

MINUTES OF THE REGULAR MEETING  
THE HOUSING AUTHORITY OF THE  
BOROUGH OF LODI, HELD ON  
THURSDAY, JUNE 19, 2014 AT THE  
HOUSING AUTHORITY OF THE  
BOROUGH OF LODI, 50 BROOKSIDE  
AVENUE, LODI, NEW JERSEY

Chairman Allen Riley was absent the Meeting was chaired by Vice-Chairman Albert Di Chiara.

Chairman Albert Di Chiara called the Regular Meeting to order at 7:05 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: Vice-Chairman Albert Di Chiara, Commissioners Daniel Cody, Paul Vincent Lynch, Robert Marra, and Gerald Woods. Also present were: Thomas De Somma, Executive Director, Conrad M. Olear, Esq., and Gary Luna, Deputy Director. Absent were: Chairman Allen Riley, Commissioner Vincent Caruso and Lenore Morrell, Secretary.

There were no bids this meeting.

A motion was made by Commissioner Cody and seconded by Commissioner Marra to approve the Reorganization Meeting Minutes of May 22, 2014. Upon call of the roll the Commissioners vote was as follows:

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

A motion was made by Commissioner Marra and seconded by Commissioner Woods to approve the Regular Meeting Minutes of May 24, 2014. Upon call of the roll, the Commissioners vote was as follows:

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

COMMUNICATIONS:

1. To Commissioners – consideration to re-schedule 07/17/14 Board Meeting to 6:00 P.M. on Thursday, July 24, 2014 – to be discussed. A Motion was made by Commissioner Cody and seconded by Commissioner Lynch to Re-schedule the 07/17/14 to July 24, 2014 at 6:00 P.M. Upon call of the roll, the Commissioners vote was as follows:

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

2. To Damian Salvati, Regional Inspector General, US Dept. of HUD – report of possible fraud by former Section 8 Participant
3. Dept. of HUD – Approval of CFP 2014 Annual Statement - Ordered, received and filed

REPORT OF ATTORNEY:

1. D'Aries & Sons v LHA- Refer to authorizing Resolution #13-38
2. Noise complaint filed by Klebs (DVP #18-B) I have a hearing tomorrow morning with Bravo.
3. Barbara Vlachogiannis, Shepstone, Bonomo, Owen-Ferguson have a court date June 26.
4. Gloria Cortez (81 Charles Street, Apt. #2) Terminated, arrearage owed of \$2,943 – unpaid- Sent her two letters, responded to last one will meet with her
5. Christina Johanneman (53 Chestnut Street, Apt. C) terminated as of 07/01/14 – failure to submit required documentation.
6. Executive Director's request for Legal Advisor opinion pertaining to SHBP Employer/Employee Premium Plan Cost Payments. Still trying to get answers

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

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

REPORT OF EXECUTIVE DIRECTOR:

CONTRACT REPORT:

Remove and replace windows (13)  
at Rennie Place – as a result  
of Flood Damage and paid for  
by FEMA- TO BE DISCUSSED

CONTRACT AWARDED TO:

Just Windows & Doors  
PO Box 134  
Hasbrouck Heights, N.J. 07604  
\$9,100.00

Repair/Replace Wire Electrical Work  
As reflected under Annual  
Inspection Report

Mollica Electric  
PO Box 682  
Montville, N.J. 07045  
Time & Material – Unable to  
Estimate at this time

Repair & Replace Sidewalks/concrete  
curbs, window sills – as reflected  
under Annual Inspection Reports

Trino Associates  
354 Verona Way  
Paramus, N.J. 07652  
Not to Exceed \$11,500.00

CAULKING??

CONTRACT LISTED ABOVE DOES NOT REQUIRE APPROVAL SINCE 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 86-36 ESTABLISHMENT OF  
PROCUREMENT POLICY

Discussion with Bob Casiello (Boro of Lodi Emergency Management Coordinator)  
NJ State Law now required Evacuation Plan for multiple dwelling units of 20+ and  
over Age 55 (LHA S/C Complexes)

Non-Smoking Policy – ongoing – to be carried at this time!!

LHA has ordered time clock – Update to be given

Be advised PH/S-8 Operating Budgets for FYE 09/30/15 are presently being  
worked on – for rescheduled meeting on July 24<sup>th</sup>.

Gates to be installed at Rennie Place (Walkway to Mid-Towne Center)

A motion was made by Commissioner Cody and seconded by Commissioner Lynch  
to adjourn the August 21, 2014 meeting and Authorize the Executive Director to  
pay bills and submit paid bills for July/August and submit report at the 09/18/14

Regular Meeting for Board Review. Upon call of the roll, the Commissioners vote was as follows:

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

PERC Notice of Petition “Card Check” Certification of International Union of Journeymen and allied Trades (same as Boro’s DPW , et. Al) – also see required posting of Notice to all Employees and refer to attached response by LHA Counsel dated 06/12/14

A motion was made by Commissioner Marra and seconded by Commissioner Cody to dispense with Executive Director’s report and go into Hearing of Citizens. Upon call of the roll, the Commissioners vote was as follows:

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

Eva Grecco, 15 B De Vries Park – questioned Executive Director in reference to the Evacuation Plan he has spoken about. The Executive Director stated it does not involve De Vries Park, it is for Senior Citizens Complexes only.

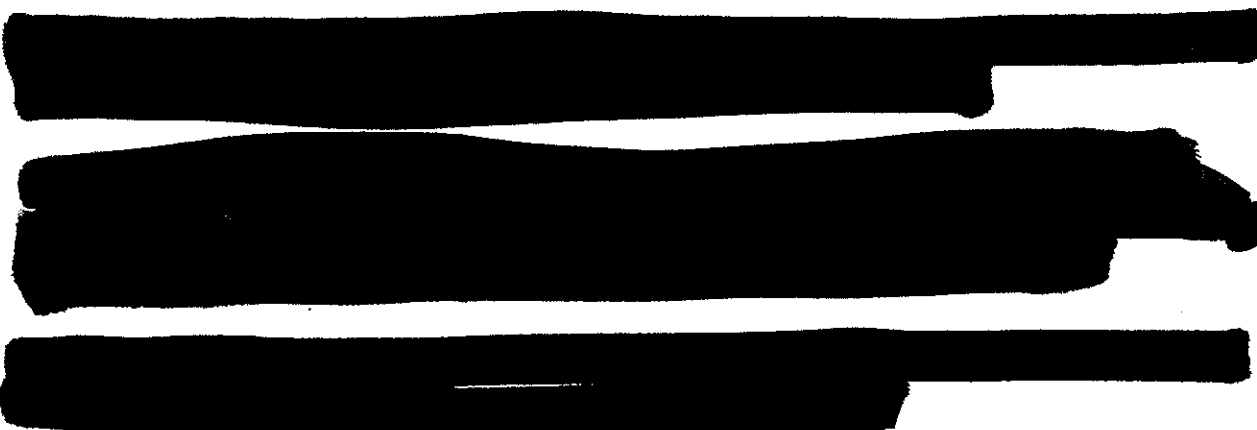
She stated that she was going to put in writing and give to each Commissioner a written note in reference to the Non Smoking she hasn’t yet.

She also stated that she is going to school, and that unemployment is paying for the schooling. Also that she will be entitled to unemployment, she already has informed Frank C. of that. She thanked the Commissioners for allowing her to talk.

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to close the Hearing of Citizens and go into Closed Session pertaining to Personnel under Executive Director’s Report. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	

Commissioner Marra	NONE
Commissioner Woods	
Commissioner Di Chiara	



After a short discussion pertaining to above Personnel matters listed. A motion was made by Commissioner Cody and seconded by Commissioner Marra to Close Personnel Session and go back onto Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

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

**REPORT OF DEPUTY DIRETOR/ADMINISTRATOR OF SECTION 8:**

1. To date there are 428 HCV/Section 8 Participants on the Program
2. FEMA Notification of 2<sup>nd</sup> Round of Obligatory Fund related to Hurricane I Expenditures for required repairs to be done

**RESOLUTION NO. 13-36**

**“SETTLEMENT AGREEMENT – LHA vs. D’ARIES & SONS/HIGHLANDS INSURANCE COMPANY, et.al. & AUTORIZATION FOR EXECUTIVE DIRECTOR TO EXECUTE “SETTLEMENT AGREEMENT”**

**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 Cody	
Commissioner Lynch	
Commissioner Marra	NONE
Commissioner Woods	
Commissioner Di Chiara	

Resolution No. 13-37

**EMPLOYEE PERFORMANCE APPRAISAL FORMS**

**SEE ATTACHED COPY**

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

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

Resolution No. 13-38

**FLAT RENT SIGNIFICANT AMENDMENT (80% OF FMR) U.S. DEPARTMENT OF HUD RESOLUTION FORMAT REQUIRED FOR IMPLEMENTATION OF NEW FLAT RENTAL STATUTORY CHANGES (FOR PH RESIDENTS ONLY)**

**SEE ATTACHED COPY**

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

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

*Resolution No. 13-39*

**AUTHORIZED LATE 2014 (FYE 09/30/15) PUBLIC HOUSING & SECTION 8  
OPERATING BUDGETS APPLICABLE TO US DEPARTMENT OF HUD & NJDCA RULES  
& REGULATIONS GOVERNING PREPARATION AND SUBMISSION**

**SEE ATTACHED COPY**

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

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

Resolution No. 13-40

**CONTRACT AWARD (3) FOR RENNIE PLACE COMMUNITY ROOM  
(\$31,638.00/JAVIER CONSTRUCTON CORP) – MASSEY STREET APARTMENT  
DOORS (\$23,000.00/A.D.ACADEMY CONSTRUCTON – MASSEY ST/RENNIE PLACE  
BASEMENT CEILING INSULATION (\$21,457.00/ASKARI CONSTRUCTION)**

**SEE ATTACHED COPY**

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

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

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

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	

# MONTHLY BILLS AGENDA - JUNE, 2014

## PUBLIC HOUSING & SECTION 8

	Check payable to	INVOICE DATE	CHECK #	EXPLANATION	AMOUNT
	Disbursemet as reflected in payroll perod 5/11/14 to 6/7/14 are hereby approved				
1	NJ MOTOR VEHICLE COMM	4/26/14	9243	FOR GREEN TRUCK XA593F	\$280.50
2	CAPTIAN AUTO REPAIR	6/5/14	9244	YUKON RE INS[ECTION	\$172.50
3	GARDEN STATE POWER	6/5/14	9245	WHIP REPAIRED	\$ 64.00
4	ACE LOCK & KEY	6/3/14	9246	MASTER PADLOCKS, KEYS	\$ 283.96
5	U.S. OVERALL	5/30/14	9247	CLEANING MAINT. UNIFORMS	\$ 693.00
6	INTERSTATE WASTE	6/1/14	9248	MONTHLY SCAVENGER SERV.	\$ 842.55
7	JERSEY ELEVATOR CO..	5/30/14	9249	MONTHLY ELEVATOR SERV.	\$ 162.90
8	SWIFT ELECTRIC	6/19/14	9250	PARTS FOR ELECTRICIAN	\$ 847.85
9	JOHN'S SERVICE	6/10/14	9251	DUMP TRUCK BATTERY	\$ 200.59
10	GATES FLAG & BANNER	5/20/14	9252	ALL FLAG POLES, FLAGS	\$ 154.00
11	PASSAIC VALLEY WATER	6/4/14	9253	WATER ALL POJECTS	\$ 5,612.91
12	WARNER WAEHOUSE	5/27/14	9254	28 FT. EXTENSION LADDER	\$ 59.50
13	DIRECT SUPPLY	5/28/14	9255	MINI BLINDS FOR SENIORS	\$ 857.44
14	VERIZON WIRELESS	5/23/14	9256	FOR CELL PHONES	\$ 422.72
15	JAY BEE FLOORING	6/6/14	9258	ALL WOOD FLOORS APT. 9B DVP	\$ 468.00
16	GARFIELD LUMBER	5/31/14	9259	TILE PARTS TO REPAIR RAILING	\$ 330.15
17	WALLINGTON PLUMBING	5/25/14	9260	FOR LEAK IN CELLAR, ETC.	\$ 382.53
18	SGTS. MAINTENANCE	6/1/14	9264	MONTHLY CLEANING SERVICE	\$ 880.00
19	PAUL J/ DE MASSI AIA	6/9/14	9265	PLANS,SPECK COMMUNITY RM	\$ 2,400.00
20	PECKAR & ABRAMSON	5/15/14	9266	MONTHLY PAYMENT RE D'AIRES	\$ 5,000.00
21	C&M SHADE CORP.	6/3/14	9267	SHADES FOR APARTMENTS	\$ 752.20
22	NORTH JERSEY MEDIA	6/1/14	9268	LEGAL AD FOR BIDS	\$ 254.65
23	DOR WIN MFG.	5/23/14	9269	WINDOW FOR #39 MASSEY	\$ 376.00
24	WILMAR	5/29/14	9270	LIGHTS BACK PORCHES	\$ 886.69
25	MONTANA CONST.	5/9/14	9271	<i>CEMENT WORK FOR RENNIE PL. underground water Pipe Break</i>	\$ 2,815.43
26	RICCARDI BROS.	5/30/14	9272	GUARD RAILS RAILINGS DVP	\$ 643.03
27	AMS TIES	6/1/14	9273	BACKGROUND CHECKS	\$ 50.00
28	BOYS & GIRLS CLUB	6/1/14	9274	AD FOR LODI BOYS & GIRLS	\$ 100.00
29	ANCHOR PEST CONTROL	5/20/14	9277	MONTHLY SERVICE- BED BUGS	\$ 100.00
30	POLAND SPRINGS	5/14/14	9278	WATER, COFFEE, CUPS	\$ 223.14
31	PAULHUS & ASSOC.	6/1/14	9280	PROCESSING 50058 P/H	\$ 72.00
32	PAULHUS & ASSOC.	6/1/14	2492	PROCESSING 50058 SEC.8	\$ 238.50
33	NOREIKA'S	5/30/14	9281	GAS FOR TRUCKS, EQUIPMENT	\$ 642.00
34	NOREIKA'S	5/29/14	9282	GAS FOR CAR PFJ45N	\$ 224.00
35	COMPLETE SAW	5/20/14	9283	TIRE FOR TRACTOR	\$ 38.90



36	VERIZON	5/26/14	9284	PHONE FOR ELEVATOR	\$ 30.11
37	W.B. MASON	5/30/2014	2493	OFFICE SUPPLIES	\$ 498.44
38	MAZZOLA'S AUTO BODY	5/28/14	2494	FOR WHITE BUICK RJP56G	\$ 633.22
39	NOREIKA'S	5/5/14	2495	GAS FOR RJP56G	\$ 45.00
40	3G SOFTWARE	6/1/14	2497	SECTION 8 CHECK/POSTAGE	\$ 1,730.98
41	MAZTECK	6/1/14	2498	REGISTRATION, TIME CLOCKS	\$ 601.80
42	W.B. MASON	5/20/14	2499	OFFICE SUPPLIES	\$ 153.43
43	NJ DIVISION OF PENSIONS	6/4/14	TEPS	PH SHBP COST ACTIVE EMP.	\$ 13,979.23
44	NJ DIVISION OF PENSIONS	6/4/14	TEPS	S8 SHBP COST ACTIVE EMP.	\$ 6,142.51
45	NJ DIVISION OF PENSIONS	6/4/14	TEPS	EMPLOYEE SHARE SHBP	\$ 7,681.86
46	NJ DIVISION OF PENSIONS	6/4/14	TEPS	PH SHBP RETIRED COST	\$ 3,391.15
47	NJ DIVISION OF PENSIONS	6/4/14	TEPS	SEC 8 SHBP RETIRED COST	\$ 2,132.60
48	AMS TIES	6/1/14	2500	BACKGROUND CHECHS S8	\$ 230.00
49	NJ DIVISION OF PENSIONS	6/16/14	TEPS	EMPLOYEE CONTRIBUTIONS	\$ 5,319.54
50	COMPLETE SAW	5/29/14	9285	REPAIR RIDING MOWER	\$ 289.95
51	SWIFT ELECTRIC	6/11/04	9286	GFI'S TAPE IINSULATIONS	\$ 190.40
52	WALLINGTON PLUMBING	6/3/14	9287	FAUCET REPLACEMENT, ETC.	\$ 589.73
53	CONRAD M. OLEAR, ESQ,	6/17/14	9288	D'ARIES & SONS/HIGHLAND INS.	\$ 1,711.66
54	DIRECT SUPPLY	6/6/14	9290	2 STOVES	\$ 764.05
55	RICOH AMERICAS CORP.	6/1/14	9292	RENTAL COPY MACHINE	\$ 453.74
56	VERIZON	6/7/14	9293	OFFICE PHONE	\$ 254.79
57	PITNEY BOWES	6/13/14	9294	RENTAL STAMP MACHINE	\$ 301.16
58	THE CORNER NURSEY	6/9/2014	9295	SPRINKLERS	\$ 900.00
59	RICCARDI BROS.	9/19/2014	9296	BOILER & BASEMENT PAINT	\$ 828.94
60	DIRECT SUPPLY	6/12/2014	9297	BULBS HALL/KITCHEN	\$ 87.60
61	CARMEN J. IRIZARRY	6/17/2014	9298	FEMA(H.IRENE)D.A.C.REIM@75%98	\$ 9,820.00
62	DELTA DENTAL PLAN	7/14/2014	9300	DENTAL PUBLIC HOUSING EMP.	\$ 1,775.37
63	DELTA DENTAL PLAN	7/14/2014	2502	DENTAL SECTION 8 EMP.	\$ 613.77
64	PSE&G	5/17/2014	9301	GAS & ELECTRIC ALL PROJSETS	\$ 23,253.40
65	HOME DEPOT CREDIT	5/22/2014	9239	MAINTENANCE EQUIPMENT	\$ 689.08
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RESOLUTION NO. 13-36

Governing Body Recorded Vote - Members:

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

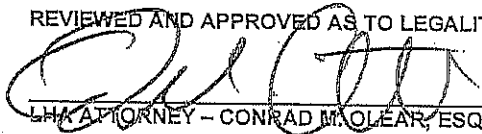
Aye      Nay      Abstain      Absent

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Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY - CONRAD M. OLEAR, ESQ.

**SETTLEMENT AGREEMENT - LHA vs. D'ARIES & SONS/  
 HIGHLANDS INSURANCE COMPANY, et.al. &  
 AUTHORIZATION FOR EXECUTIVE DIRECTOR TO EXECUTE  
 "SETTLEMENT AGREEMENT"**

**WHEREAS**, the Lodi Housing Authority (LHA) Construction Counsel, Peckar and Abramson, PC (specifically, Gerard J. Onorato, Esq.), in conjunction with D'Aries & Sons/Highland Insurance Company Counsel have prepared and reviewed the attached Settlement Agreement; and


**WHEREAS**, LHA Counsel, Conrad M. Olear, Esq., has also reviewed and recommends Settlement Agreement be approved by LHA's Board of Commissioners (refer to attached correspondence of 05/24/14); and

**WHEREAS**, the Board is in agreement with the recommendations of its Construction Counsel (Gerard Onorato) along with LHA's Counsel (Conrad Olear) to accept and approve the Settlement Agreement.

**NOW, THEREFORE BE IT RESOLVED**, the Board hereby approves and authorizes the Settlement Agreement and further recognizes the Settlement Agreement to be in the best interest of Lodi Housing Authority.

**NOW, BE IT FURTHER RESOLVED**, the Board hereby authorizes its Executive Director/Secretary-Treasurer the Authority to execute documents pertaining to Settlement Agreement.

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 June 19 2014  
  
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 13-37

Governing Body Recorded Vote – Members:

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

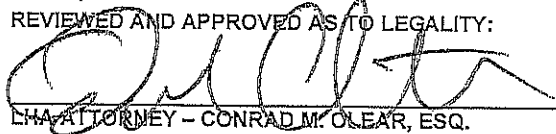
<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
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Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:



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

EMPLOYEE PERFORMANCE APPRAISAL FORM

WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners (Board) has approved Resolution #13-34 Employee Evaluation Appraisals to be Completed on a Yearly Basis, April 1, 2013 through March 31, 2014, henceforth; and

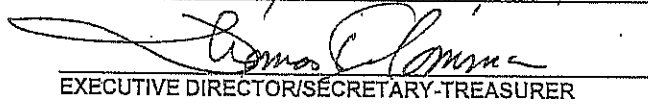
WHEREAS, the Board further requested a revision to the existing Employee Performance Appraisal (Evaluation) Form be made.

NOW, THEREFORE BE IT RESOLVED, the attached Employee Performance Appraisal is hereby approved to replace LHA's Employee Performance Appraisal format.

NOW, BE IT FURTHER RESOLVED, the attached Employee Performance Appraisal format is hereby approved.

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 June 19, 2014



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 13-38

Governing Body Recorded Vote – Members:

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


Aye      Nay      Abstain      Absent

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Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

  
 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**FLAT RENT SIGNIFICANT AMENDMENT (80% OF FMR) – US DEPARTMENT OF HUD RESOLUTION FORMAT REQUIRED FOR IMPLEMENTATION OF NEW FLAT RENTAL STATUTORY CHANGES (FOR PH RESIDENTS ONLY)**

**WHEREAS**, Lodi Housing Authority (LHA) hereby amends its flat rent policies to comply with the statutory changes contained within Public Law 113-76, the Fiscal Year Appropriation Act; and

**WHEREAS**, LHA will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80% of the applicable Fair Market Rental (FMR) adjusted, if necessary, to account for reasonable utilities costs; and

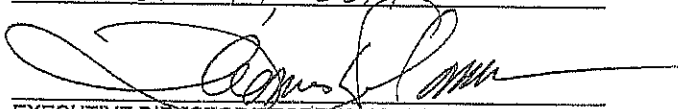
**WHEREAS**, the new flat rental amount will apply to all new program admissions, effective 07/01/14, and for current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option; and

**WHEREAS**, LHA will place a cap on any increase in the family's rental payment that exceeds 35% and is a result of changes to the flat rental amount as follows:

- Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount;
- The PHA will present two rent options to the family as follows:
  - The lower of the product of the calculation and the updated flat rental amount; and
  - The income-based rent.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby adopts this HUD required Resolution #13-38 Flat Rent Significant Amendment.

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:

June 19, 2014  
  
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 13-39

Governing Body Recorded Vote – Members:

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

<u>Aye</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>
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✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:



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

**AUTHORIZED LATE 2014 (FYE 09/30/15) PUBLIC HOUSING & SECTION 8 OPERATING BUDGETS APPLICABLE TO US DEPARTMENT OF HUD & NJDCA RULES & REGULATIONS GOVERNING PREPARATION AND SUBMISSION**

**WHEREAS**, pursuant to the US Department of HUD's Regulations applicable to the Housing Authority's Public Housing & Section 8 Operating Budgets (FYE 09/30/15) submission is due at least 60 days prior to the beginning of each fiscal year; and

**WHEREAS**, pursuant to NJAC 5:31-2.5(a) and (b) Housing Authority Budgets not submitted to the Division of Local Government Services for review and certification at least 60 days prior to the beginning of each fiscal year must be accompanied by a resolution of the governing body setting forth the reasons for the delay; and

**WHEREAS**, the Lodi Housing Authority Budgets will not be submitted within the statutory timetable, as referenced in Paragraphs #1 and #2 (above); and

**WHEREAS**, the reason for said delay in the budget schedule and process was due directly to the timing and availability of the Operating Subsidy formula from the Department of Housing and Urban Development; and

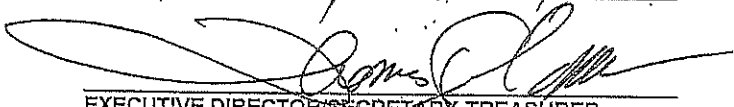
**WHEREAS**, Lodi Housing Authority was recently notified by PERC of its Maintenance Department petitioning for inclusion into the International Union of Journeymen and Allied Trades as the exclusive representatives of these employees as in collective negotiations.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby recognizes the reasons for delaying the preparation and submission of LHA's PH & Section 8 FYE 09/30/15 Operating Budgets to the US Department of HUD and NJDCA.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Executive Director is hereby authorized to notify the US Department of HUD and NJDCA of delays, as may be required.

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, June 19, 2014



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**RESOLUTION NO. 13-40**

Governing Body Recorded Vote – Members:

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

Aye    Nay    Abstain    Absent

*(Handwritten marks indicating votes)*

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

*(Handwritten signature of Conrad M. Olear)*

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**CONTRACT AWARD (3) FOR RENNIE PLACE COMMUNITY ROOM (\$31,638.00/JAVIER CONSTRUCTION CORP.) – MASSEY STREET APARTMENT DOORS (\$23,000.00/ACADEMY CONSTRUCTION) – MASSEY STREET/RENNIE PLACE BASEMENT CEILING INSULATION (\$21,457.00/ASKARI CONTRUCTION)**

**WHEREAS**, Lodi Housing Authority (LHA) publicly advertised to receive 2<sup>nd</sup> round of public bids on Wednesday, June 11, 2014, for the repair of the Community Room (Rennie Place S/C Complex), the apartment doors (Massey Street S/C Complex) and the basement ceiling insulation (Rennie Place and Massey Street S/C Complexes); and

**WHEREAS**, public bids received were opened and subsequently reviewed by Paul De Massi, AIA, LHA's Design and Inspecting Architect (see attached correspondence of 06/12/14) and reviewed by Conrad M. Olear, Esq., LHA Attorney (see attached correspondence of 06/17/14); and

**WHEREAS**, after review of all public bids received, the lowest qualified responsive bidders were determined as follows:

Javier Construction Corp. 619 Crooks Avenue Clifton, NJ 07011	Base Bid #1 – Rennie Place S/C Complex Community Room	\$31,638.00
Academy Construction, Inc. 205 Route 46 West, Suite 14 Totowa, NJ 07512	Base Bid #2 – Massey Street S/C Complex Apartment Doors	\$23,000.00
Askari Construction, Inc. 416 Woodbury Drive Wyckoff, NJ 07481	Base Bid #3 – Rennie Place and Massey Street S/C Complexes Basement Ceiling Insulation	\$21,457.00
		\$76,095.00

**WHEREAS**, LHA received its 1<sup>st</sup> round of FEMA funding for such damages caused in 2011 by Hurricane Irene; and

**WHEREAS**, FEMA's attached email notification (of 06/13/14) has obligated a 2<sup>nd</sup> round of funding to LHA related to 2011 Hurricane Irene damages, including DAC; and

**WHEREAS**, the said FEMA funding/obligations shall be reimbursed to LHA at 75% of **Expended/Eligible Costs**; and

**WHEREAS**, the FEMA funding/obligations, the Architect/Attorney reviews, and the recommendations qualifying the contractors listed above to be "the lowest qualified responsive bidders."

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby approves the Contracts be awarded to Javier Construction Corp.; Academy Construction, Inc.; and Askari Construction, Inc.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, all Contract Expenditures not FEMA funded shall be chargeable to its PH General Fund/Unrestricted Reserves and the Executive Director is hereby authorized to execute all contract documents.

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 June 19, 2014*

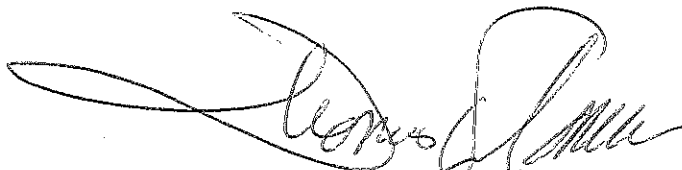
*(Handwritten signature of Executive Director/Secretary/Treasurer)*

EXECUTIVE DIRECTOR/SECRETARY/TREASURER

Commissioner Marra  
Commissioner Woods  
Commissioner Di Chiara

NONE

The Vice-Chairman thereupon declared the meeting at closed.



THOMAS DeSOMMA  
Executive Director



ALBERT DI CHIARA  
Vice-Chairman

TRANSCRIBED BY L. Murrell typed by L. Murrell