

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, SEPTEMBER 15, 2016

Call to Order: Chairman Gerald Woods called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Woods 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 Woods 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 Gerald Woods, Vice Chairman Albert Di Chiara, Commissioners Vincent Caruso, Daniel Cody, Paul V. Lynch, and Robert Marra. Also present were Executive Director/Secretary Treasurer Thomas DeSomma, LHA Attorney Conrad M. Olear, Esq., Deputy Executive Director Gary Luna, and Housing Manager/Recording Secretary Carol A. Ferrara. There were no absences.

Bids: No Bids

Approval of Minutes:

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to approve the Minutes of the August 18, 2016 Regular Meeting.

Upon Roll Call, the Commissioners voted as follows:

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

Communications:

1. REAC Notice of re-scheduled Annual Inspections – conducted on 09/15/16
2. Public Bid Invitation for Removal/Replacement of 2 DVP Boilers – Bid Opening scheduled for 09/26/16 @ 10 AM
3. Notice from Building Dept. pertaining to 131 Washington Avenue (old Branca Engineering property) – seeking approval for storage units

Report of Attorney: Upon the Attorney's absence, the Report was given by the Executive Director/Secretary Treasurer Thomas DeSomma.

- E. Grecco (Former PH Resident)
- E. McKelvey (PH Resident)
- Danielle Scala (PH Resident)
- **New:** Email pertaining to Inspection Photos
- Any Other Pending Litigation/Personnel Matters to be Discussed - Personnel

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

RESOLUTION NO. 15-58

Governing Body Recorded Vote -- Members:

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

Aye Nay Abstain Absent

✓
✓
✓
✓
✓
✓

Approved: _____ Denied: _____

REVIEWED AND APPROVED AS TO LEGALITY

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

2016 BUDGET RESOLUTION

HOUSING AUTHORITY OF THE BOROUGH OF LODI
FISCAL YEAR: FROM 10/01/2016 TO 09/30/2017

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2016 and ending September 30, 2017 has been presented before the Members of the Lodi Housing Authority at its open public meeting of September 15, 2016; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$7,465,787, Total Appropriations, including any Accumulated Deficit, if any, of \$7,448,367 and Total Fund Balance utilized of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$233,358 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or spend funds; rather, it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, in a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE, BE IT RESOLVED, by the governing board of the Lodi Housing Authority, at an open public meeting held on September 15, 2016 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2016 and ending September 30, 2017, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on November 17, 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 September 15, 2016


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

September 15, 2016

RESOLUTION NO. 15-59

Governing Body Recorded Vote – Members:


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

Aye Nay Abstain Absent

✓
✓
✓
✓
✓

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**AUTHORIZING LATE 2016 BUDGET SUBMISSION
APPLICABLE TO LHA BUDGET –
AS RECOMMENDED/REQUIRED BY NJDCA**

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 Budget was not submitted within the statutory timetable; 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, the form HUD-52722 and form HUD-52723 UEL Excel Tool and Data Collection are an essential and an intricate portion of the computation of LHA's Operating Subsidy; and

WHEREAS, HUD's initial obligation of Operating Subsidy funding for FY 2017 cannot be developed for budgetary purposes at this time; and

WHEREAS, the Board of Commissioners of the Housing Authority of the Borough of Lodi desire to approve/adopt this resolution pursuant to NJCA 5:31-2.5 (a) and (b).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Lodi hereby approves Late Submission of its FY 10/01/16 to 09/30/17 Operating Budget pursuant to NJCA 5:31-2.5 (a) and (b); and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Executive Director/Secretary Treasurer, Thomas DeSomma, is hereby directed to submit a copy of this adopted resolution to the Director of Local Government Services as part of Lodi Housing Authority's 2017 Budget.

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 September 15, 2016


EXECUTIVE DIRECTOR/SECRETARY-TREASURER