

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, APRIL 21, 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."

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 Vincent Caruso, 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. No one was absent.

Bids: No Bids

Approval of Minutes:

A motion was made by Commissioner Lynch and seconded by Commissioner Marra to approve the Minutes of the March 24, 2016 Regular Meeting.
Upon Roll Call, the Commissioners voted as follows:

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

Communications:

1. Advertisement for Public Comments on Annual/Five-Year PHA Plan FYE 09/30/17
2. Department of HUD 2016 Income Limits/FMR/Flat Rent – in-house format

Report of Attorney:

- M. Rouf (Former Section 8 Participant)
- E. Ferrer (Former Section 8 Participant)
- E. Grecco (PH Resident)
- J. Pereira (Former PH Resident) – need update
- New – J. Luterzo (PH Resident)
- New – Roskhin Properties, LLC (Section 8 Landlord)
- Any Other Pending Litigation/Personnel Matters to be Discussed

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

MINUTES OF REGULAR MEETING – APRIL 21, 2016 (cont'd)

Report of Accountant: Nothing at this time.

Report of Security: Presently checking on residence of S/C Tenant

Bills Agenda:

A motion to Approve the Bills Agenda was made by Vice Chairman Di Chiara and seconded by Commissioner Woods. Roll Call as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Caruso Commissioner Lynch Commissioner Marra* Commissioner Woods Vice Chairman Di Chiara Chairman Cody	NONE	*Commissioner Marra Abstained on #56 only	NONE

Report of Executive Director:

1. Approximate total interest earned FY, to date, is total of \$1,050.00±

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.

- Mayor/Council approved (via ordinance) vertical parking on south side of Lawrence Avenue
- Draft of Smoke-Free Policy – will be scheduling tenant notices/hearing for comments
- Due to previously scheduled commitments by Commissioners/Attorney – May and June Board Meetings need to be re-scheduled – Motion Needed

A motion to re-schedule the May 19, 2016 Reorganization/Regular Meetings to May 26, 2016 (@ 7 PM) and the June 16, 2016 Regular Meeting to June 23, 2016 (@ 7 PM) was made by Commissioner Woods and seconded by Commissioner Caruso.

Roll Call as follows:

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

MINUTES OF REGULAR MEETING – APRIL 21, 2016 (cont'd)

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

1. To date, there are 448 HCV/Section 8 Participants presently on the program
2. BCCD “Unprogrammed Funds” – for repair/replacement of CCTV Surveillance and Fire Alarm/Call-to-Aid Systems at all locations – is now being redirected for use of the DVP Boiler Repairs upon approval by Borough and County

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 Woods and seconded by Commissioner Caruso.

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

1. Resolution #15-30	Fee Accountant – One-Year Contract – May 1, 2016 thru April 30, 2017
2. Resolution #15-31	Fee Attorney – One-Year Contract – May 1, 2016 thru April 30, 2017
3. Resolution #15-32	Independent Public Audit (IPA) – Three-Year Contract – FYE 09/30/16, FYE 09/30/17, FYE 09/30/18
4. Resolution #15-33	Authorization to Revise Application for 2016 Unprogrammed BCCD Grant Funding – for Repair/Replacement of DVP Boilers #1 & #2
5. Resolution #15-34	Acceptance of Anthony Carpino’s Submission of Retirement Papers – Effective 05/01/16

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 – APRIL 21, 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 Caruso.**

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

**Motion to end Closed Session and return to Regular Order of Business was made by
Commissioner Caruso and seconded by Commissioner Marra.**

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

MINUTES OF REGULAR MEETING – APRIL 21, 2016 (cont'd)


Adjournment:

Motion to Adjourn was made by Commissioner Woods and seconded by Commissioner Caruso.

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

Meeting was Adjourned at 8:10 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 -- APRIL 2016

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
03/28/16 - 04/10/16 THRU 04/11/16 - 04/24/16					
ARE HEREBY APPROVED					
1	NJ Motor Vehicle Commission	4/1/16	10526	Yukon Registration Renewal	\$ 105.00
2	Purchase Power	4/1/16	10527	Stamp Machine	\$ 320.99
3	Anchor Pest Control	4/1/16	10528	DVP Monthly Service	\$ 275.00
4	Wallington Plumbing and Heating Co.	4/1/16	10529	Maint. Supplies	\$ 186.10
5	Reno's Appliances	4/1/16	10530	Stove Stock	\$ 1,687.00
6	Cablevision	4/1/16	10531	Cable DVP & Rennie	\$ 492.97
7	Jay Bee Flooring, LLC	4/1/16	10532	DVP #17B Floor Repair	\$ 280.00
8	Siegel's Hardware	4/1/16	10533	Maint. Supplies	\$ 155.88
9	Verizon Wireless	4/1/16	10534	Cell Phones	\$ 491.66
10	American Messaging	4/1/16	10535	Pager Service	\$ 72.57
11	3G Software Technology, Inc.	4/1/16	2783	April 2016 S8 Check Process.	\$ 1,337.85
12	Marion Peyko	4/1/16	1408	Security Refund	\$ 100.02
13	NJ Division of Pensions & Benefits	3/31/16	Online	PH SHBP Active Premium	\$ 14,217.93
14	NJ Division of Pensions & Benefits	3/31/16	Online	S8 SHBP Active Premium	\$ 8,696.95
15	NJ Division of Pensions & Benefits	3/31/16	Online	PH SHBP Retired Premium	\$ 2,161.81
16	NJ Division of Pensions & Benefits	3/31/16	Online	S8 SHBP Retired Premium	\$ 3,783.17
17	Sears	4/6/16	10536	Maint. Supplies	\$ 231.05
18	U.S. Overall Cleaners	4/6/16	10537	Uniform Cleaning Service	\$ 637.50
19	Noreika Service Station	4/6/16	10538	VOIDED	\$ 201.00
20	GE Appliances	4/6/16	10539	Maint. Stove Stock	\$ 229.49
21	Interstate Waste Services	4/6/16	10540	Monthly Trash Service	\$ 842.55
22	SGTS Maintenance, LLC	4/6/16	10541	March 2016 Office Cleaning	\$ 880.00
23	North Jersey Media Group	4/6/16	10542	The Record Public Notices	\$ 341.49
24	Swift Electric Supply Company	4/6/16	10543	Electrical Stock	\$ 88.46
25	Jersey Elevator Co, Inc.	4/6/16	10544	Elevator Maintenance	\$ 162.90
26	Garfield Lumber & Millworks, Inc.	4/6/16	10545	Floor Saddles & Closet Rail DVP #13D	\$ 79.46
27	W.B. Mason	4/6/16	2784	Office Supplies	\$ 861.66
28	AMS Ties, Inc.	4/6/16	10546	PH Mar Background Checks	\$ 70.00
29	AMS Ties, Inc.	4/6/16	2785	S8 Mar Background Checks	\$ 70.00
30	Noreika Service Station	4/6/16	10547	PH Fuel (Replaced Check #10538)	\$ 201.00
31	Verizon	4/13/16	10548	Phones	\$ 31.92
32	Ralph Friedland & Bros., Inc.	4/13/16	10549	Window Shades Stock	\$ 953.00
33	Wallington Plumbing and Heating Co.	4/13/16	10550	Gas Lines for Stoves	\$ 72.12
34	NJ Wildlife Management, LLC	4/13/16	10551	Squirrel Removal DVP Bldg #19	\$ 525.00
35	Direct Supplies Warehouse	4/13/16	10552	Range Hoods Maint. Stock	\$ 272.10
36	AA Chem-Dry of North Jersey	4/13/16	10553	Carpet Replacement	\$ 695.00
37	Teletrac	4/13/16	10554	Truck GPS Systems	\$ 269.91
38	GE Appliances	4/13/16	10555	Refridgerators	\$ 1,976.00
39	Jay Bee Flooring, LLC	4/13/16	10556	DVP #17B Floors	\$ 2,319.00
40	Ricoh USA, Inc.	4/13/16	2786	Copy Machine	\$ 313.02
41	Presto Print & Copy	4/13/16	2787	Envelope Stock	\$ 155.00
41	W.B. Mason	4/13/16	2788	Office Supplies	\$ 537.21
42	Delta Dental	4/15/16	Online	PH Employee Dental Benefits	\$ 1,434.32
43	Delta Dental	4/15/16	Online	S8 Employee Dental Benefits	\$ 870.76
44	Verizon	4/19/16	10557	Phones	\$ 274.28
45	Strasser & Associates, P.C.	4/19/16	10558	PH Legal Retainer & Extra Lit.	\$ 1,666.66
46	Ricoh USA, Inc.	4/19/16	10559	Copy Machine	\$ 453.74
47	Wallace P. Nowosielecki	4/19/16	10560	PH Accounting Retainer	\$ 1,166.66
48	Wilmar	4/19/16	10561	Maint. Stock	\$ 676.86

49	Mazteck	4/19/16	10562	Computer Setup	\$ 162.00
50	Dorwin	4/19/16	10563	Window Repair	\$ 792.00
51	Passaic Valley Water Commission	4/19/16	10564	Water Bill	\$ 5,338.03
52	Jay Bee Flooring, LLC	4/19/16	10565	Floor Repair N.Main #35	\$ 1,366.00
53	NJ Department of Enviromental Prot.	4/19/16	10566	Renew. Waste Transp. Decals	\$ 178.00
54	Wallace P. Nowosielecki	4/19/16	2789	S8 Accounting Retainer	\$ 1,166.67
55	Strasser & Associates, P.C.	4/19/16	2790	S8 Legal Retainer & Extra Lit.	\$ 1,466.66
56	PSE&G	4/19/16	10567	Utlities	\$ 20,432.32
57	Complete Saw & Garden	4/21/16	10568	Maint. Supplies	\$ 68.00
58	John's Service	4/21/16	10569	Ford Pickup Maint.	\$ 592.04
59	Jewel Electric Supply Co.	4/21/16	10570	Maint. Supplies	\$ 254.24
60	Wallington Plumbing and Heating Co.	4/21/16	10571	Plumbing Maint. Supplies	\$ 666.16
61	Direct Supplies Warehouse	4/21/16	10572	Maint. Supplies	\$ 221.04
62	State of NJ Treasurer	4/21/16	10573	FEMA Refund	\$ 519.05
63	NJ Motor Vehicle Commission	4/21/16	2791	Buick Registration Renewal	\$ 46.50
64	Ready Refresh	4/21/16	2792	Water & Coffee	\$ 175.17

RESOLUTION NO. 15-30

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
✓ Commissioner V. Caruso	✓			
Commissioner P. Lynch	✓			
Commissioner R. Marra	✓			
M Commissioner G. Woods	✓			
Commissioner A. Di Chiara	✓			
Commissioner D. Cody	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

[Handwritten Signature]
CHA ATTORNEY – CONRAD M. O'LEAR, ESQ.

**FEE ACCOUNTANT – ONE-YEAR CONTRACT AWARD
MAY 1, 2016 THRU APRIL 30, 2017**

As the Executive Director/Secretary-Treasurer of Lodi Housing Authority and in compliance with NJSA 40:A11-3, 40A:11-4, covering awards/solicitations for Professional Services, I hereby certify that the Lodi Housing Authority advertised for such professional services in March 2016 for such professional services contracts; and in compliance with the aforementioned NJSA 40:A11-3 and 40A:11-4 and the US Department of HUD "Competitive Process" required under 24CFR 85:36 Procurement, and under the Authority's By-Laws, Section 9;

I hereby recommend that Wallace Nowosielecki, CPA, of One Garners Lane, Elmwood Park, New Jersey 07407 be appointed to the position of Fee Accountant for the Authority's Public Housing and Section 8 Rental Assistance Programs as follows:

One-Year Contract Award – May 1, 2016 thru April 30, 2017:

- \$14,000 Retainer for Public Housing Program
- \$14,000 Retainer for Section 8 Program
- \$75.00 per hour for Extraordinary Services

NOW, BE IT RESOLVED, by the Housing Authority, Wallace Nowosielecki, CPA, be and is hereby appointed to said position as Fee Accountant as defined in the preceding breakdown.

NOW, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of Wallace Nowosielecki, CPA as Fee Accountant.

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 April 21, 2016
[Handwritten Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

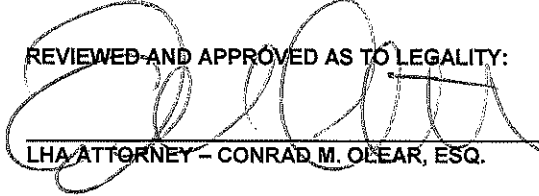
RESOLUTION NO. 15-31

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>
✓ Commissioner V. Caruso	✓			
Commissioner P. Lynch	✓			
Commissioner R. Marra	✓			
✗ Commissioner G. Woods				
Commissioner A. Di Chiara				
Commissioner D. Cody				

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

FEE ATTORNEY – ONE-YEAR CONTRACT AWARD
MAY 1, 2016 THRU APRIL 30, 2017

As the Executive Director/Secretary-Treasurer of Lodi Housing Authority and in compliance with NJSA 40:A11-3, 40A:11-4, covering awards/solicitations for Professional Services, I hereby certify that the Lodi Housing Authority advertised for such professional services in March 2016 for such professional services contracts, and in compliance with the aforementioned NJSA 40:A11-3 and 40A:11-4 and the US Department of HUD “Competitive Process” required under 24CFR 85:36 Procurement, and under the Authority’s By-Laws, Section 9;

I hereby recommend that Conrad M. Olear, Esq., of Seven East Ridgewood Avenue, Paramus, New Jersey 07652 be appointed to the position of Fee Attorney for the Authority’s Public Housing and Section 8 Rental Assistance Programs as follows:

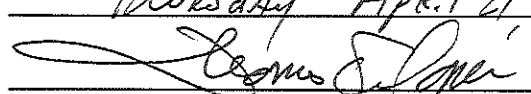
One-Year Contract Award – May 1, 2016 thru April 30, 2017:

- \$14,000 Retainer for Public Housing Program
- \$14,000 Retainer for Section 8 Program
- \$100.00 per hour for Extraordinary Services

NOW, BE IT RESOLVED, by the Housing Authority, Conrad M. Olear, Esq. be and is hereby appointed to said position as Fee Attorney as defined in the preceding breakdown.

NOW, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of Conrad M. Olear, Esq. as Fee Attorney.

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 Apr: 21 2016

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-32

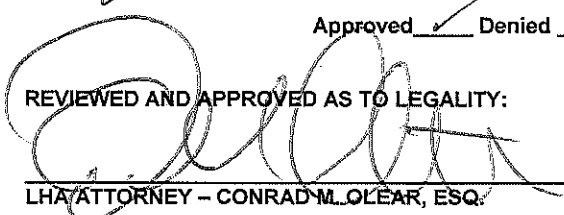
Governing Body Recorded Vote -- Members:

- ✓ Commissioner V. Caruso
- Commissioner P. Lynch
- 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. O'LEARY, ESQ.

**INDEPENDENT PUBLIC AUDIT (IPA)
THREE-YEAR CONTRACT AWARD
FYE 09/30/16 & FYE 09/30/17 & FYE 09/30/18**

WHEREAS, the Lodi Housing Authority (Authority) has publicly advertised to receive IPA proposals covering FYE 09/30/16, FYE 09/30/17, & FYE 09/30/18 in accordance with the Authority's Procurement Policy and Department of HUD CFR 85.36 Procurement Rules and Regulations; and

WHEREAS, the RFQ received as set forth in attachment has been reviewed for compliance by and is hereby recommended by Executive Director for award.

NOW, THEREFORE, BE IT RESOLVED, by the Lodi Housing Authority Executive Director that FYE 09/30/16, FYE 09/30/17 & FYE 09/30/18 IPA Contract Audit of the Housing Authority's Public Housing, Section 8, and Capital Fund Programs, and its year ending Financial Statements, which includes, but is not limited to any and all required Electronic Submissions, SEMAP/PHAS Analysis, etc., be and is hereby awarded to **Francis J. McConnell, CPA, 6225 Rising Sun Avenue, Philadelphia, PA 19111** as follows:

- 1st Year Contract – FYE 09/30/2016: \$8,400.00
- 2nd Year Contract – FYE 09/30/2017: \$8,400.00
- 3rd Year Contract – FYE 09/30/2018: \$8,400.00

NOW, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of Francis J. McConnell, CPA, as Independent Public Auditor.

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 April 21, 2016



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-33

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
S Commissioner V. Caruso	✓			
Commissioner P. Lynch	✓			
Commissioner R. Marra	✓			
M Commissioner G. Woods	✓			
Commissioner A. Di Chiara	✓			
Commissioner D. Cody	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**AUTHORIZATION TO REVISE APPLICATION FOR
2016 UNPROGRAMMED BERGEN COUNTY COMMUNITY DEVELOPMENT
(BCCD) GRANT FUNDING – FOR REPAIR/REPLACEMENT OF BOILERS #1 & #2
AT THE De VRIES PARK FAMILY COMPLEX**

WHEREAS, the Board of Commissioners (Board) of the Lodi Housing Authority (Authority) originally adopted Resolution #15-25, Application for 2016 Unprogrammed BCCD Funding for the Repair/Replacement of CCTV Surveillance/Fire Alarm Systems at all complexes; and

WHEREAS, the Application was subsequently Endorsed/Approved by the Mayor and Council of the Borough of Lodi by Council Resolution #16-45; and

WHEREAS, the Authority has recently experienced major breakdown/repairs to Boilers #1 & #2 at the DVP Family Complex, which now require replacement due to boilers' end of useful life; and

WHEREAS, Authority has previously declared Emergency Repairs of said Boilers #1 & #2 and related repair expenditures have exceeded \$25,000+; and

WHEREAS, these boilers requirement replacement with cost estimates exceeding \$120,000+ for both boilers; and

WHEREAS, the Authority's BCCD Application for Unprogrammed Funds was in the amount of \$137,000 for CCTV/Fire Alarm Systems; and

WHEREAS, it is the Board's opinion, based upon the Executive Director's recommendation, that the more eminent threat to tenants' health and safety is for the replacement of Boilers #1 & #2 at De Vries Park; and

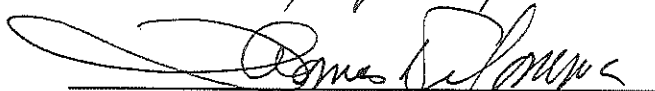
WHEREAS, the Mayor & Council of the Borough of Lodi is required to adopt an endorsing resolution for all BCCD application funding.

NOW, THEREFORE, BE IT RESOLVED, the Revised 2016 BCCD Application for Unprogrammed Funding (Replacement of DVP Boilers #1 & #2) is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes the Executive Director to forward a copy of the 2016 Revised Unprogrammed Funding Application to the Mayor and Council of the Borough of Lodi requesting consideration to approve 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 Apr. 21, 2016


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-34

Governing Body Recorded Vote – Members:

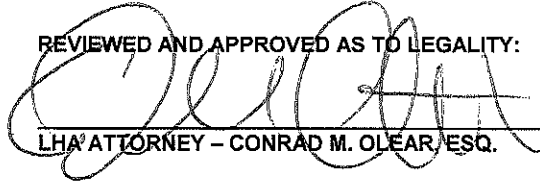
- 5 Commissioner V. Caruso
- Commissioner P. Lynch
- Commissioner R. Marra
- M Commissioner G. Woods
- Commissioner A. Di Chiara
- Commissioner D. Cody

Aye Nay Abstain Absent

✓
✓
✓

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


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

ACCEPTANCE OF ANTHONY CARPINO'S SUBMISSION OF RETIREMENT PAPERS (EFFECTIVE 05/01/16)

WHEREAS, in March 2016, Anthony Carpino, Sr. Maintenance Repairer-LPL, informed the Executive Director of Lodi Housing Authority (LHA) that he was retiring and, consequently, filed his online Retirement Application on April 8, 2016 with an effective date of May 1, 2016 and submitted a formal letter of intent to retire on 04/11/16; and

WHEREAS, LHA received an email notice on 04/08/16 from the NJ Division of Pensions and Benefits confirming Anthony Carpino's Retirement Application had been submitted with an effective date of 05/01/16; and

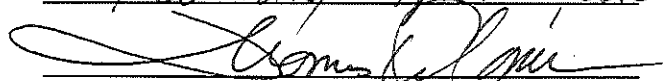
WHEREAS, the LHA Board of Commissioners (Board) has adopted its Employee Personnel Policy (aka Employee Handbook), along with numerous Board Resolutions authorizing, outlining, and defining employee benefits; and

WHEREAS, the Board has, within said Employee Handbook, enacted policy for employee payout of accrued sick, vacation, and personal leave time; and

WHEREAS, said Employee does not have any accrued leave time left, and therefore, not entitled to any leave buy-out.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby accepts and acknowledges Anthony Carpino's Retirement date effective May 1, 2016.

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 April 21 2016

EXECUTIVE DIRECTOR/SECRETARY-TREASURER