

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, JUNE 23, 2016

Call to Order: Chairman Daniel Cody called the Regular Meeting to Order at 7:00 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 Paul V. Lynch, Robert Marra and Gerald Woods. Also present were: LHA Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Thomas DeSomma, Deputy Executive Director Gary Luna, and Housing Manager/ Recording Secretary Carol A. Ferrara. Commissioner Vincent Caruso was absent.

Bids: No Bids

Approval of Minutes:

A motion was made by Vice Chairman Di Chiara and seconded by Commissioner Woods to approve the Minutes of the May 26, 2016 Reorganization/Annual Meeting & Regular Meeting. Upon Roll Call, the Commissioners voted as follows:

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

Communications:

1. Re-scoring by REAC – as a result of LHA's Resubmission of FYE 09/30/15 IPA to reflect pension liability
2. BCCD Notice & Grant Award of \$137,000 – Removal/Replacement of DVP Boilers

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 – JUNE 23, 2016 (cont'd)

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

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 Lynch Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Cody	NONE	Commissioner Marra – Abstained on #38	Commissioner Caruso

Report of Executive Director:

1. Approximate total interest earned FY, to date, is total of \$1,150.00±

2. **CONTRACT REPORT:**

	CONTRACT FOR:	CONTRACT AWARDED TO:
1.	GENERAL EXTERMINATING SERVICES – ALL 4 COMPLEXES (220 UNITS) GENERAL SERVICE – \$520 MONTHLY BEDBUG TREATMENT – \$120 PER APPLICATION BOMBING/FOGGING – \$225/\$325 (1 ST YEAR/2 ND YEAR) CARPENTER/SUGAR ANTS – \$500 (PRIOR TO SEASON) CARPENTER/SUGAR ANTS – \$70 PER APT/\$290 PER BLDG (AS NEEDED)	BUGGIN' OUT, LLC 159 CORABELLE AVENUE LODI, NJ 07644 JOSEPH CATANIA, OWNER
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. **Ongoing:** Smoke-Free Policy – Survey Distributed
5. Notice to all Residents – Window a/c's not allowed to be installed in a/c wall sleeves
6. Notice to all Residents – Summer Hours effective 06/06/16 thru 09/02/16

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

1. To date, there are 452 HCV/Section 8 Participants presently on the program
2. Engineering Quotes (2nd set) received for repair/replacement of DVP boilers – refer to Resolution #15-44
3. Pre-Reac Inspections – awaiting final report of 2nd Phase Inspections @ S/C Complexes scheduled for 06/17/16 – 06/20/16

MINUTES OF REGULAR MEETING – JUNE 23, 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 #15-43	Authorizing Late Operating Budget Submission FY 2016 – As Required by NJDCA – due to PFS Formula Figures not Available by HUD
2. Resolution #15-44	Engineering Design & Inspection of DVP Replacement of Boilers – Funded by BCCD - \$8,800 Award to R & R Design Consultants, LLC, Hasbrouck Heights, NJ
3. Resolution #15-45	PH/S-8 Consulting Contract – One-Year Contract Awarded to CJI Associates, New City, NY - \$92,700.00
4. Resolution #15-46	PHA Certifications of Compliance with PHA Plan and Related Regulations (including Required Civil Rights Certifications) – FYS 10/01/16
5. Resolution #15-47	Emergency Repair of DVP Garage Roof/Skylights by American Construction, Cliffside Park, NJ - \$1,800.00
6. Resolution #15-48	Emergency Repair of 2” Hot Water Return Line on Main Boiler at Massey Street Senior Citizen Complex – John Reid Plumbing & Heating, Lyndhurst, NJ - \$1,300.00

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

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

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 – JUNE 23, 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 Lynch and seconded by Commissioner Woods.**

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

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

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

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Adjournment:

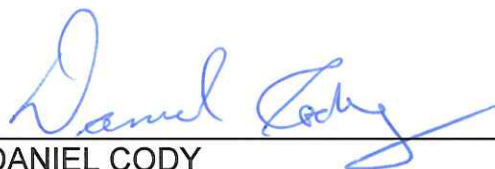
Motion to Adjourn was made by Vice Chairman Di Chiara and seconded by Commissioner Lynch.

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

Meeting was Adjourned at 7:45 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