

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE
BOROUGH OF LODI, HELD ON
THURSDAY, SEPTEMBER 17, 2015 AT
THE BOROUGH OF LODI, 50
BROOKSIDE, LODI, NEW JERSEY

Chairman Daniel Cody called the Regular Meeting to order at 7:00 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 were found to be present and absent. Present were: Chairman Daniel Cody, Commissioners Robert Marra, Gerald Woods, Albert Di Chiara. Also present were: Thomas DeSomma, Executive Director, Conrad M. Olear, Esq., Gary Luna, Deputy Executive Director and Lenore Morrell, Secretary. Absent were Commissioners Vincent Caruso, Paul Vincent Lynch.

BIDS: N/A

A motion was made by Commissioner Woods and seconded by Commissioner Marra to approve the minutes of the Regular Meeting of June 25, 2015. Upon call of the roll, the Commissioners vote was as follows:

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

A motion was made by Commissioner Marra and seconded by Commissioner Di Chiara to approve the minutes of the Special Meeting of August 12, 2015. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioned Marra	
Commissioner Woods	NONE
<i>Commissioner Di Chiara</i>	
Commissioner Cody	

COMMUNIICATIONS

1. FEMA Reimbursement of \$96,488.13 applicable to Hurricane Irene (8/20/11) expenses incurred/paid
2. Capital Fund Certification- designating LHA as "High Performer"
3. Submission of LHA' Natural Gas Master Meter Certification to State of NJ (pipeline safety)

REPORT OF ATTORNEY

1. Response to Elizabeth Stellato (DVP #13D) –LHA's Counsel's notice of denial for son Michael Stellato to move into DVP unit
 - a. Executive Director's denial for son, Michael Stellato to be placed as household member on Section 8 Voucher
2. Review revised statement for Closed Meeting is still pending - See Res. # 14-37
3. Opinion pertaining OPRA Request for PH/S8 tenant information/records

A motion was made by Commissioner Di Chiara and seconded by Commissioner Woods to go into Closed Session Pertaining to Ongoing & Possible Litigation

- **Ongoing – Eva Grecco (DVP #15D)**
- **Onongoing – Christina Johanneman (Former Section 8 Participant)**

- Ongoing – M. Roul (Former Section 8 Participant)
- Sophia Fava (DVP #16)

Elizabeth Stellato (DVP #13D)

Michael Stellato – LPD Complaints filed by LHA Executive Director – Court date of 09/10/15

A motion was made by Commissioner Di Chiara and seconded by Commissioner Mara to end the Closed Session and return to the Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

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

REPORT OF ACCOUNTANT:

1. Nothing at this time

REPORT OF SECURITY:

1. Directive to increase patrolling on Massey Street parking lots

A motion was made by Commissioner Woods 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 follows:

AYES	NAYS
Commissioner Marra – No #61 Aug – No #66 Sept. Yes on rest	
Commissioner Woods	NONE
Commissioner Di Chiara	
Commissioner Cody	

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for to July/August 2015 is \$1,950.00+
2. **CONTRACT REPORT:**

	CONTRACT FOR:	CONTRACT AWARDED TO:
1.	Transmission of LHA's Computer Generated 50058's to US Department of HUD Contract Extension to finish CY – from 09/01/15 thru 12/31/18	Paulhus and Associates, Inc. 8 Keystone Drive Lebanon, PA 17042 Monthly Amount Varies Not to Exceed \$11,000 over 3-Year Period
2.		
<p>CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD</p>		

3. Certificate of Completion for HVAC Training by Frank Licata, Jr. – Maintenance Repairer – LPL
4. Senior Citizen Tenant Association Meeting scheduled for September 9, 2015

REPORT OF DEPUTY EXECUTIVE DIRECTOR/ ADMINISTRATOR SECTION 8/HOUSING MANAGER:

1. There are 443 HCV/Section 8 Participants presently on the program
2. Confidential – Section 8 Participants owing arrearage

Resolution NO 14 -29

PUBLIC HOUSING & SECTION 8 CONSULTING CONTRACT – 10/01/15 TO 09/30/16
SEE COPY ATTACHED

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

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

Resolution No. 14-30

MANDATORY DIRECT DEPOSIT OF NEXT PAY FOR ALL FULL TIME REGULAR EMPLOYEES – EFFECCTIVE 1ST
PAYROLL ON OR ABOUT OCTOBER 1, 2015
SEE COPY ATTACHED

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

AYES	NAYS
Commissioner Marra	
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Cody	

Resolution No. 14-31

RENT WRITE-OFF FYE 09/30/15
SEE COPY ATTACHED

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

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

Resolution No. 14-32

AUTHORIZING LATE 2015 BUDGET RESOLUTION APPLICABLE TO LHA BUDGET – AS
RECOMMENDED/REQUIRED BY NJDCA
SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Di Chiara and seconded by Commissioner Marra. Upon call of the roll the Commissioners vote was

AYES	NAYS
Commissioner Marra	
Commissioner Woods	NONE
Commissioner Di Ciara	
Commissioner Cody	

RESOLUTION NO. 14-33

2015 BUDGET RESOLUTION –FY 10/1/16 THRU TO 09/30/16
SEE ATTACHED COPY

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

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

Resolution No. 14-34

2015 NJDCA BUDGET & CAPITAL BUDGET – FY 10/01/15 THRU 09/30/16
SEE COPY ATTACHED

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

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

Resolution No. 14-35

AMENDMENTS TO FLEXIBLE SPENDING ACCOUNT (FSA) – EFFECTIVE 01/01/16
SEE COPY ATTACHED

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

AYES	NONE
Commissioner Marra	
Commissioner woods	NONE
Commissioner Di Chiara	
Commissioner Cody	

Resolution No. 14-36 VOIDED

Resolution No. -14-37

PUBLIC MEETINGS – CLOSED SESSIONS EXCLUDING MEMBERS OF THE PUBLIC

SEE ATTACHED COPY

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

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

Resolution No. 14-38

MEMORIALIZING – MEMORANDUM OF UNDERSTANDING FOR RETIREE’S POST-EMPLOYMENT BENEFITS FOR RETIRED EMPLOYEE LENORE MORRELL

SEE ATTACHED COPY

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

AYES	NAYS
Commissioner Marra	
Commissioner Woods	NONE
Commissioner Du Ciara	
Commissioner Cody	

REPORT OF COMMISSIONERS: N/A

OLD BUSINESS – N/A

NEW BUSINESS – N/A

GOOD AND WELFARE – N/A

CHAIRMAN CODY; At this time I would like to wish and congratulate Lenore Morrell on her retirement and wish her well an thank you for all you provided to the Housing Authority for the past 42 years of service,

HEARING OFCITIZENS:

Mrs. Eva Grecco, Apt. 15-D De Vries Park

In reference to Resolution # 14-37

Attorney: Eva this is not a question and answer program you can make a statement.

Eva: I was making a statement

Attorney: You started off saying I have a question.

If I ask a question, is it going to be answered?

Attorney: It is not going to be answered, your 5 minutes is running

Eva: To Attorney, so stop infringing on my 5 minutes. I would like to see a copy of the Resolution about the 5 minutes at a meeting. I will come into the office tomorrow to see it. Also in reference to Resolution NO. 14-37 According to the Sunshine Law it stated that if a Closed Session is called the Individual who it is about they are allowed to attend the Closed Session. THAT IS THE LAW Also about the accumulated absences, I’m going to ask Mr. DeSomma.

Executive director: About the 94 days accumulated, I am entitled to 20 days vacation 15 days sick and 2 personal days. This is over the period of time I have been employed 35+ years

EVA: I have to apologize Mr. De Somme, I did not see the time span.

Eva: ALSO June and July there was a discussion about a parking ticket give to Mr. DeSomma’s car

Executive Director: The Court dismissed this ticket as they did not have the jurisdiction to issue ticked to anyone parking on Housing Authority Property without the Housing Authority signing.

EXECUTIVE DIRECTOR: That ticket was not issued to my car.

UNFINISHED BUSINESS: N/A

ADJOURNMENT

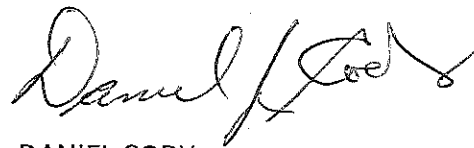
A motion was made by to Commissioner Marra and seconded by Commissioner Woods at 8:00 P.M to adjourn the meeting, Upon call of the roll, the Commissioners vote was as follow:.

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

The Chairman thereupon declared the meeting as closed.



THOMAS DeSomma
Executive Director



DANIEL CODY
Chairman

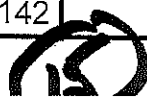
TRANSCRIBED BY 

TYPED BY 

MONTHLY BILLS AGENDA -- AUGUST 2015

PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
7/19/15 - 8/1/15 thru 8/2/15 - 8/15/15					
ARE HEREBY APPROVED					
1	Passaic Valley Water Commission	07/30/15	10107	Water Bill (All Projects)	\$ 19,854.75
2	Complete Saw Service	07/30/15	10108	Mower Repaired / Stock	\$ 106.95
3	Ralph Friedland & Bros., Inc	07/30/15	10109	Blinds	\$ 778.40
4	Aesfire, Llc	07/30/15	10110	Repaired DVP Fire Alarms	\$ 525.00
5	Ricciardi Brothers-Maplewood	07/30/15	10111	Paint / Stock	\$ 761.94
6	Cablevision	07/30/15	10112	Cable (DVP and Rennie)	\$ 479.40
7	Wilmar	07/30/15	10113	Light Bulbs / Stock	\$ 263.61
8	Anchor Pest Control	07/30/15	10114	Monthly Service (DVP)	\$ 275.00
9	John'S Service	07/30/15	10115	Repair Yukon	\$ 1,684.17
10	Home Depot Credit Service	07/30/15	10116	Floor Tiles / Stock	\$ 718.56
11	Siegel'S Hardware	07/30/15	10117	Weed Killer / Stock	\$ 312.81
12	Jay Bee Flooring, Llc	07/30/15	10118	Floor Refinish (16-A)	\$ 1,751.00
13	Jdm Associates, Inc.	07/30/15	10119	Maintenance Shirts	\$ 120.00
14	American Messaging	07/30/15	10120	Emergency Beepers	\$ 37.59
15	Purchase Power	07/30/15	2665	Stamp Machine Contract	\$ 320.99
16	Pitney Bowes Inc	07/30/15	2666	Stamp Machine Postage	\$ 122.37
17	Acuity Specialty Products, Inc.	07/30/15	2667	Zep Products (Maint)	\$ 1,686.15
18	Ace Lock & Key Shop	08/06/15	10121	Screens Repaired	\$ 47.40
19	U.S. Overall Cleaners	08/06/15	10122	Maintenance Uniforms	\$ 637.50
20	Mollica Electric	08/06/15	10123	Multiple Electric repairs	\$ 1,924.00
21	Ams Ties, Inc.	08/06/15	10124	PH Background Checks	\$ 92.50
22	North Jersey Media Group	08/06/15	10125	Public Notice	\$ 78.35
23	Direct Supplies Warehouse	08/06/15	10126	Blinds	\$ 212.18
24	C & M Shade Corp.	08/06/15	10127	Blinds	\$ 343.30
25	Acuity Specialty Products, Inc.	08/06/15	10128	Weed Killer / Stock	\$ 288.98
26	Verizon Wireless	08/06/15	10129	Phones	\$ 425.64
27	Ricciardi Brothers-Maplewood	08/06/15	10130	Paint / Stock	\$ 494.94
28	Interstate Waste Services	08/06/15	10131	S/C Scavenger Service	\$ 842.55
29	Corner Nursery	08/06/15	10132	Landscape Edging/Stock	\$ 66.00
30	Paulhus & Associates, Inc.	08/06/15	10133	PH 50058's for MAY	\$ 173.25
31	Paulhus & Associates, Inc.	08/06/15	10134	PH 50058's for JUNE	\$ 157.50
32	Noreika Service Station	08/07/15	10135	Maint & Admin Fuel	\$ 872.00
33	Lenore Morrell	08/07/15	10136	Petty Cash	\$ 413.48
34	Paulhus & Associates, Inc.	08/06/15	2668	S8 50058's for MAY	\$ 299.25
35	Paulhus & Associates, Inc.	08/06/15	2669	S8 50058's for JUNE	\$ 241.50
36	Sgts. Maintenance, Llc	08/06/15	2670	Office Cleaning (2 months)	\$ 1,760.00
37	3G Software Technology, Inc.	08/06/15	2671	Sec 8 HAP check processing	\$ 1,725.60
38	Noreika Service Station	08/07/15	2672	Sec 8 Fuel	\$ 70.00
39	S.H.B.P Health Benefits (Active)	08/14/15	online	Public Housing	\$ 16,288.96
40	S.H.B.P Health Benefits (Active)	08/14/15	online	Section 8	\$ 5,429.64
41	S.H.B.P Health Benefits (Retirees)	08/14/15	online	Public Housing	\$ 2,765.31
42	S.H.B.P Health Benefits (Retirees)	08/14/15	online	Section 8	\$ 3,094.44
43	Delta Dental (Active/Retirees)	07/30/15	online	Employee Dental (PH)	\$ 1,291.68
44	Delta Dental (Active/Retirees)	07/30/15	online	Employee Dental (S8)	\$ 866.36
45	Verizon	08/18/15	10137	Phones	\$ 30.95
46	Verizon	08/18/15	10138	Phones	\$ 268.05
47	Garfield Lumber & Millworks, Inc.	08/18/15	10139	Stock	\$ 258.37
48	Wallace Nowosielecki	08/18/15	10140	August 2015 PH Accountant	\$ 1,166.66
49	Dor-Win Mfg.	08/18/15	10141	Windows repaired (DVP)	\$ 346.50
50	General Electric Company	08/18/15	10142	Refridgerator	\$ 988.00



MONTHLY BILLS AGENDA -- AUGUST 2015

PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHEK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
7/19/15 - 8/1/15 thru 8/2/15 - 8/15/15					
ARE HEREBY APPROVED					
51	Ricciardi Brothers-Maplewood	08/18/15	10143	Paint/Supplies/Stock	\$ 337.92
52	Wallington Plumbing & Heating Supp	08/18/15	10144	Leak Massey bsmt / Stock	\$ 608.84
53	Frank Ciliberto	08/18/15	10145	Eyeglass Reimbursement	\$ 340.00
54	Lenore Morrell	08/18/15	10146	Eyeglass Reimbursement	\$ 350.00
55	Wilmar	08/18/15	10147	Stock	\$ 5.25
56	Swift Electrical Supply Company	08/18/15	10148	Pole Lights / Stock	\$ 184.13
57	Wallace Nowosielecki	08/18/15	2673	S8 August 2105 Acct Fee	\$ 1,166.67
58	Presto Print & Copy	08/18/15	2674	Window Envelopes	\$ 167.50
59	W.B. Mason Co., Inc.	08/18/15	2675	Sec 8 Office Stock	\$ 462.60
60	Ricoh Usa, Inc. - Contract	08/18/15	2676	Copier Contract	\$ 476.43
61	PSE&G	08/25/15	10149	Utilities	\$ 35,129.75
62	Complete Saw Service	08/26/15	10150	Equipment Repair	\$ 123.00
63	Ace Lock & Key Shop	08/27/15	10151	Rekey Locks (36 Massey)	\$ 19.40
64	Jewel Electric Supply Co.	08/27/15	10152	Light Fixtures (DVP)	\$ 124.00
65	Siegel's Hardware	08/27/15	10153	Misc Stock, keys, drill bits	\$ 107.91
66	Cablevision	08/27/15	10154	Cable (DVP and Rennie)	\$ 479.40
67	American Messaging	08/27/15	10155	Emergency Beepers	\$ 37.59
68	Anchor Pest Control	08/27/15	10156	Exterminator Service (DVP)	\$ 275.00
69	Direct Supplies Warehouse	08/27/15	10157	Light Fixtures (All Proj)	\$ 175.76
70	John'S Service	08/27/15	10158	Repair of XJ538S (Ball Joint)	\$ 615.88
71	Purchase Power	08/27/15	10159	Office Stamp Machine	\$ 320.99
72	Northeastern Utility Consultants, Llc	08/27/15	2677	Utility Allowance (2015)	\$ 725.00
73	Ready Refresh	08/27/15	2678	Water / Coffee	\$ 198.08
74	W.B. Mason Co., Inc.	08/27/15	2679	Printer Toner (LJ 200)	\$ 94.34
75	Delta Dental Plan Of NJ	08/20/15	online	PH Dental Benefits	\$ 1,427.25
76	Delta Dental Plan Of NJ	08/20/15	online	Sec 8 Dental Benefits	\$ 735.77

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MONTHLY BILLS AGENDA -- SEPTEMBER 2015

PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
8/16/15 - 8/29/15 thru 8/30/15 - 9/12/15					
ARE HEREBY APPROVED					
1	James Sedita	09/01/15	10160	Medicare Part B (July, Aug, Sept)	\$ 314.70
2	Joan Mastrofilipo	09/01/15	10161	Medicare Part B (July, Aug, Sept)	\$ 314.70
3	Ida Pless	09/01/15	2687	Medicare Part B (July, Aug, Sept)	\$ 314.70
4	Lorraine E. Haskoor	09/01/15	2681	Medicare Part B (July, Aug, Sept)	\$ 314.70
5	Carolyn B. Capabianca	09/01/15	2680	Medicare Part B (July, Aug, Sept)	\$ 314.70
6	Saverio Saulino	09/01/15	2682	Medicare Part B (July, Aug, Sept)	\$ 314.70
7	Complete Saw Service	09/01/15	10162	Edger Blades / Oil	\$ 190.45
8	U.S. Overall Cleaners	09/01/15	10163	Maintenance Uniforms	\$ 510.00
9	Strasser & Associates, P.C.	09/01/15	10164	PH Legal Retainer	\$ 1,166.66
10	Corner Nursery-Main Landscaping	09/01/15	10165	Edging/Rocks/Top Soil	\$ 536.45
11	Henkels & McCoy, Inc.	09/01/15	10166	Annual Gas Meter Certifiaction	\$ 1,700.00
12	Dor-Win Mfg.	09/01/15	10167	Windows	\$ 130.00
13	State Of New Jersey Department C	09/01/15	10168		\$ 215.34
14	Michael Halebian & Co, Inc..	09/01/15	10169	Stair treads	\$ 1,183.56
15	Siegel'S Hardware	09/01/15	10170	Pruner/Stock	\$ 64.93
16	Verizon Wireless	09/01/15	10171	Phones	\$ 426.40
17	Home Depot Credit Service	09/01/15	10172	Stock	\$ 1,285.71
18	Passaic Valley Water Commission	09/01/15	10173	Water (All Projects)	\$ 6,263.47
19	Wallington Plumbing & Heating Su	09/01/15	10174	Stock	\$ 490.29
20	3G Software Technology, Inc.	09/01/15	2683	S8 - Monthly HAP and Postage	\$ 1,724.13
21	W.B. Mason Co., Inc.	09/01/15	2684	Office Toner (big printer)	\$ 496.08
22	Strasser & Associates, P.C.	09/01/15	2685	Sec 8 Aug Retainer	\$ 1,166.66
23	3-D Communications	09/01/15	2686	Extra work on Website	\$ 60.00
24	Ana Francisco (for Lucia Vasquez)	09/08/15	1401	Rent Security Deposit	\$ 100.43
25	Paulhus & Associates, Inc.	09/10/15	10176	PH 50058 Processing	\$ 147.00
26	Ams Ties, Inc.	09/10/15	10177	Background Checks	\$ 10.00
27	Jersey Elevator Co., Inc.	09/10/15	10178	Elevator Contract	\$ 162.90
28	Interstate Waste Services	09/10/15	10179	Scavenger Services (All Projects)	\$ 842.55
29	Roofing Sales Co., Inc.	09/10/15	10180	Soffit Material / Gutter Hangers	\$ 451.72
30	National Transfer Inc	09/10/15	10181	Garbage (DVP Basements)	\$ 90.00
31	Mollica Electric	09/10/15	10182	Pole Lights Repaired	\$ 1,595.00
32	Aluminum Window Service, Llc	09/10/15	10183	Screen Door Parts	\$ 961.55
33	The Corner Nursery Landscape De	09/10/15	10184	Sprinkler Repair	\$ 715.00
34	Verizon	09/10/15	10185	Phones	\$ 30.80
35	Garfield Lumber & Millworks, Inc.	09/10/15	10186	Formica Strips / Gutter Screws	\$ 368.65
36	Jewel Electric Supply Co.	09/10/15	10187	Kitchen Light Ballasts (DVP)	\$ 317.80
37	Millennium Mechanical, Llc	09/10/15	10188	Contract / AC Repair	\$ 4,004.34
38	Carol A. Ferrara	09/10/15	10189	EyeGlasses Reimb (2015)	\$ 275.00
39	Dor-Win Mfg.	09/10/15	10190	Screens	\$ 204.00
40	Void	09/10/15	10175	Paper Check Ruined	\$ -
41	Paulhus & Associates, Inc.	09/10/15	2688	Sec 8 50058 processing	\$ 404.25
42	Ams Ties, Inc.	09/10/15	2689	S-8 Background Checks	\$ 40.00
43	North Jersey Media Group	09/10/15	2690	Public Notices	\$ 98.19
44	W.B. Mason Co., Inc.	09/10/15	2691	Office Stock	\$ 290.48
45	John'S Service	09/10/15	2692	2 Oil Chenges	\$ 59.00
46	Sgts . Maintenance, Llc	09/10/15	2693	Office Cleaning	\$ 880.00
47	Boys & Girls Clubs Of Lodi/Hacker	09/10/15	2694	Full Page Ad	\$ 200.00
48	Noreika Service Station	09/10/15	2695	Fuel	\$ 119.00
49	S.H.B.P Health Benefits (Active)	09/14/15	online	Public Housing	\$ 16,288.96
50	S.H.B.P Health Benefits (Active)	09/14/15	online	Section 8	\$ 5,429.64



MONTHLY BILLS AGENDA -- SEPTEMBER 2015

PUBLIC HOUSING & SECTION 8

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
8/16/15 - 8/29/15 thru 8/30/15 - 9/12/15					
ARE HEREBY APPROVED					
51	S.H.B.P Health Benefits (Retiree	09/14/15	online	Public Housing	\$ 2,765.31
52	S.H.B.P Health Benefits (Retiree	09/14/15	online	Section 8	\$ 3,094.44
53	Employee Contrib to PERS	09/02/15	online	Public Housing	\$ 7,742.87
54	Rutgers University	09/10/15	2696	G. Woods PHAS/SEMAP Training	\$ 600.00
55	Complete Saw Service	09/17/15	10191	Cable for mower / gloves	\$ 46.75
56	Universal Electric Motor Service	09/17/15	10192	Massey exhaust fans	\$ 99.00
57	Wallace Nowosielecki	09/17/15	10193	Sept 2015 Retainer (PH)	\$ 1,166.66
58	Mason East, Inc.	09/17/15	10194	Thermometer Wells	\$ 68.00
59	Strasser & Associates, P.C.	09/17/15	10195	PH Legal Retainer (Sept 2015)	\$ 1,166.66
60	Ricoh - Philadelphia	09/17/15	10196	Copier Lease	\$ 476.43
61	Wallington Plumbing & Heating	09/17/15	10197	Delta Cartridges / Stock	\$ 386.20
62	Jay Bee Flooring, Llc	09/17/15	10198	Floor Refinish 8-C DVP	\$ 629.00
63	Swift Electrical Supply Company	09/17/15	10199	Light Bulbs / First Aid Kit	\$ 485.26
64	Passaic Valley Water Commissi	09/17/15	10200	Water Bill (50 Brookside)	\$ 382.71
65	Noreika Service Station	09/17/15	10201	Fuel (Admin & Maint)	\$ 364.00
66	PSE&G	09/17/15	10202	Utilities (Partial Payment)	\$ 17,171.50
67	Wallace Nowosielecki	09/17/15	2697	S8 Acct Ratainer (Sept 2015)	\$ 1,166.67
68	Strasser & Associates, P.C.	09/17/15	2698	S8 Legal Retainer (Sept 2015)	\$ 1,166.66
69	Alicia Reilly	09/17/15	2699	Glasses Reimb (10/1/14 - 9/30/15)	\$ 350.00
70	Mazteck	09/17/15	2700	Network Down / Service	\$ 150.00
71	John'S Service	09/17/15	2701	Brakes / Tie Rods	\$ 692.78
72	Pitney Bowes	09/17/15	2702	Stamp Machine	\$ 301.14
73	Employee Benefits (Dental)	09/10/15	online	Public Housing	\$ 1,294.66
74	Employee Benefits (Dental)	09/10/15	online	Section 8	\$ 868.36

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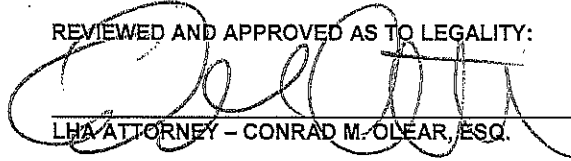
RESOLUTION NO. 14-29

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. O'LEARY, ESQ.

**PUBLIC HOUSING & SECTION 8 CONSULTING CONTRACT
OCTOBER 1, 2015 – SEPTEMBER 30, 2016**

WHEREAS, as the Secretary-Treasurer of the Housing Authority of the Borough of Lodi, I hereby certify that the Lodi Housing Authority has complied with the Department of Housing & Urban Development "Competitive Process" required under 24 CFR 85.36 Procurement and NJ Statutes governing Professional Service Contracts; and

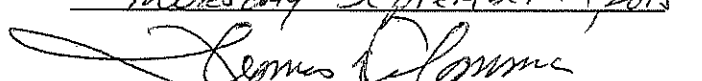
WHEREAS, as Executive Director, I hereby recommend Carmen J. Irizarry of CJI Associates, Inc., 9 Woodbine Road, New City, New York 10956 be appointed as Consultant for the Authority's Public Housing and Section 8 Rental Assistance Programs for a one-year period commencing on October 1, 2015 through September 30, 2016. Said contract shall be for the Annual Fee Not to Exceed \$90,000.00.

NOW, THEREFORE BE IT RESOLVED, by the Housing Authority, Carmen J. Irizarry be and is hereby appointed to said position as "Consultant" at Annual Fee Not to Exceed \$90,000.00, for the term(s) as described in the preceding paragraph. Said Annual Fee shall be paid/pro-rate to such Programs under the Authority's jurisdiction, such as Public Housing, Section 8, Capital Fund Program (CFP), BCCD, as deemed appropriate by the Executive Director; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to review, amend, and execute any and all related contract documents pertaining to said appointment of Carmen J. Irizarry as Consultant.

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 17, 2015



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

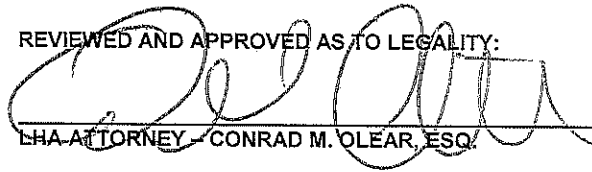
RESOLUTION NO. 14-30

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY - CONRAD M. OLEAR, ESQ.

**MANDATORY DIRECT DEPOSIT OF NET PAY
FOR ALL FULL TIME REGULAR EMPLOYEES
EFFECTIVE 1ST PAYROLL ON OR AFTER OCTOBER 1, 2015
(SEASONAL/TEMPORARY EMPLOYEES EXEMPTED)**

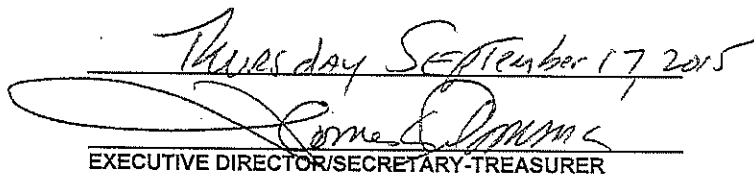
WHEREAS, Section 3 of P.L. 2013.c.28, effective July 1, 2014, (see attached LFN 2015-14) authorized "mandatory direct deposit of net pay for all employees; and

WHEREAS, Section 46 of P.L. 2015.c.95, enacted on August 10, 2015, also clarified that local authorities have similar authorization; and

WHEREAS, as referenced and authorized above, the LHA Board of Commissioners (Board) hereby mandates participation in "use of direct deposit" by all LHA full-time regular employees and further authorizes that exemptions may be granted (by Executive Director or designee) for seasonal/temporary employees (on a case-by-case basis).

NOW, THEREFORE, BE IT RESOLVED, said Mandate/Exemptions, as stated above and herein, pertaining to Direct Deposit of net pay, shall be effective for 1st payroll period effective on or after October 1, 2015.

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 17, 2015


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 14-31

Governing Body Recorded Vote – Members:

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

Aye Nay Abstain Absent

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Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LEGAL ATTORNEY – CONRAD M. O'DEAR, ESQ.

RENT WRITE-OFF FYE 09/30/15

WHEREAS, former tenants listed below left balances due Lodi Housing Authority thus requiring the balances below to be written off as uncollectible; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of Lodi Housing Authority that the total amount of \$596.00 due from said Resident(s) be and is hereby "written off" as uncollectible and shall be taken off Accounts Receivable as of FYE 09/30/15.

FORMER TENANT	COMPLEX	AMOUNT	REASON
Sophia Fava	Apt. #16A De Vries Park Family Complex	\$596.00	Abandoned Unit owing two (2) months' rent
TOTAL:		\$596.00	

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 17, 2015

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Cc: Frank Ciliberto, Sr. Hsg. Asst. Tech-In Charge
Wallace Nowosielecki, CPA, Fee Account
Former Resident's File (Fava, DVP #16A)

September 17, 2015

RESOLUTION NO. 14-32

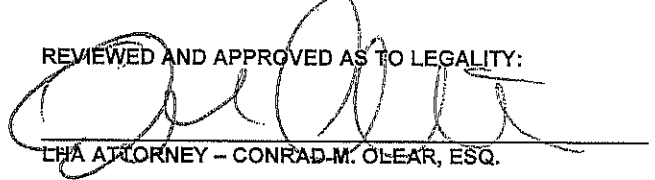
Governing Body Recorded Vote – Members:

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

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



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

**AUTHORIZING LATE 2015 BUDGET RESOLUTION
 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 still under development and 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 CY 2016 may be based on estimates, and as a result, LHA developed for budgetary purposes its proposed budget estimating operating subsidy utilizing CY 2014 factors; and

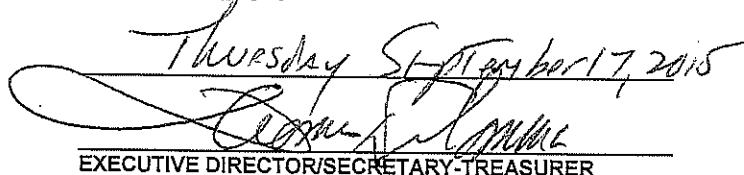
WHEREAS, the Board of Commissioners of the Housing Authority of the Borough of Lodi desire to approve/adopt this resolution pursuant to NJCA 5:31-2.5 (a) and (b).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Lodi hereby approve/adopt this resolution pursuant to NJCA 5:31-2.5 (a) and (b); and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Secretary, Thomas DeSomma is hereby directed to submit a copy of this adopted resolution to the Director of Local Government Services for approval as part of Lodi Housing Authority's 2015 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 17, 2015



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 14-33

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

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Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

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

2015 BUDGET RESOLUTION

**HOUSING AUTHORITY OF THE BOROUGH OF LODI
FISCAL YEAR: FROM 10/01/2015 TO 09/30/2016**

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2015 and ending September 30, 2016 has been presented before the Members of the Lodi Housing Authority at its open public meeting of September 17, 2015; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$7,380,956, Total Appropriations, including any Accumulated Deficit, if any, of \$7,182,822 and Total Fund Balance utilized of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$224,208 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 17, 2015 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, 2015 and ending September 30, 2016, 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 19, 2015.

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 17, 2015
[Handwritten Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 14-34

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

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Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. O'LEAR, ESQ.

2015 NJDCA BUDGET & CAPITAL BUDGET

**HOUSING AUTHORITY OF THE BOROUGH OF LODI
FISCAL YEAR: FROM 10/01/2015 TO 09/30/2016**

WHEREAS, the Annual Budget and Capital Budget/Program for the Lodi Housing Authority for the fiscal year beginning October 1, 2015 and ending September 30, 2016 has been presented before the governing body of the Lodi Housing Authority at its open public meeting of September 17, 2015; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

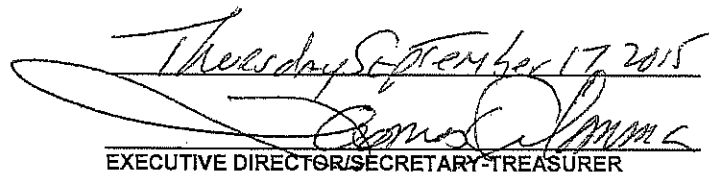
WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$7,380,956, Total Appropriations, including any Accumulated Deficit, if any, of \$7,182,822 and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$224,208 and Total Unrestricted Net Position planned to be utilized of \$0.00.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Lodi Housing Authority, at an open public meeting held on September 17, 2015 that the Annual Budget and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year period beginning October 1, 2015 and ending September 30, 2016, is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

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 17, 2015

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

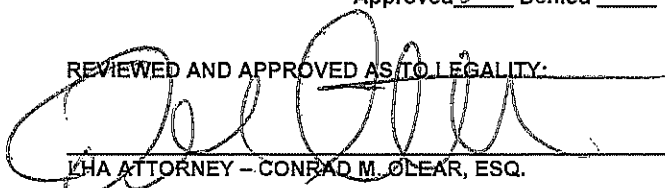
RESOLUTION NO. 14-35

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:



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

**AMENDMENTS TO FLEXIBLE SPENDING ACCOUNT (FSA)
EFFECTIVE JANUARY 1, 2016**

WHEREAS, the Lodi Housing Authority (Authority) Board of Commissioners (Board) adopted Resolution #10-16 (copy attached) authorizing a Health Flexible Spending Account (FSA); and

WHEREAS, numerous modifications have been mandated to Lodi Housing Authority's FSA Plan.

NOW, THEREFORE, BE IT RESOLVED, this Resolution #14-35, as required, is hereby adopted in the format as follows:

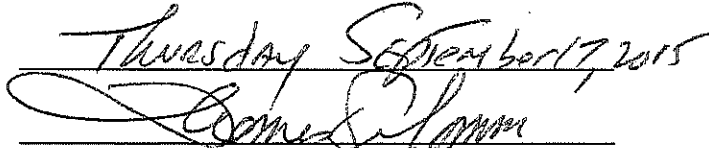
"The undersigned authorized representative of Lodi Housing Authority (the Employer) hereby certifies that this Resolution #14-35 was duly adopted by the Employer on Thursday, September 17, 2015, and that such Resolution has not been modified or rescinded as of the date hereof:

Resolved, that the form of amended Cafeteria Plan including a Health Flexible Spending Account, effective January 1, 2016, presented to this meeting is hereby approved and adopted and that an authorized representative of the Employer is hereby authorized and directed to execute and deliver to the Administrator of the Plan one or more counterparts of the Plan.

The undersigned further certifies that attached hereto as Exhibits A and B, respectively, are true copies of Lodi Housing Authority Flexible Spending Plan, as amended and restated, and the Summary Plan Description, approved and adopted in 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 September 17, 2015



 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

September 17, 2015

RESOLUTION NO. 14-36

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. OLEAR, ESQ.

**OPRA REQUEST AND LODI HOUSING AUTHORITY'S
RESPONSE VIA E-MAIL**

VOIDED

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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 14-37

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

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Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

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

**PUBLIC MEETINGS – CLOSED SESSIONS
EXCLUDING MEMBERS OF THE PUBLIC**

WHEREAS, the Lodi Housing Authority (Authority) Board of Commissioners (Board) recognizes that discussions pertaining to its Residents, Program Participants, Applicants, Pending Litigations, including Attorney-Client Privileged Information, along with Personnel Matters may be discussed at a "Closed Session" during its Public Meetings, which would be in compliance with the "Open Public Meeting Act." The "Closed Session" would exclude members of the public from the meeting during these specific discussions; and

WHEREAS, the Authority's Counsel has reviewed and rendered legal opinion (attached) pertaining to "Closed Session;" and

WHEREAS, the following statement shall be included on the Authority's Agenda:

The notice required for "Closed Session" by the "Open Public Meeting Act" will read as follows:

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 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.

NOW, THEREFORE, BE IT RESOLVED, the Authority's Board, to expedite the public session participation of its meetings, shall authorize its "Closed Sessions" (as provided with NJSA 10:4-12(et.seq.)), by Motion/Seconded by...and only upon plurality and affirmative vote of the Commissioners present.

NOW, THEREFORE, BE IT FURTHER RESOLVED, this "Closed Session" statement and related Motion/Second required by plurality of Commissioners present shall be effective for all Authority Meetings/Agenda after October 1, 2015.

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 September 17, 2015

EXECUTIVE DIRECTOR/SECRETARY/TREASURER