

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, MAY 26, 2016

Call to Order: Chairman Daniel Cody called the Reorganization/Annual Meeting to Order at 7:15 PM.

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

After the Pledge, the Chairman made the following statement, "This Agenda is posted to inform the Public of actions being considered by the Authority's Board of Commissioners and its Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action."

Chairman Cody also stated 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 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. Commissioners Vincent Caruso and Robert Marra were absent.

Bids: No Bids

Approval of Minutes:

A motion was made by Vice Chairman Di Chiara and seconded by Commissioner Woods to approve the Minutes of the April 21, 2016 Regular Meeting.

Upon Roll Call, the Commissioners voted as follows:

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

Communications:

1. Department of HUD execution of CFP 2016 Amendment to Grant NJ39P01150116 - \$233,358.00
2. OPRA Request of 05/02/16 from Ryan Curioni – responded to on 05/02/16

Report of Attorney:

- E. Grecco (PH Resident)
- 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 – MAY 26, 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 Woods Vice Chairman Di Chiara Chairman Cody	NONE	NONE	Commissioner Lynch Commissioner Marra

Report of Executive Director:

1. Approximate total interest earned FY, to date, is total of \$1,120.00±

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. **Ongoing:** Mayor/Council approved (via ordinance) vertical parking on south side of Lawrence Avenue
4. Smoke-Free Policy – letter/survey will be forwarded to all residents & hearings will be scheduled
5. Amended FYE 09/30/15 Audit – approved via Resolution #15-38

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

1. To date, there are 454 HCV/Section 8 Participants presently on the program
2. Engineering quotes received for repair/replacement of DVP boilers – were returned because they were hand delivered instead of being mailed – advertised with new date of submission
3. Pre-Reac Inspections – 1st Phase (De Vries Park Family Complex units/Admin Buildings) were completed in May 2016 and 2nd Phase (S/C Complexes) scheduled for June 2016

MINUTES OF REGULAR MEETING – MAY 26, 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.)

1. Resolution #15-38	Certifying Resolution – Commissioners Receipt of Corrected FYE 09/30/15 Independent Public Audit (IPA)
2. Resolution #15-39	Amendment to By-Laws – Article III Meetings
3. Resolution #15-40	Declaration of Emergency Expenditure – Emergency Repair – Underground Main Sewer Line – De Vries Park Family Complex – Building #7
4. Resolution #15-41	Approval of Stipend for Additional Work Duties (Effective 08/01/16)
5. Resolution #15-42	Designation of “The Record” as LHA’s Newspaper of Record

Motion to Approve Resolutions by Consent Agenda was made by Vice Chairman Di Chiara and seconded by Commissioner Caruso.

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

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 – MAY 26, 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
Vice Chairman Di Chiara and seconded by Commissioner Woods.**

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

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

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

MINUTES OF REGULAR MEETING – MAY 26, 2016 (cont'd)

Adjournment:

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

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

Meeting was Adjourned at 8:00 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 -- MAY 2016

PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
04/24/16 - 05/07/16 THRU 05/08/16 - 05/21/16					
ARE HEREBY APPROVED					
1	NJ Motor Vehicle Commission	5/1/16	10574	Ford Registration Renewal	\$ 151.00
2	Ace Lock & Key Shop	5/1/16	10575	Office Lock Changes	\$ 671.35
3	U.S. Overall Cleaners	5/1/16	10576	April Uniform Cleaning	\$ 330.00
4	Cablevision	5/1/16	10577	Phones	\$ 489.88
5	Anchor Pest Control	5/1/16	10578	Apr. Monthly Service for DVP	\$ 275.00
6	Purchase Power	5/1/16	10579	Stamp Machine	\$ 320.99
7	American Messaging	5/1/16	10580	Pager Service	\$ 22.01
8	Jersey Elevator Co, Inc.	5/1/16	10581	Elevation Maintenance	\$ 162.90
9	Lodi Fire Department	5/1/16	10582	Donation	\$ 300.00
10	Annie Moore	5/1/16	1409	Security Refund	\$ 281.43
11	Paulhus & Associates, Inc.	5/1/16	10583	PH April 50058 Processing	\$ 126.00
12	Paulhus & Associates, Inc.	5/1/16	2793	S8 April 50058 Processing	\$ 451.50
13	NJ Division of Pensions and Benefits	4/28/16	Online	PH Active Employee	\$ 16,452.04
14	NJ Division of Pensions and Benefits	4/28/16	Online	S8 Active Employee	\$ 8,696.95
15	NJ Division of Pensions and Benefits	4/28/16	Online	PH Retired Employee	\$ 2,161.81
16	NJ Division of Pensions and Benefits	4/28/16	Online	S8 Retired Employee	\$ 3,783.17
17	Noreika Service Station	5/9/16	10584	April 2016 Fuel	\$ 179.00
18	Riccardi Brothers	5/9/16	10585	Paint Supplies	\$ 431.67
19	Siegel's Hardware	5/9/16	10586	Hardware Materials	\$ 123.91
20	Verizon	5/9/16	10587	Phones	\$ 31.88
21	Verizon Wireless	5/9/16	10588	Cell Phones	\$ 465.89
22	Wilmar	5/9/16	10589	Maint. Supplies	\$ 408.98
23	Garfield Lumbar & Millworks, Inc.	5/9/16	10590	Lumbar Materials	\$ 78.89
24	VOID	5/9/16	10591	VOID	VOID
25	Interstate Waste Services	5/9/16	10592	May 2016 Trash Service	\$ 842.55
26	Complete Saw & Garden	5/9/16	10593	Mower & Edger Repair	\$ 436.95
27	Rob's Automotive	5/9/16	10594	Tractor Repair	\$ 852.97
28	3G Software Technology, Inc.	5/9/16	2794	May 2016 Check Processing	\$ 1,329.02
29	Mazteck	5/9/16	2795	Email/Domain Name Hosting Cost	\$ 198.88
30	W.B. Mason	5/9/16	2796	Office Supplies	\$ 278.42
31	Carol A. Ferrara	5/9/16	10595	Emp. Benefits Eye Glass Reim.	\$ 350.00
32	NJ Motor Vehicle Commission	5/13/16	10596	Gary's Vehicle Reg.	\$ 71.50
33	Presto Print & Copy	5/13/16	10597	Envelopes & Pads	\$ 415.50
34	North Jersey Media Group	5/13/16	10598	The Record Article	\$ 58.07
35	Direct Supplies Warehouse	5/13/16	10599	Blinds Massey St.	\$ 128.46
36	SGTS Maintenance, LLC.	5/13/16	10600	April 2016 Office Cleaning	\$ 880.00
37	Anchor Pest Control	5/13/16	10601	Rennie #21 Extermination	\$ 375.00
38	AMS Ties	5/13/16	10602	PH Background Checks	\$ 60.00
39	AMS Ties	5/13/16	2797	S8 Background Checks	\$ 67.50
40	Paulhus & Associates, Inc.	5/13/16	10603	PH April 50058 Processing	\$ 105.00
41	Paulhus & Associates, Inc.	5/13/16	2798	S8 April 50058 Processing	\$ 152.25
42	Barbara Stivalo	5/13/16	1410	Security Refund	\$ 100.03
43	PSE&G	5/17/16	10604	Utilities	\$ 16,759.90
44	Sears Commercial One	5/17/16	10605	Stove Top/Grates M #31	\$ 338.53
45	Direct Supplies Warehouse	5/17/16	10606	Lightbulbs	\$ 131.40
46	Jay Bee Flooring, LLC	5/17/16	10607	Floor Repair Rennie #38	\$ 480.00
47	Wilmar	5/17/16	10608	Lightbulbs/Bait	\$ 208.05
48	W.B. Mason	5/17/16	10609	Office Supplies	\$ 446.00
49	Ricoh USA Inc.	5/17/16	10610	Service Contract	\$ 453.74

4

50	Verizon	5/17/16	10611	Phones	\$ 274.28
51	Passaic Valley Water Commission	5/17/16	10612	Water	\$ 5,290.09
52	Delta Dental	5/17/16	Online	PH Employee Dental	\$ 1,434.32
53	Delta Dental	5/17/16	Online	S8 Employee Dental	\$ 870.76
54	Strasser & Associates	5/26/16	10613	PH May 2016 Legal Ret. & E.O. Lit.	\$ 1,585.66
55	Wallace P. Nowosielecki	5/26/16	10614	PH May 2016 Accout. Retain.	\$ 1,166.66
56	AA Chem-Dry of North Jersey	5/26/16	10615	Carpet Repair Massey & Rennie	\$ 612.00
57	GE Appliances	5/26/16	10616	Refrigerator Parts	\$ 153.85
58	Wallington Plumbing & Heating Supply	5/26/16	10617	Plumbing Supplies	\$ 176.30
59	All American Sewer Service	5/26/16	10618	EOM Sewer Cleaning	\$ 1,000.00
60	Russell Reid	5/26/16	10619	Massey Sewerage Transport	\$ 306.09
61	Ready Refresh	5/26/16	10620	Coffee & Water	\$ 177.38
62	Pitney Bowes	5/26/16	10621	Stamp Machine	\$ 320.99
63	Anchor Pest Control	5/26/16	10622	May 2016 Monthly Service	\$ 275.00
64	Mazteck	5/26/16	2799	Wifi Maintenance	\$ 225.00
65	Strasser & Associates	5/26/16	2800	S8 May 2016 Legal Ret. & E.O. Lit.	\$ 1,973.66
66	Wallace P. Nowosielecki	5/26/16	2801	S8 May 2016 Accounting Retain.	\$ 1,166.67
67	AESFire, LLC	5/26/16	2802	Alarm Replacement M #1	\$ 787.25
68	Direct Supplies Warehouse	5/26/16	2803	Kitchen Blinds	\$ 151.20
69	Alexa Walters	5/26/16	1411	Pet Security Refund	\$ 75.02

5

RESOLUTION NO. 15-38

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				✓
Commissioner G. Woods	✓			
As Commissioner A. Di Chiara	✓			
Commissioner D. Cody	✓			

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

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

CERTIFYING RESOLUTION – COMMISSIONERS' RECEIPT OF CORRECTED FYE 09/30/15 INDEPENDENT PUBLIC AUDIT (IPA) DUE TO HUD/REAC'S INVALIDATION OF 1ST SUBMISSION (ORIGINALLY FILED IN FEBRUARY 2016)

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 had been completed and originally filed in February 2016 with the NJDCA pursuant to NJSA 40A:5A-15; and

WHEREAS, NJSA 40A:5A-17, required 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 had received the annual audit in February 2016 and had personally reviewed the annual audit and specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with NJSA 40A:5A-17; and

WHEREAS, the Authority was required to invalidate its original FYE 09/30/15 Audit due to:

- a. NJDL Government (DLGS) requires Local Authorities to comply with "GASB 68" to include in all Authority Audits the Pension Liability, proportioned allocation of pension expenses from period ending 06/30/15 on; and
- b. GASB 68 statements reflecting said **Pension Liabilities** had not been released at the time Lodi Housing Authority originally completed and submitted its FYE 09/30/15 IPA; and
- c. DLGS authorizes filing extension for such Audits of Authorities that are due and filed prior to release of the compliance information for GASB.

WHEREAS, the Authority's first submission had to be invalidated to include GASB 68 Pension Liability.

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 corrected 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 May 26, 2016


EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI HOUSING AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue, Lodi, New Jersey 07644

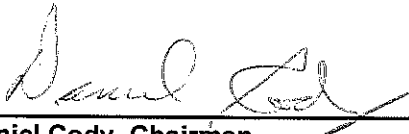
THOMAS DeSOMMA
Executive Director/ Secretary Treasurer
973-470-3650 – Fax 973-778-1429

May 26, 2016

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

We hereby Certify that we have received a copy of the corrected/ resubmitted 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 May 26, 2016 Regular Meeting Agenda by the Executive Director of the Lodi Housing Authority.


Daniel Cody, Chairman 5/26/16
Date


Albert Di Chiara, Vice Chairman 5/26/16
Date

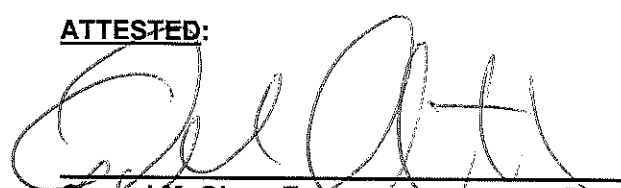

Vincent J. Caruso, Commissioner 5/26/16
Date


Paul V. Lynch, Commissioner 5/31/16
Date


Robert Marra, Commissioner 6/9/16
Date


Gerald Woods, Commissioner 5/26/16
Date

ATTESTED:


Conrad M. Olear, Esq. 5/26/16
Date

RESOLUTION NO. 15-39

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				//
Commissioner G. Woods				
Commissioner A. Di Chiara	/			
Commissioner D. Cody	/			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


 LHA ATTORNEY – CONRAD M. CLEAR, ESQ.

AMENDMENT TO BY-LAWS

WHEREAS, Lodi Housing Authority (LHA) upon review of its By-Laws; and

WHEREAS, Article III Meetings of LHA's By-Laws required updating.

NOW, THEREFORE, BE IT RESOLVED, the following sections of LHA's By-Laws are hereby amended as follows:

ARTICLE III – MEETINGS

Section 1. Annual/Reorganization Meetings. The Annual/Reorganization Meeting shall be held on the fourth Thursday of May at 7:00 PM at the regular meeting place of the Authority. In the event such date shall fall on a legal holiday, the Annual/Reorganization Meeting shall be held on the next succeeding business day of the Authority.

Section 2. Regular Meeting. Meetings shall be held with notice at the regular meeting place of the Lodi Housing Authority on the Third Thursday of each month at 7:00 PM unless the same shall be a legal holiday, in which event the said meeting shall be held on the next succeeding business day of the Authority at the same time. The Regular Meetings must comply with all New Jersey State Laws and provisions, Rules and Regulations set forth in New Jersey Open Public Meetings Act (Sunshine Law).

Section 3. Special Meeting. The Chairman of the Authority may, when he deems it expedient and shall upon the written request of two members of the Authority, call a special meeting of the Authority on a business day within seven days of the receipt of the request for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such meeting. At such special meetings, no business shall be considered other than as designated in the agenda, but if all of the members present at a special meeting agree, any and all business may be transacted at such special meeting.

Section 4. Quorum. The powers of the Authority shall be vested in the Commissioners, thereof, in office from time to time. Four Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present, exceptions herein provided for.

Section 5. Order of Business. At a regular meeting of the Housing Authority the following shall be the Order of Business:

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- NOTICE OF MEETING
- ROLL CALL
- BIDS
- APPROVAL OF MINUTES
- COMMUNICATIONS
- 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
REPORT OF COMMISSIONERS
UNFINISHED BUSINESS
OLD BUSINESS
NEW BUSINESS
GOOD & WELFARE
HEARING OF CITIZENS
CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS
ADJOURNMENT

NOW, THEREFORE, BE IT FURTHER RESOLVED, by Board of Commissioners approval of updated changes, as referenced above, are hereby adopted and said changes to By-Laws shall become effective 30 days after adoption 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 May 26, 2016


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-40

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

Aye Nay Abstain Absent

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. O'LEAR, ESQ.

DECLARATION OF EMERGENCY EXPENDITURE
EMERGENCY REPAIR – UNDERGROUND MAIN SEWER LINE –
DE VRIES PARK FAMILY COMPLEX – BUILDING #7

WHEREAS, on May 16, 2016, the main sewer line at Building #7 De Vries Park required Lodi Housing Authority (LHA) to retain an outside contractor to clear clogged piping; and

WHEREAS, in order to determine whether or not to clean/remove clogged sewer line, LHA retained the services of All American Sewer Service II, Inc., PO Box 605, Lodi, New Jersey; and

WHEREAS, as Executive Director (refer to Supervisor of Maintenance's attached Emergency Certification), I hereby certified that the clogged main sewer line, referenced above, created a threat to LHA'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.

NOW, THEREFORE, BE IT FURTHER RESOLVED, all such related expenditures be classified as "Emergency Expenditures," and such related bills & payments are hereby authorized to be paid from any and all available funds either 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 May 26 2016


 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-41

Governing Body Recorded Vote – Members:

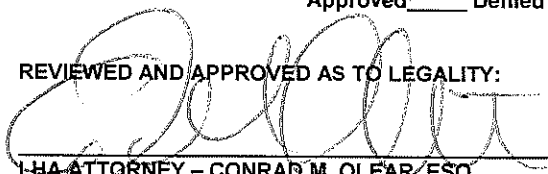
- Commissioner V. Caruso
- Commissioner P. Lynch
- Commissioner R. Marra
- Commissioner G. Woods
- Commissioner A. Di Chiara
- Commissioner D. Cody

Aye Nav Abstain Absent

✓
✓
✓
✓
✓
✓

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

STIPEND FOR ADDITIONAL WORK DUTIES (EFFECTIVE AUGUST 1, 2016) FOR HOUSING MANAGER

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) adopted Resolution #12-03 entitled "Revision to Employee Title/Salary Step Guide" on October 25, 2012; and

WHEREAS, said Salary Guide was adopted and, subsequently, upon the recent retirement of Lenore Morrell (former Recording Secretary for Board Meetings), additional work responsibilities were re-assigned to the Housing Manager by the Executive Director/Secretary Treasurer; and

WHEREAS, some of the additional re-assigned work duties/responsibilities consist of, but are not limited to:

- > Advertisement and distribution of all information pertaining to monthly Board of Commissioners Regular and Reorganization Meetings;
- > Preparation for monthly Board Meetings by typing Agenda, Resolutions, Minutes, etc.;
- > Required attendance at monthly Board of Commissioners Meetings (after normal working hours); and
- > Taking of the Minutes at monthly Board of Commissioners Meetings.

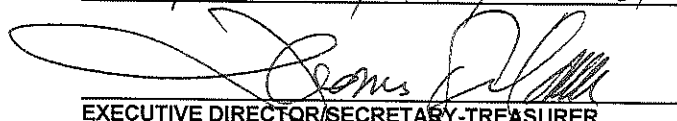
WHEREAS, the Executive Director/Secretary Treasurer hereby recognizes this recent re-assignment of work/duties, was not taken into consideration when Resolution #12-03 was adopted, also, hereby appoints Housing Manager as Recording Secretary for the Board of Commissioners' Meetings.

NOW, THEREFORE, BE IT RESOLVED, the Executive Director/Secretary Treasurer hereby recommends for the additional work duties a Stipend of \$3,000.00 be paid to Housing Manager.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board, based upon the Executive Director/Secretary Treasurer's representation and recommendation within this Resolution #15-41, hereby authorizes the additional stipend of \$3,000.00 to be part of the base pay for the Housing Manager effective August 1, 2016 (applicable Salary Guide adopted under Resolution #12-03 will be amended to reflect said Stipend).

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 May 26 2016



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 15-42

Governing Body Recorded Vote – Members:

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

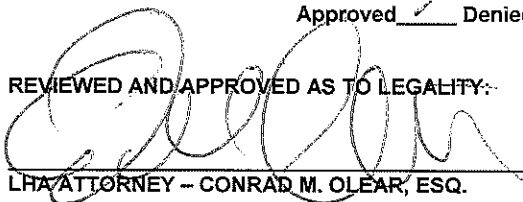
Aye Nay Abstain Absent

/

/

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



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

DESIGNATION OF "THE RECORD" AS NEWSPAPER OF RECORD

WHEREAS, the Lodi Housing Authority (LHA) is required to place legal ads in a local newspaper to inform the general public of meeting dates, request for price quotes/bids/RFQs, contract awards, etc.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, "THE RECORD" is hereby designated as Lodi Housing Authority's Official Newspaper from July 1, 2016 through June 30, 2017.

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:

Tuesday May 26 2016



EXECUTIVE DIRECTOR/SECRETARY-TREASURER