

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, FEBRUARY 18, 2016

Pledge of Allegiance: Chairman Daniel Cody requested everyone stand for the Pledge of Allegiance.

Call to Order: Chairman Cody called the Regular Meeting to Order at 7:00 PM and read the following statement, "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."

Chairman Cody read the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is not being recorded."

Roll Call: Upon Roll Call, the following were found to be present and absent. Present were: Chairman Daniel Cody, Vice Chairman Albert Di Chiara, Commissioners Paul Vincent Lynch, Robert Marra and Gerald Woods. Also present were: LHA Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Thomas DeSomma, Deputy Executive Director Gary Luna, and Housing Manager/Recording Secretary Carol A. Ferrara. Commissioner Vincent Caruso was absent.

Bids: No Bids

Approval of Minutes:

A motion was made by Commissioner Lynch and seconded by Commissioner Woods to approve the Minutes of the January 21, 2106 Regular Meeting.

Upon Roll Call, the Commissioners voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Lynch Commissioner Marra Commissioner Woods Chairman Cody	NONE	Vice Chairman Di Chiara	Commissioner Caruso

Communications:

1. Mayor/Council's Re-appointment of Commissioner Gerald Woods to 5-Year Term (/2016 to 2021)
2. LHA Public Housing FYE 09/30/15 – PHAS Score = 98% High Performer
3. LHA Section 8 FYE 09/30/15 – SEMAP Score = 93% High Performer
4. Certification/Submission/Distribution of LHA's Independent Public Audit (IPA) for FYE 09/30/15
5. Mayor/Council's Endorsing Resolution for LHA to apply for BCCDG Unprogrammed Funds

Report of Attorney:

- Christina Johanneman (Former Section 8 Participant)
- M. Rouf (Former Section 8 Participant)
- E. Ferrer (Former Section 8 Participant)
- E. Grecco (PH Resident)
- E. Stellato (PH Resident)
- New:
 - J. Pereira (Former PH Resident)
 - S. Grotsky (PH Resident)

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS FOR RELATED CORRESPONDENCE

MINUTES OF REGULAR MEETING – FEBRUARY 18, 2016 (cont'd)

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

Bills Agenda:

Motion to Approve the Bills Agenda was made by Commissioner Marra and Seconded by Vice Chairman Di Chiara. Roll Call as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Lynch Commissioner Marra* Commissioner Woods Vice Chairman Di Chiara Chairman Cody	NONE	Commissioner Marra Abstained on #55 only	Commissioner Caruso

Report of Executive Director:

1. Approximate total interest earned for February 2016 is total of \$825.00±
2. **CONTRACT REPORT:**

	CONTRACT FOR:	CONTRACT AWARDED TO:
1.		
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 to Mayor/Council requesting consideration of vertical parking on south side of Lawrence Avenue – LPD Traffic Study indicates “no reason to deny request” – Mayor/Council to discuss further in detail
4. Notice to DVP Residents pertaining to handicapped parking in the lot at end of Service Drive – some Residents received tickets for parking in H/C designated parking spaces
5. Report on possible using an outside contractor for Annual Inspections – “fresh set of eyes” – will submit more info at next meeting on company referrals

Report of Deputy Executive Director/Administrator Section 8/Housing Manager:

1. To date, there are 437 HCV/Section 8 Participants presently on the program
2. Submission to Mayor/Council requesting endorsement of LHA's application for BCCD “Unprogrammed Funds” – for repair/replacement of CCTV Surveillance and Fire Alarm/Call-to-Aid Systems at all locations
3. DVP Boiler #2 Leak – unit is 33+ years old – needs to be replaced – possibility of receiving assistance to replace through PSE&G

MINUTES OF REGULAR MEETING – FEBRUARY 18, 2016 (cont'd)

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.)

Motion to Approve Resolutions by Consent Agenda was made by Commissioner Lynch and seconded by Commissioner Marra.

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Lynch Commissioner Marra Commissioner Woods Chairman Cody	NONE	Vice Chairman Di Chiara On Res. #15-25	Commissioner Caruso

1. Resolution #15-20	Declaration of Emergency Expenditure – Blizzard of January 2016
2. Resolution #15- 21	One-Year Painting Contract Awarded to A & A Painting Contracting Company (Highland Park, NJ) – 01/01/16 thru 12/31/16
3. Resolution #15-22	Budget Revision #1 – Public Housing & Section 8 Operating Budgets for FYE 09/30/16
4. Resolution #15-23	Budget Revision #2 – Section 8 Operating Budget for FYE 09/30/16
5. Resolution #15-24	Certifying Resolution – Commissioners’ Receipt of FYE 09/30/15 Independent Public Audit (IPA)
6. Resolution #15-25	Approval by Board to Apply for 2016 Unprogrammed Bergen County Community Development Block Grant Funding – application still being prepared
7. Resolution #15-26	Declaration of Emergency Repair – De Vries Park Boiler #2 Leak
8. Resolution #15-27	Approval & Adoption of 2016 Capital Fund Program Grant - #NJP01150116 - \$233,358.00

Report of Commissioner:

Unfinished Business:

Old Business:

New Business:

Good & Welfare:

Hearing of Citizens:

Chairman Cody read the following statement: “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.

- **CITIZENS IN ATTENDANCE: NONE**

MINUTES OF REGULAR MEETING – FEBRUARY 18, 2016 (cont'd)

Closed Session:

**CLIENT-ATTORNEY PRIVILEGED INFORMATION
(Not to be included on website or 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.

**Motion to go into Closed Session was made by
Commissioner Woods and seconded by Commissioner Marra.**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Lynch Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Cody	NONE	NONE	Commissioner Caruso

**Motion to end Closed Session and return to Regular Order of Business was made by
Commissioner Woods and seconded by Vice Chairman Di Chiara.**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Lynch Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Cody	NONE	NONE	Commissioner Caruso

MINUTES OF REGULAR MEETING – FEBRUARY 18, 2016 (cont'd)

Adjournment:

Motion to Adjourn was made by Vice Chairman Di Chiara and seconded by Commissioner Lynch.

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Lynch Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Cody	NONE	NONE	Commissioner Caruso

Meeting was Adjourned at 7:50 PM and Chairman Cody declared the Regular Meeting closed.



THOMAS DeSOMMA
Executive Director/Secretary Treasurer



DANIEL CODY
Chairman

Transcribed/Typed by:



CAROL A. FERRARA
Housing Manager/Recording Secretary

MONTHLY BILLS AGENDA -- FEBRUARY 2016

PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
01/31/16 - 02/13/16 THRU 02/14/16 - 02/27/16					
ARE HEREBY APPROVED					
1	NJ Motor Vehicle Commission	01/21/16	10427	New title (2008 Ford Pickup)	\$ 60.00
2	Tracy DiChiara	01/22/16	2755	Eyeglass Reimb FY 10/1/15 - 9/30/16	\$ 350.00
3	S.H.B.P Health Benefits (Active)	01/14/16	online	Public Housing	\$ 16,196.77
4	S.H.B.P Health Benefits (Active)	01/14/16	online	Section 8	\$ 7,707.53
5	S.H.B.P Health Benefits (Retirees)	01/14/16	online	Public Housing	\$ 3,783.17
6	S.H.B.P Health Benefits (Retirees)	01/14/16	online	Section 8	\$ 2,161.81
7	Presto Print & Copy	02/01/16	10428	Overtime / WO Forms	\$ 481.00
8	American Messaging	02/01/16	10429	Emer Maint beepers	\$ 76.69
9	Purchase Power	02/01/16	10430	Stamp Machine Contract	\$ 376.67
10	Complete Saw And Garden Equipm	02/01/16	10431	Leaf Blowers Serviced	\$ 119.95
11	Cablevision	02/01/16	10432	Cable(Rennie & DVP)	\$ 479.40
12	U.S. Overall Cleaners	02/01/16	10433	Maint Uniform Cleaning	\$ 510.00
13	Aesfire, Llc	02/01/16	10434	Qrtly Monitoring Contract	\$ 300.00
14	Passaic Valley Water Commission	02/01/16	10435	Water/Sewer (All Proj)	\$ 5,548.23
15	Swift Electrical Supply Company	02/01/16	10436	Light Bulbs / Stock	\$ 172.78
16	Anchor Pest Control	02/01/16	10437	DVP Extermination (January)	\$ 275.00
17	Wallington Plumbing & Heating Sup	02/01/16	10438	Faucets / Stock	\$ 347.27
18	Njahra	02/01/16	10439	2016 Annual Membership Dues	\$ 175.00
19	All American Sewer Service II, Inc	02/01/16	10440	Sewer Break (DVP bldg 4)	\$ 10,650.00
20	Siegel'S Hardware	02/01/16	10441	Door Closers/Thermometers/Stock	\$ 88.91
21	Mazteck	02/01/16	10442	PH AVG Renewel (antivirus)	\$ 315.00
22	Mazteck	02/01/16	2756	S8 AVG Renewel (antivirus)	\$ 315.00
23	W.B. Mason Co., Inc.	02/01/16	2757	Office Stock	\$ 630.44
24	Gabriela Klebs	02/01/16	1406	Security Refund (L. Alfaro)	\$ 150.01
25	Verizon	02/08/16	10443	Phones	\$ 32.10
26	Jersey Elevator Co., Inc.	02/08/16	10444	Elevator Maintenance	\$ 162.90
27	Garfield Lumber & Millworks, Inc.	02/08/16	10445	Counter / Sink (22 rennie)	\$ 382.99
28	Verizon Wireless	02/08/16	10446	Phones	\$ 434.83
29	Anchor Pest Control	02/08/16	10447	Squirrel Trap (6 N. Main)	\$ 175.00
30	Business Card	02/08/16	10448	Plow Parts	\$ 626.45
31	Staples Credit Plan	02/08/16	10449	1099 forms for 2015	\$ 59.97
32	Ams Ties, Inc.	02/08/16	10450	PH Background Checks	\$ 110.00
33	Noreika Service Station	02/08/16	10451	Fuel	\$ 432.00
34	Commissioner Of Lwd	02/08/16	10452	Carpino LPL Renewal	\$ 220.00
35	Ams Ties, Inc.	02/08/16	2758	S8 Background Checks	\$ 110.00
36	Francis J. McConnell	02/08/16	10453	PH Audit of Fiscal Year 9/30/15	\$ 4,200.00
37	Francis J. McConnell	02/08/16	2759	S8 Audit of Fiscal Year 9/30/15	\$ 4,200.00
38	Employee Pers Contribution	02/04/16	online	Employee Pers Contribution	\$ 7,971.27
39	Jay Bee Flooring, Llc	02/17/2016	10454	Apartment #20A	\$ 403.00
40	Verizon	02/17/2016	10455	Phones	\$ 274.30
41	Nicole Ferrara	02/17/2016	10456	Emp FYE 10/1/15-9/30/16	\$ 350.00
42	Strasser & Associates, P.C.	02/17/2016	10457	PH Legal Retainer	\$ 1,166.66
43	Aesfire, Llc	02/17/2016	10458	Alarm Contract	\$ 2,070.00
44	Wallace Nowosielecki	02/17/2016	10459	PH Accountant Retainer	\$ 1,166.66
45	Treasurer, State Of Nj	02/17/2016	10460	Elevator Inspection	\$ 409.00
46	Apollo Sign	02/17/2016	10461	Emp Name Plates	\$ 888.00
47	Ricciardi Brothers-Maplewood	02/17/2016	10462	Paint Stock	\$ 637.79
48	Reno'S Appliance	02/17/2016	10463	Gas Stove	\$ 859.00
49	All American Sewer Service II, Inc	02/17/2016	10464	Building #4 Sewer	\$ 2,125.00
50	R & R Design Consultants, Llc	02/17/2016	10465	Partial CCTV Payment	\$ 300.00
51	Moe'S Platters	02/17/2016	10466	Snow Lunch	\$ 316.09



MONTHLY BILLS AGENDA -- FEBRUARY 2016

PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
01/31/16 - 02/13/16 THRU 02/14/16 - 02/27/16					
ARE HEREBY APPROVED					
52	Wilmar	02/17/2016	10467	Maintenance Stock	\$ 148.80
53	Passaic Valley Water Commission	02/17/2016	10468	Water/Sewer (All Proj)	\$ 5,024.83
54	Thomas Desomma	02/17/2016	10469	Petty Cash Reimb	\$ 154.14
55	Pse&G	02/17/2016	10470	Utilities	\$ 27,737.12
56	W.B. Mason Co., Inc.	02/17/2016	2760	Office Stock	\$ 70.56
57	Wallace Nowosielecki	02/17/2016	2761	S8 Accountant Retainer	\$ 1,166.67
58	Sgts . Maintenance, Llc	02/17/2016	2762	Office Cleaning	\$ 880.00
59	Ricoh Usa, Inc. - Contract	02/17/2016	2763	Copy Machine Contract	\$ 453.74
60	3G Software Technology, Inc.	02/17/2016	2764	S8 HAP Checks	\$ 2,547.56
61	Strasser & Associates, P.C.	02/17/2016	2765	S8 Legal Retainer	\$ 1,816.66
62	Thomas Desomma	02/17/2016	2766	Petty Cash Reimb	\$ 234.75
63	Peter Lundy	02/17/2016	1407	Security Refund (P. Lundy)	\$ 100.01
64	Employee Pers Contribution	01/05/16	online	Employee Pers Contribution	\$ 68,183.00
65	Employee Pers Contribution	01/06/16	online	Employee Pers Contribution	\$ 40,000.00
66	Delta Dental	01/19/16	online	PH Dental	\$ 1,434.32
67	Delta Dental	01/19/16	online	S8 Dental	\$ 870.76

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RESOLUTION NO. 15-20

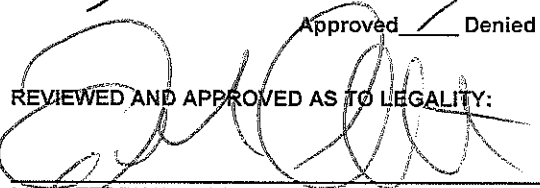
Governing Body Recorded Vote – Members:

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

Aye Nay Abstain Absent

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Approved Denied



REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

DECLARATION OF EMERGENCY EXPENDITURE
 (State of Emergency Declared by
 Gov. Chris Christie on January 22, 2016)
SNOWSTORM EMERGENCY EXPENDITURE
ALL PUBLIC HOUSING COMPLEXES – DE VRIES PARK
AND SENIOR CITIZEN COMPLEXES LOCATED AT
MASSEY STREET/RENNIE PLACE/NORTH MAIN STREET


WHEREAS, on or about January 22, 2016, an Emergency Declaration by Governor Christie and related snow accumulation required the Lodi Housing Authority (Authority) to retain Emergency part-time employees to remove the accumulation of snow from all the complexes (sidewalks, steps, stairwells, and common areas such as, parking lots, service drive, etc.); and

WHEREAS, as Executive Director, I hereby certified that the “snowstorm” referenced above, created a threat to all Authority’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, including but not limited to outside contractor costs, full-time/part-time related Maintenance overtime, snow removal equipment, de-icer, rock salt, etc., all of which should be classified as “Emergency Expenditures.”

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:

Thursday February 18, 2016

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI HOUSING AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue, Lodi, New Jersey 07644-3214

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

January 2016

SNOWSTORM EMERGENCY DECLARATION/CERTIFICATION
(State of Emergency Declared by
Gov. Chris Christie on January 22, 2016)

**ALL PUBLIC HOUSING COMPLEXES – DE VRIES PARK/
MASSEY STREET/RENNIE PLACE/NORTH MAIN STREET**

Due to Governor Christie's Emergency Declaration due to snow on or about January 22, 2016, Lodi Housing Authority (Authority) found it necessary to retain emergency part-time employees to remove the accumulation of snow from all the complexes (sidewalks, steps, stairwells, and common areas such as, parking lots, service drive, etc.).

Therefore, as Executive Director, I hereby certified to the Emergency Snow Removal resulting from the "snowstorm" referenced above.

Furthermore, I hereby certify any such related Expenditures be classified as "Emergency Expenditures" and fall within NJSA 40A:11-6.

THOMAS DeSOMMA
Executive Director

1-26-16

Date

RESOLUTION NO. 15-21

Governing Body Recorded Vote – Members:

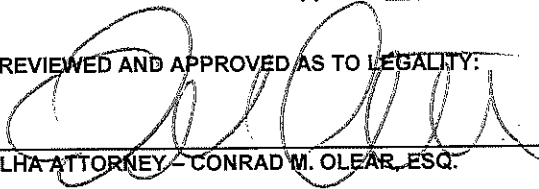
- Commissioner V. Caruso
- M* Commissioner P. Lynch
- S* Commissioner R. Marra
- Commissioner G. Woods
- Commissioner A. Di Chiara
- Commissioner D. Cody

Aye Nay Abstain Absent

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Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**ONE-YEAR PAINTING CONTRACT AWARDED TO
A & A PAINTING CONTRACTING CO.
111 COLUMBIA STREET, HIGHLAND PARK, NJ 08904
JANUARY 1, 2016 THRU DECEMBER 31, 2016**

WHEREAS, it is the intention of the Authority's Board of Commissioners to continue to provide decent, safe and sanitary housing for all its Residents; and

WHEREAS, formal bids are not required under Department of H.U.D. Rules and Regulations and in accordance with the Authority's Procurement Policy and 24 CFR 85.36, the Lodi Housing Authority solicited price proposals from contractors in this line of business in accordance with competitive pricing regulations and in compliance with its Procurement Policy; and

WHEREAS, a review and evaluation has been made by the Authority's Executive Director of all proposals received and a determination has been made that the lowest qualified proposal received was within the Authority's budget allocation, and said yearly labor cost will not exceed the NJSA Public Law 40:A:11-3L (\$17,500 yearly) in any contract year;

NOW, THEREFORE, BE IT RESOLVED as Executive Director, I hereby recommend A&A Painting and Contracting Company of 111 Columbia Street, Highland Park, New Jersey 08904 be awarded a 1-Year Contract for Interior Painting (Labor Only) covering the term period 01/01/06 to 12/31/07, at the rates listed below:

COMPLEX	PER APARTMENT – 1 COAT
MASSEY STREET	\$690.00
RENNIE PLACE	\$690.00
NORTH MAIN STREET	\$710.00
DVP – 1 BEDROOM	\$745.00
DVP – 2 BEDROOM	\$790.00
DVP – 3 BEDROOM	\$870.00

NOW, THEREFORE, BE IT RESOLVED, A&A Painting and Contracting Company is hereby awarded a 1-Year Contract for Interior Painting (Labor Only) 01/01/16 to 12/31/16; and

BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all related contracts on behalf of the Authority.

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:

Thursday February 18, 2016



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-22

Governing Body Recorded Vote – Members:

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

Aye Nay Abstain Absent

✓
✓
✓
✓
✓

✓

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**BUDGET REVISION #1 – FYE 09/30/16
PUBLIC HOUSING & SECTION 8 OPERATING BUDGETS**

WHEREAS, the Lodi Housing Authority’s (Authority) FYE 09/30/16 Public Housing & Section 8 Operating Budgets were previously adopted on or about June 2015 with Final Adoption in November 2015; and

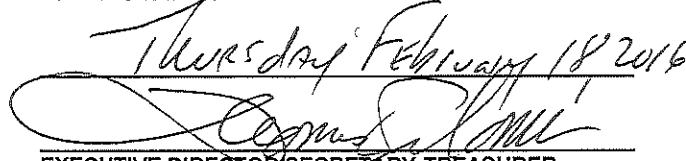
WHEREAS, NJDCA Division of Local Finance requires that “Employee Share Cost for Health Benefits” shall no longer be budgeted as income, and the net expense shall only be budgeted for Employee Health Cost; and

WHEREAS, these changes do not affect the Authority’s Public Housing or Section 8 Operating Reserves for FYE 09/30/16, which ultimately results in zero (0) financial impact; and

WHEREAS, this procedural change is required by NJDCA Division of Local Finance.

NOW, THEREFORE, BE IT RESOLVED, the budgetary changes referenced above are hereby adopted as Budget Revision #1 to the FYE 09/30/16 Public Housing and Section 8 Operating Budgets.

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:

Thursday February 18 2016

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-23

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner V. Caruso				<input checked="" type="checkbox"/>
^M Commissioner P. Lynch	<input checked="" type="checkbox"/>			
^S Commissioner R. Marra	<input checked="" type="checkbox"/>			
Commissioner G. Woods	<input checked="" type="checkbox"/>			
Commissioner A. Di Chiara	<input checked="" type="checkbox"/>			
Commissioner D. Cody	<input checked="" type="checkbox"/>			

Approved Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

Conrad M. Olear
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

BUDGET REVISION #2 – FYE 09/30/16 – SECTION 8 OPERATING BUDGET

WHEREAS, the Lodi Housing Authority’s (Authority) FYE 09/30/16 Public Housing & Section 8 Operating Budgets were previously adopted on or about June 2015 with Final Adoption in November 2015; and

WHEREAS, US Department of Housing and Urban Development (HUD) has recently increased the Section 8 Administrative Fee Pro-Ration from 75% to 80% of Actual Authorities administrating the Section 8 Housing Choice Voucher Program, effective the past FYE 09/30/15; and

WHEREAS, said adjusted pro-ration will enable the Authority to pro-rate its Administrative Expenses attributed to Clerk 1 Time and related costs at a 70% to Public Housing and 30% to Section 8 Administrative Clerical Work; and

WHEREAS, this time and related pro-ration of actual expenses (referenced above) is hereby found to be deemed appropriate and necessary by the Executive Director.

NOW, THEREFORE, BE IT RESOLVED, this change to Clerk 1 Pro-Rate Time and Expense referenced herein is hereby approved and adopted as Budget Revision #2 to the FYE 09/30/16 Section 8 Operating Budget.

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:

Thursday February 18, 2016
[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-24

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner V. Caruso				<input checked="" type="checkbox"/>
M Commissioner P. Lynch	<input checked="" type="checkbox"/>			
W Commissioner R. Marra	<input checked="" type="checkbox"/>			
Commissioner G. Woods	<input checked="" type="checkbox"/>			
Commissioner A. Di Chiara	<input checked="" type="checkbox"/>			
Commissioner D. Cody	<input checked="" type="checkbox"/>			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

CERTIFYING RESOLUTION – COMMISSIONERS’ RECEIPT OF FYE 09/30/15 INDEPENDENT PUBLIC AUDIT (IPA)

WHEREAS, NJSA 40A:5A-15 requires the governing body of each local Authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual audit report for fiscal year ending September 30, 2016 has been completed and filed with the NJDCA pursuant to NJSA 40A:5A-15; and

WHEREAS, NJSA 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled “General Comments” and “Recommendations,” and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled “General Comments” and “Recommendations,” in accordance with NJSA 40A:5A-17;

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Lodi Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended September 30, 2015, and specifically has reviewed the sections of the audit report entitled “General Comments” and “Recommendations,” and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the Secretary of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

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:

Thursday February 18 2016

Thomas P. [Signature]
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

February 18, 2016

HOUSING AUTHORITY OF THE BOROUGH OF LODI INDEPENDENT PUBLIC AUDIT (IPA) FYE 09/30/15

We hereby Certify that we have received a copy of FYE 09/30/15 IPA as prepared by Francis J. McConnell, Certified Public Accountant.

We further Certify that this FYE 09/30/15 IPA has been presented and placed on the February 18, 2016 Regular Meeting Agenda by the Executive Director of the Housing Authority of the Borough of Lodi.


Daniel Cody, Chairman
Date 2-18-2016


Albert Di Chiara, Vice Chairman
Date 2/18/16

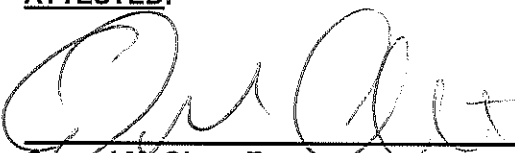

Vincent J. Catuso, Commissioner
Date 2/26/16


Paul V. Lynch, Commissioner
Date 2-18-16


Robert Marra, Commissioner
Date 2/18/16


Gerald Woods, Commissioner
Date 2-18-16

ATTESTED:


Conrad M. Olear, Esq.
Date 2/18/16

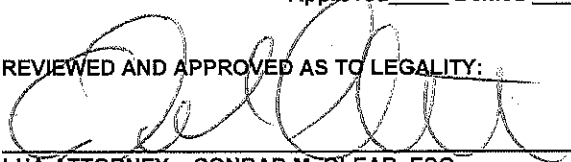
RESOLUTION NO. 15-25

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner V. Caruso				<input checked="" type="checkbox"/>
Commissioner P. Lynch	<input checked="" type="checkbox"/>			
Commissioner R. Marra	<input checked="" type="checkbox"/>			
Commissioner G. Woods	<input checked="" type="checkbox"/>			
Commissioner A. Di Chiara	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Commissioner D. Cody	<input checked="" type="checkbox"/>			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

AUTHORIZATION FOR SUBMISSION OF APPLICATION FOR 2016 UNPROGRAMMED BERGEN COUNTY COMMUNITY DEVELOPMENT (BCCD) GRANT FUNDING – FOR REPAIR/REPLACEMENT OF THE CCTV SURVEILLANCE AND FIRE ALARM SYSTEMS AT ALL FOUR (4) LODI HOUSING AUTHORITY COMPLEXES

WHEREAS, the Board of Commissioners (Board) of the Lodi Housing Authority (Authority) wishes to submit an application to the County of Bergen for 2016 Unprogrammed Community Development Block Grant Funding for the rehabilitation of the Authority’s four (4) Public Housing Complexes, all located within the Borough of Lodi, as follows: De Vries Park Family Complex, 200 Union Street; A. B. Caniano Senior Citizen Complex, 20 Rennie Place; George Ciliberto Senior Citizen Complex, 15 Massey Street; Matthew A. Di Chiara Senior Citizen Complex, 375 North Main Street; and

WHEREAS, the Mayor & Council of the Borough of Lodi Adopted the required endorsing Resolution.

NOW, THEREFORE, BE IT RESOLVED, the application referenced herein for 2016 Unprogrammed BCCD Funds is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes the Executive Director to forward a copy of the 2016 Unprogrammed Funding Application to the Mayor and Council of the Borough of Lodi requesting consideration to approved the required Municipal Endorsing Resolution.

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:

Thursday February 18, 2016



 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-26

Governing Body Recorded Vote – Members:

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

Aye Nay Abstain Absent

✓
 ✓
 ✓
 ✓
 ✓

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

DECLARATION OF EMERGENCY EXPENDITURE
REPAIR OF BOILER #2 LEAK – De VRIES PARK FAMILY COMPLEX

WHEREAS, on or about January 11, 2016, during routine inspection at the De Vries Park Boiler Room, it was noticed that Boiler #2 was leaking water and steam was escaping out of back boiler plate cover; and

WHEREAS, subsequent follow-up inspection and removal of Boiler #2 back cover revealed the back boiler section was leaking; and

WHEREAS, the Deputy Executive Director immediately contacted Millennium Mechanical (LHA's HVAC Contractor), who promptly responded and upon their inspection determined that while the leak was apparent, they suggested to temporarily fix the leak (due to cold weather), and the temporary fix should be sufficient; in addition, should Boiler #2 be totally shut down, Boiler #1 would be able to maintain heat/hot water necessary throughout the De Vries Park Family Complex.

NOW, THEREFORE, BE IT RESOLVED, that Boiler #2 Leak is a threat to tenants' health and safety as defined in NJSA 40A:11-6 and requires immediate remediation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that all such related expenditures be classified as "Emergency Expenditures," and as such, repairs and costs are hereby authorized to be paid from any and all available funds 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:

Thursday February 18 2016


 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-27

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner V. Caruso				<input checked="" type="checkbox"/>
<i>M</i> Commissioner P. Lynch	<input checked="" type="checkbox"/>			
<i>S</i> Commissioner R. Marra	<input checked="" type="checkbox"/>			
Commissioner G. Woods	<input checked="" type="checkbox"/>			
Commissioner A. Di Chiara	<input checked="" type="checkbox"/>			
Commissioner D. Cody	<input checked="" type="checkbox"/>			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

[Signature]
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

APPROVAL & ADOPTION OF 2016 CAPITAL FUND PROGRAM GRANT #NJP01150116 (\$233,358.00)

WHEREAS, Lodi Housing Authority (LHA) has been awarded under the Capital Fund Program (CFP) \$233,358.00 for FY 2016 to be referred to under #NJ39P01150116; and

WHEREAS, the Capital Fund Program final rule in 2013 decoupled the Capital Fund Annual submission from the PHA Plan submission; and

WHEREAS, in accordance with 24 CFR Part 905, LHA is in compliance with 45 day Public Hearing notification and is including its most recent Public Hearing Board Resolution from its Approved 2015 PHA Plan and Capital Fund 5 Year Action Plan; and

WHEREAS, LHA is recognized as a Non-Qualified PHA in accordance with Notice PIH 2008-41 and is a recognized High Performer by the US Department of HUD; and

WHEREAS, LHA is including Approved HUD Form 50077 for Non-Qualified PHAs certification of compliance with Public Hearing; and

WHEREAS, included herein are HUD form 50075.1 (Parts 1, 2 & 3) Annual Statement, HUD form 50075.2 Capital Fund 5 Year Action Plan and 3 signed original ACC Amendments; and

WHEREAS, CFP grant has been assigned to Budget Line Item (BLI) 1406 Operations; and

WHEREAS, CFP Grant #NJ39P01150116 has been prepared in accordance with the New Capital Fund Final Rule.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lodi Housing Authority, the ACC Amendment and Annual Statement for HUD 50075.1, in reference to CFP Grant #NJ39P01150116, are hereby approved and adopted.

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:

Thursday February 18 2016

[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER