

MINUTES OF THE REGULAR  
MEETING OF THE HOUSING  
AUTHORITY OF THE BOROUGH OF  
LODI, HELD ON THURSDAY, APRIL 17,  
2014 AT THE HOUSING AUTHORITY  
OF THE BOROUGH OF LODI, 50  
BROOKSIDE AVENUE, LODI, NEW  
JERSEY

Chairman Allen Riley 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 Allen Riley, Commissioners Vincent Caruso, Daniel Cody, Paul Vincent Lynch, Albert Di Chiara. Also present were: Thomas De. Somma, Executive Director, Conrad M. Olear, Esq., and Gary Luna, Deputy Director Absent were: Commissioner Robert Marra and Lenore Morrell, Secretary.

There were no bids this meeting.

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to approve the minutes of the Regular Meeting of March 20, 2014. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

COMMUNICATIONS:

1. Dept. of HUD – implementation of New Flat Rents Provisions – minimum of 80% of FMR – **to be discussed**
2. Advertisement to receive public comments pertaining to LHA's Annual/5-Year plan for FYE 09/30/15
3. Public Advertisement of LHA FYE 09/30/13 Audit Synopsis
4. Remittance to Dept. of HUD – HCV earned interest on HAP (\$1,744.) **to be explained**

REPORT OF ATTORNEY:

A motion was made by Commissioner Cody and seconded by Commissioner Riley to go into Closed Session to discuss Personnel and On-going/Pending Litigation.

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

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

After several discussions between L.H.A. Counsel and L.H.A. Commissioners/Executive Director pertaining to on-going /pending litigation and personnel.

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to close the closed session and go back to the Regular Meeting. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

#### ATTORNEY REPORT CONTNUED

Ana Rosario (DVP#1-D), hearing held, awaiting Probation Agreement to be signed, she refused, she did not understand, I will get in touch with Legal Aid to see if they can explain this to her.

Joan Lutrrzo (DVP#21F) agreed to pay \$50 per month. I still have it that she should pay \$75.00 per month. I will also get in touch with Legal Aid on this.

BJ Gaser (26 Henry Street) Lodi, Section 8 participant will have a hearing on Thursday at 1:30 P.M.

Executive Director request Legal Advisory opinion pertaining to SHBP employer/Employee Premium Plan Cost Payments. I am still researching this and also request as per NJPHA MEL for training/certification of Employment practices.

I reviewed the billing pertaining to C. Sonzo. The first bill we paid was for 2012 and this is for 2013 our deductible cost is \$10,000.00

A motion was made by Commissioner Cody and seconded to Commissioner Di Chiara 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 Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

REPORT OF EXECUTIVE DIRECTOR

No contract reports

No-Smoking Policy – will be on May Meeting Agenda for possible adoption.

Be advised LHA has advertised for Fee Accountant, Independent Public (PA)- which will be before Board (May 2014) for consideration and possible adoption – RFQ due back 04/24/14

Notice (posted) of Promotion Appointments as required by NJ Civil Service Commission pertaining to follow titles: Housing Manager, Clerk 2, and Sr. Maintenance Repairer –LPL

Dept. of HUD New Flat Rents, effective 06/01/14 – see attached listing of 23 affected residents and the sample letters that were sent out

LHA has and is receiving proposals for installation of a time clock - **to be discussed**

Be advised PH/S8 Operating Budget for FYE 09/30/15 are presently being worked on – should be ready for May or June Review and possible adoption.

LHA Re- Organization Meeting is scheduled for May 15, 2014

Response to Eva Grecco's OPRA Request

REPORT OF DEPUTY DIRECTOR/ADMINISTRATOR SECTION 8:

1. To date there are 433 HCV/Section 1 Participants presently on the program
2. Update on FEMA Funding (Payment due LHA) – see attached Memorandum of understanding

RESOLUTION NO. 13-17

TELEPHONE VOTE OF 04/07/14 TO APPROVE AND ADOPT 2014 CAPITAL FUND PROGRAM GRANT #NJP01150114 - \$220,462.00

SEE COPY ATTACHED:

The foregoing Resolution was proposed by Commissioner Caruso and seconded by Commissioner Lynch. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

RESOLUTION NO. 13-18

MEMORIALIZING RESOLUTION OF CERTIFYING APPROVAL & ADOPTION OF 2014 CFP RESOLUTION #13-17 (copy attached)

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Lynch. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

RESOLUTION NO. 13-19

REJECTION OF ALL PUBLIC BIDS RECEIVED FOR REPAIRS TO THE RENNIE PLACE COMMUNITY ROOM

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Lynch. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

RESOLUTION NO. 13-20

AUTHORIZATION TO EXPAND THE SCOPE OF WORK FOR THE RENNIE PLACE S/C COMMUNITY ROOM REPAIRS TO INCLUDE THE REMOVAL/REPLACEMENT OF 65± DOORS & INSTALLATION OF BASEMENT CEILINGS AT THE MASSEY STREET S/C COMPLEX

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Lynch and seconded by Commissioner Di Chiara. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

RESOLUTION NO. 13-21

AUTHORIZATION FOR THE EXECUTIVE DIRECTOR/SECRETARY TREASURER TO EXPAND PROFESSIONAL SERVICE CONTRACT OF PAUL J. DE MASSI, AIA TO INCLUDED EXPANDED SCOPE OF WORK REFERENCED IN RESOLUTION #13-20

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Caruso and seconded by Commissioner Lynch. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

RESOLUTION NO. 13-22

IMPLEMENTATION OF NEW FLAT RENTS PROVISION TO BE A MINIMUM OF 80% FAIR MARKET RENT (FMR)

SEE ATTACHED COPY:

The foregoing Resolution was proposed by Commissioner Di Chiara and seconded by Commissioner Riley. Upon call of the roll, the Commissioners vote was as follows

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Di Chiara	
Commissioner Riley	

HEARING OF CITIZENS:

Executive Director after stating “ anyone citizen wishing to be heard” – at which time

Mrs. Eva Greco resident at apt. 15-D De Vries Park Family complex stated her name/address above, and further stated:

“Why was my apartment inspected the other day,” Someone was in her apartment on Tuesday, 4/25 without her there and did another ANNUAL Inspection – why?? They left closet doors and cabinet doors open why??

Deputy Director stated “ Probably was mistake by Maintenance, gave wrong notice should have been Exterminating Service’: not Annual Inspection Form’ (see attached copy)

Eva Grecco’s response” while still annoyed can understand (wrong notice left)? But why did they go into closets, cabinets and left doors open??

Deputy Director states: They exterminate only in kitchen and bathroom.

Eva Grecco stated.- They never exterminated my bathroom – but was happy to hear they did

Executive Director stated : He will discuss with Maintenances why, if they were, why Closet doors were left open

Eva Grecco stated – Thank you for you time and wished everyone Happy Easter

Executive Director stated – any other Citizens wishing to be heard –there being none Hearing of Citizen as closed.

A motion was made by Commissioner Cody and seconded by Commissioner Riley at 7:40 P.M. to adjourn the meeting. Upon call of the roll, the Commissioners vote as follows;:

AYES	NAYS
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MINUTES OF REGULAR MEETING – APRIL 17, 2014 – PAGE 7;

Commissioner Caruso

Commissioner Cody

Commissioner Lynch

NONE

Commissioner Di Chiara

Commissioner Riley

The Chairman thereupon declared the meeting as closed:



THOMAS De SOMMA

Executive Director

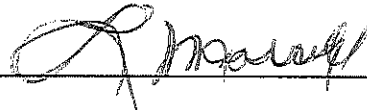


ALLEN RILEY  
Chairman

Transcribed by



Typed by



# MONTHLY BILLS AGENDA - APRIL, 2014

## PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	INVOICE DATE	CHECK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD 3/16/2014 TO 3/29/2014 ARE HEREBY APPROVED					
1	NJ MOTOR VEHICLE	3/1/2014	9116	FOR CAR RJP56G	\$ 71.50
2	NJ MOTOR VEHICLE	3/1/2014	9117	FOR CAR PDA37N	\$ 48.50
3	AMS TIES	3/31/2014	9118	BACKGROUND CHECKS	\$ 40.00
4	ACE LOCK & KEY	3/31/2014	9119	BASEMENT MASTERS	\$ 43.85
5	LODI FIRE PREVENTION	3/31/2014	9120	ANNUAL REGISTRATION FEE	\$ 200.00
6	UNIVERSAL ELECTRIC	4/2/2014	9121	CIRCULATOR & MOTOR	\$ 552.75
7	PECKAR & ABRAMSON	3/17/2014	9122	D'ARIES ON GOING LITIGATION	\$ 5,000.00
8	WALLINGTON PLUMBING	3/25/2014	9123	PARTS FOR HANDICAP SHOWER	\$ 685.36
9	JERSEY ELEVATOR	3/29/2014	9124	MONTHLY MAINTENANCE	\$ 162.90
10	SWIFT ELECTRIC	3/31/2014	9125	GFI OUTLETS AND TESTER	\$ 252.11
11	AMERICAN FENCE CO	2/24/2014	9127	REPAIR FENCE END OF SERVICE	\$ 395.00
12	DOR-WIN MFG.	3/31/2014	9128	WINDOWS REPAIRED	\$ 989.50
13	SIEGALS HARDWARE	3/25/2014	9129	SHOWER RODS, HOSE CLAMPS	\$ 59.34
14	ANCHOR PEST CONTROL	3/18/2014	9130	MONTHLY SERVICE	\$ 275.00
15	US OVERALL	3/31/2014	9131	FOR MENS UNIFORMS	\$ 420.00
16	NJAHRA	4/7/2014	9132	2014 ANNUAL MEMBERSHIP DUE	\$ 432.00
17	NJ DIVISION OF PENSIONS	3/28/2014	TEPS	RETIRED EMPLOYEE BENEFITS	\$ 5,523.81
18	NJ DIVISION OF PENSIONS	3/28/2014	TEPS	ACTIVE EMPLOYEE BENEFITS	\$ 19,161.82
19	AES FIRE	3/28/2014	9133	ALARM REPLACEMENT	\$ 212.62
20	SHARED SOLUTIONS	2/27/2014	9134	IN HOUSE PHONE SERVICE	\$ 346.00
21	SGT MAINTENANCE	4/1/2014	9135	OFFICE CLEANING	\$ 880.00
22	VERIZON	3/26/2014	9136	ELEVATOR PHONE	\$ 30.10
23	NORTH JERSEY MEDIA	3/31/2014	9137	LEGAL ADS	\$ 134.10
24	INTERSTATE WASTE	4/1/2014	9138	S/C GARBAGE COLLECTION	\$ 842.55
25	BUSINESS CARD	3/27/2014	2460	ONLINE TRAINING	\$ 795.00
26	RESERVE ACCOUNT	4/7/2014	2461	STAMP MACHINE	\$ 1,000.00
27	NORIEKA'S	3/24/2014	9139	GAS FOR TRUCKS AND CARS	\$ 689.00
28	U.S. OVERALL CLEANERS	4/3/2014	9147	FOUR JACKETS	\$ 360.00
29	ACE LOCK & KEY SHOP	4/8/2014	9148	SCREENS/LOCKS REKEYED	\$ 220.58
30	TELETRAC, INC.	4/1/2014	9149	TRUCK GPS COST	\$ 276.51
31	CONRAD M. OLEAR, ESQ.	4/10/2014	9150	PH LEGAL RETAINER	\$ 1,000.00
32	CONRAD M. OLEAR, ESQ.	4/10/2014	9151	EXTRAORDINARY LITIGATION	\$ 1,496.00
33	GENERAL ELECTRIC	4/3/2014	9152	FRIDGE BIN COVERS	\$ 73.32
34	PASSAIC VALLEY WATER	5/5/2014	9153	ALL PROJECTS	\$ 4,061.91

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35	SWIFT ELECTRICAL	4/11/2014	9154	18W BULBS	\$ 106.32
36	DOR-WIN MFG.	4/14/2014	9155	WINDOWS REPAIRED	\$ 389.50
37	HD SUPPLY	4/7/2014	9156	BULBS/TILE CUTTER	\$ 301.94
38	VERIZON	4/7/2014	9157		\$ 254.79
39	AESFIRE, LLC	3/31/2014	9158	ALARM CONTRACT	\$ 281.25
40	WILMAR INDUSTRIES INC.	4/10/2014	9159	PLUMBING SUPPLIES	\$ 484.08
41	JAY BEE FLOORING	4/1/2014	9160		\$ 432.00
42	FRANCIS J. MC CONNELL	4/16/2014	9161	PH AUDIT FEE	\$ 4,490.00
43	DELTA DENTAL	5/1/2014	9162		\$ 1,775.36
44	PAULHUS & ASSOCIATES	4/1/2014	9164	PH 50058 FEE	\$ 121.50
45	WALLINGTON PLUMBING	3/26/2014	9165	PLUMBING SUPPLIES	\$ 1,208.54
46	FRANCIS J. MC CONNELL	4/16/2014	2467	SEC 8 AUDIT FEE	\$ 4,485.00
47	DELTA DENTAL PLAN OF NJ	5/1/2014	2468	EMPLOYEE BENEFITS	\$ 613.77
48	PAULHUS & ASSOCIATES	4/1/2014	2469	SEC 8 50058 FEE	\$ 252.00
49	W.B. MASON CO., INC.	4/8/2014	2470	OFFICE SUPPLIES	\$ 918.20
50	CONRAD M. OLEAR, ESQ.	4/10/2014	2471	SEC 8 LEGAL RETAINER	\$ 1,700.00
51	RICOH	4/19/2014	2473		\$ 183.59
52	VERIZON	3/23/2014	9166		\$ 482.40
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