached to be discussed.

A motion was made by Commissioner Cody and seconded by Commissioner Riley to go into Closed Session for Personnel & Possible Litigation. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

Frank Licata Jr, Building & Grounds Maintenance worker – Payment in lieu of health benefits – approximately \$2,025 vs. actual premium cost of \$10,799.00 – see attached

Anthony Carpino Jr. Maintenance Repairer LPL – return to work date of 01/20/15- four (4) hours per day (1:00pm to 5:00PM) see attached memo with Dr,s note - to be discussed

A motion was made by Commissioner Riley and seconded by Commissioner Di Chiara to return to Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	

MINUTES REGULAR MEETING – JANUARY 15, 2015 – PAGE 6:

Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

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

To date there are 445 HCV/Section 8 Participants presently on program
No FEMA update
Emergency Key Access (Lockbox) to be set up in all Complexes.

RESOLUTIONS: NONE

REPORT OF COMMISSIONERS – NONE

OLD BUSINESS – NONE

NEW BUSINESS – NONE

GOOD & WELFARE – NONE

HEARING OF CITIZENS'

Mrs. Eva Grecco, Apt. 15-D De Vries Park- I received the Attorney's letter in reference to my request for information. I owe Rent of \$175.00. I don't understand why I am being charged Habitual Late Rent. I have applied for Grant Assistance and Food Stamps. I will be getting \$140.00 per month.

I want to ask the Board of Commissioners to waive the Late Rent Charge.

The Commissioner stated they will let you know.

UNFINISHED BUSINESS – NONE

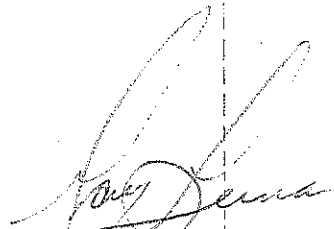
A motion was made by Commissioner Cody and seconded by Commissioner Riley at 7:55 PM to adjourn the Meeting. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	

MINUTES REGULAR MEETING- JANUARY 15, 2015 – PAGE 7:

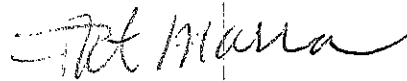
Commissioner Lynch NONE
Commissioner Riley
Commissioner Woods
Commissioner Marra

The Chairman thereupon declared the meeting as closed.



GARY LUNA

Deputy Executive Director



ROBERT MARRA

Chairman

Transcribed by *L Mendy* Typed by *L Mendy*

MONTHLY BILLS AGENDA -- JANUARY 2015

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
<u>12/7/14 thru 12/20/14</u> AND <u>12/21/14 thru 1/3/15</u>					
ARE HEREBY APPROVED					
1	Poland Springs Direct	12/22/14	2578	Water / Coffee	87.25
2	Purchase Power	01/02/15	9730	Office Stamp Machine	320.99
3	Cablevision	01/02/15	9731	Cable TV (Senior Complexes)	479.40
4	American Messaging	01/02/15	9732	Maintenance Emergency Pagers	34.51
5	Home Depot Credit Service	01/07/15	9733	Asphalt for Parking Lots	144.97
6	Staples Credit Plan	01/07/15	9734	Emergency # Magnets	73.80
7	Presto Print & Copy	01/07/15	9735	Emergency # Cards	65.00
8	Ace Lock & Key Shop	01/07/15	9736	Locks Re-keyed/Deadbolts	106.20
9	U.S. Overall Cleaners	01/07/15	9737	Uniform Rental / Cleaning	525.00
10	Siegel's Hardware	01/07/15	9738	Ext. Cords / Stock	213.78
11	Aesfire, Llc	01/07/15	9739	Rennie PI Alarm Repair	674.62
12	General Electric Company - Geecs	01/07/15	9740	Fridge Repaired @ 7-F	130.00
13	Verizon Wireless	01/07/15	9741	Phones	424.47
14	Atlantic Bingo Supply, Inc.	01/07/15	9742	Bingo Board repaired	100.00
15	Just Window/Doors	01/07/15	9743	Caulk Windows @ all 3 projects	1,800.00
16	Interstate Waste Services Of NJ	01/07/15	9744	S/C Scavenger Service	842.55
17	Verizon	01/07/15	9745	Phones	30.33
18	Millennium Mechanical, Llc	01/07/15	9746	No heat in office	445.00
19	Ricciardi Brothers-Maplewood	01/07/15	9747	Primer / Paint	97.37
20	Dor-Win Mfg.	01/07/15	9748	Windows Repaired	380.00
21	Garfield Lumber & Millworks, Inc.	01/07/15	9749	Drywall Screws / Stock	171.12
22	Captain Auto Repair, Inc.	01/07/15	9750	Oil Change & Door/lock/window repair	533.95
23	National Transfer Inc	01/07/15	9751	Dump contents of 3-E	40.00
24	John's Service	01/07/15	9752	Oil Change - Buick	26.75
25	Holby Valve Company, Inc.	01/07/15	9753	Thermostatic Mixing valves for DHW	760.61
26	Wallington Plumbing & Heating	01/07/15	9754	Toilet / Stock	765.83
27	Universal Electric Motor Services	01/07/15	9755	New Heat Pump - N main	1,185.00
28	Thomson Reuters - West	01/07/15	9756	NJ Stat Books	614.18
29	Anchor Pest Control	01/07/15	9757	Monthly Extermination	275.00
30	The Corner Nursery, Llc	01/07/15	9758	Shovels / Wreaths	656.00
31	A & A Painting & Contracting Co.	01/07/15	9759	Painting of S/C Doors / Units	17,440.00
32	Swift Electrical Supply Company	01/07/15	9760	Lights / Fan Switch / Stock	122.06
33	Jersey Elevator Co., Inc.	01/07/15	9761	Regular Elevator Service	162.90
34	C & M Shade Corp.	01/07/15	9762	Shades for DVP	2,254.52
35	Ams Ties, Inc.	01/07/15	9763	Sec 8 Hap Checks	90.00
36	Academy Construction, Inc.	01/08/15	9764	Door Replacement/N. Bldg - Massey	2,300.00
37	Sgts . Maintenance, Llc	01/08/15	9765	Office Cleaning	880.00
38	Noreika Service Station	01/08/15	9766	PH Gas	653.00
39	W.B. Mason Co., Inc.	01/07/15	2579	Office Supplies	806.95
40	3g Software Technology, Inc.	01/07/15	2580	Sec 8 Hap Check Processing	1,732.46
41	Mazteck	01/07/15	2581	Annual Renewal of "LodiHA.org"	79.00
42	Ams Ties, Inc.	01/07/15	2582	Sec 8 Backround Checks	40.00
43	Noreika Service Station	01/08/15	2583	Sec 8 Gas	74.00
44	NJ Div of Pensions & Benefits	01/14/15	online	SHBP Premiums -- Active Employee	21,718.60
45	NJ Div of Pensions & Benefits	01/14/15	online	SHBP Premiums -- Retirees	5,859.75
46	Millennium Mechanical, Llc	01/13/15	9767	Boilers/Controls/AC Units - All Complexes	3,293.70
47	Wallace Nowosielecki	01/13/15	9768	January PH Retainer	1,166.66
48	Direct Supplies Warehouse	01/13/15	9769	6 - 24" Range Hoods	261.54
49	Aesfire, Llc	01/13/15	9770	Alarm work @ Rennie (FEMA)	5,322.00
50	Wallace Nowosielecki	01/13/15	2584	January S8 Retainer	1,166.67
51	Conrad Olear	01/13/15	9771	January PH Legal Retainer/Litigation	1,416.66
52	Conrad Olear	01/13/15	2585	January S8 Legal Retainer	1,166.66

(10)

MONTHLY BILLS AGENDA -- JANUARY 2015

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD <u>12/7/14 thru 12/20/14 AND 12/21/14 thru 1/3/15</u> ARE HEREBY APPROVED					
53	Ricoh USA, Inc	01/13/15	9772	Copy/Fax	233.47
54	Teletrac, Inc	01/13/15	9773	GPS for Maint Trucks	269.91
55	Presto Print & Copy	01/13/15	9774	Maint Books / Leave Slips	145.00
56	Russell Reid	01/14/15	9776	Sewer Ejector Cleaning Contract	311.38