MINUTES OF THE REGULAR MEETING OF THE HOUSING.AUTHORITY OF THE BOROUGH OF LODI, HELD ON THURSDAY, SEPTEMBER 18, 2014 AT THE HOUSING AUTHORITY OF THE BOROUGH OF LODI, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY

Chairman Marra called the Regular Meeting to order at 7:00 P.M.

NOTE; Tape Recording Machine did not record Meeting, all minutes are from Executive Director's notes of meeting discussions, motions, seconds, etc....

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: Chairman Robert Marra, Commissioners Vincent Caurso, Daniel Cody, Paul Vincent Lynch, Gerald Woods, Albert Di Chiara. Also present were: Thomas DeSomma, Executive Director, Conrad M. Olear, Esq., Gary Luna, Deputy Director. Absent were: Commissioner Allen Riley, Lenore Morrell, Secretary.

BIDS:

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to approve the Minutes of the Regular Meeting of July 14, 2014. Upon call of the roll, the Commissioners vote was as follows:

AYES NAYS

Commissioner Caruso

Commissioner Cody

Commissioner Lynch NONE

Commissioner Marra

Commissioner Di Chiara

Commissioner Marra

COMMUNICATIONS:

- 1. Submission of NJDCA- crime report 07/01/13 to 06/30/114
- 2. Getty Station (F. Luciano, Sr. Esq.) Application to Planning Board Union/Main Street TO BE DISCUSSED
- 3. HUD Approval of LHA's 2014 Annual Plan- see correspondence of 09/03/14

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 follows:

MINUTES REGULAR MEETING – SEPTEMBER 18, 2014 – Page 2:

AYES

NAYS

Commissioner Caruso

Commissioner Cody

Commissioner Lynch

NONE

Commissioner Woods
Commissioner Di Chlara
Commissioner Marra

REPORT OF ATTORNEY;

D' Aries & Sons v. LHA – Awaiting Executed Settlement Agreement

New Notice of Tort Claim -TO BE DISCUSSED

Request to LPD for incident report of 6/28/14— Michael Zirpoli (DVP#4-C)

Request for Sean Spruill (age 16) to move in with great grandmother, Laura Rocha, DVP, apt. 7-EA – WITHDRAWN –see attached email

Attorney stated he believes Barbara Vlachoginnas has a signed probation agreement

A motion was made by Commissioner Cody and seconded by Commissioner Caruso to go into closed session due to potential on-going litigation pertaining to Elizabeth and Michael Stellato, Apt. #13-D De Vries Park. Upon call of the roll, the Commissioners vote was as follows:

AYES

NAYS

Commissioner Caruso

Commissioner Cody

Commissioner Lynch

NONE

Commissioner Woods

Commissioner Di Chiara

Commissioner Marra

As stated by Attorney -<u>ONGOING</u>: Elizabeth Stellato, Apt. 13-D – Hearing scheduled for 1:30 P.M. 09/25/14 for unauthorized person in Dwelling Unit —also see Notice pertaining to unauthorized person receiving mail at apt. #13-D

- a. Refer to Executive Director' correspondence & Attorney's request for 09/12/14 incident report & related emails of 09/17/14 and Complaint signed by ED for "Defiant Trespassing" - also Notice to Evict being prepared to be served – TO BE DISCUSSED
- b. Possible identity/Theft of Services refer to email of 09/17/14 –
 pertaining to verbal repot on Michael Stellato/Cablevision services –
 TO BE DISCUSSED

MINUTES REGULAR MEETING - SEPTEMBER 18, 2014 - PAGE 3:

Executive Director stated discussion on item above, as reported by Executive Director, who along with Attorney answered related questions

At 7:30 P.M. a Motion was made by Commissioner Cody and seconded by Commissioner Caruso to end Closed Session and return to Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES

NAYS

Commissioner Caurso

Commissioner Cody

Commissioner Lynch

NONE

Commissioner Woods

Commissioner Di Chiara

Commissioner Marra

REPORT OF EXECUTIVE DIRECTOR:

CONTRACT REPORT

CONTRACT FOR

CONTRACT AWARDED TO:

REPAIR OF FIRE ALARM SYSTEM @ N MAIN ST.

AES FIRE LLC

-Ongoing Damage-

11 MELANIE LANE

Repairs Due to Hurricane Irene -

EAST HANOVER, NJ 07936

Funded Chargeable to FEMA

\$8140.00 – see attached

CONTRACT LISTED ABOVE DOES NOT REQUIRE APPROVAL SINCE CONTRACT AMOUNT IS WITHIN EXECTIVE 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 ESTABLISHED OF PROCUREMENT POLICY

Spoke to Bob Casiello, Boro of Lodi Emergency Management Coordinator – pertaining to S/C Evacuation Plan – TO BE DISCUSSED

Non-Smoking Policy – on going

LHA has implemented time clock check-in – update to be given

At 7:35 P.M. a motion was made by Commissioner Cody and Commissioner Caruso to go into closed session. —PERSONNEL - Upon call of the roll, the Commissioners vote was as follows:

MINUTES REGULAR MEETING- SEPTEMBER 18, 2014 - PAGE 4:

AYES NAYS

Commissioner Caruso

Commissioner Cody

ř:

Commissioner Lynch

NONE

Commissioner Marra
Commissioner Di Chiara
Commissioner Marra

A verbal report on personnel was given by Executive Director

A Motion was made by Commissioner Cody and seconded by Commissioner Caruso to end Closed Session and return to Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES NAYS

Commissioner Caruso
Commissioner Cody

Commissioner Lynch

NONE

Commissioner Woods
Commissioner Di Chiara
Commissioner Marra

REPORT OF DEPUTY DIRECTOR/ADMINSTRATION SECTION 8:

To date there are 445 HCV/Section 8 Participants presently on the program

'FEMA' - 2nd payment of \$10,841.23 received – see attached memo Section 8 Utility Allowance Schedule – submitted to Dept. of HUD

- Rennie Place gate being locked – update given

RESOLUTION NO. 13-46

PH & SECTION 8 CONSULTANT CONTRACT 10/1/14 TO 9/30/15 CJI ASSOCIATES \$85,000.00 PER YEAR

SEE ATTACHED COPY

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

AYES NAYS

Commissioner Caruso
Commissioner Cody

Commissioner Lynch NONE

MINUTES REGULAR MEETING - SEPTEMBER 18 2014 - PAGE 5:

Commissioner Woods

Commissioner Di Chiara

Commissioner Marra

RESOLUTION NO. 13-47

AUTHORIZING LATE 2014 BUDGET RESOLUTION APPLIABLE TO LHA BUDGET – AS REQJIRED BY NJDCA –FY 10/1/14 THRU 09/30/15

SEE ATTACHED COPY

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

AYES NAYS

Commissioner Caruso

Commissioner Cody

Commissioner Lynch NONE

Commissioner Woods
Commissioner Di Chiara
Commissioner Marra

RESOLUTION NO. 13-48

NJDCA REQUIRED BUDGET RESOLUTION -FYE 10/01/14 TO 9/30/15

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 Caruso

Commissioner Cody

Commissioner Lynch NONE

Commissioner Woods Commissioner Di Chiara Commissioner Marra

RESOLUTION NO. 13-49

2014 NJDCA BUDGET & CAPITAL BUDGET - FY 10/01/14 THRU 09/30/15

MINUTES REGULAR MEETING – SEPTEMBER 18, 2014 – PAGE 6:

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 Caruso

Commissioner Cody

NONE

Commissioner Lynch
Commissioner Woods

Commissioner Di Chiara

Commissioner Marra

RESOLUTION NO. 13-50

PHA BOARD RESOLUTION –HUD FORM APPROVING OPERATING BUDGET –FYS OCTOBER 1, 2014

SEE ATTACHED COPY

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

AYES

NAYS

Commissioner Caruso

Commissioner Cody

Commissioner Lynch

NONE

Commissioner Woods

Commissioner Di Chiara

Commissioner Marra

UNFINISHED BUSINESS:

.Executive Director stated several Commissioners and Executive Director have Conflict with the Regular Scheduled Meeting of 10/16/14 and asked Board of Commissioners to authorize to re-schedule 10/16/14 to 10/23/14 @7:00 P.M.

MINUTES REGULAR MEETING – SEPTEMBER 18, 2014 – PAGE 7:

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to reschedule the Regular Meeting to 10/23/14. Upon call of the roll, the Commissioners vote was as follows:

AYES NAYS

Commissioner Caruso

Commissioner Cody

Commissioner Lynch

NONE

Commissioner Woods
Commissioner Di Chiara
Commissioner Marra

HEARING OF CITIZENS:

Eva Grecco of 15-D De Vries Park – asked if in fact the No Smoking Policy for LHA is in effect

Executive Director stated not yet due to several reports have to be given by E.D. to Board before they make a Final Decision

ALSO

Eva Grecco stated she graduated from school at which time the Board of Commissioners/E.D/Attorney congratulated Mrs. Grecco for her persistent and dedication to complete school.

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

AYES NAYS

Commissioner Caruso

Commissioner Cody

Commissioner Lynch NONE

Commissioner Woods

Commissioner Di Chiara

Commissioner Marra

The Chairman thereupon declared the meeting as closed.

MINUTES REGULAR MEETING = SEPTEMBER 18, 2014 - PAGE 🔅

THOMAS DeSOMMA

Executive Director

ROBERT MARRA

Chairman

MONTHLY BILLS AGENDA SEPTEMBER 2014

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	INVOICE	CHECK	EXPLANATION	AMOUNT				
	DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD 8/19/14 thru 9/1/14 AND 9/2/14 thru 9/15/14								
	<u>8/19/14 t</u>	hru 9/1/14 A ARE HEREB							
1	Rutgers, The State University Of NJ	09/08/14	9490	Comm training for G. Woods	1200.00				
2	The Corner Nursery, LLC	09/08/14	9491	Top Soil	1200.00				
3	C & M Shade Corp.	09/08/14	9492	Blinds/Shades for all Complexes	60.00				
4	Siegel's Hardware	09/08/14	9493	Shower rods, etc	1507.05				
5	Garfield Lumber & Millworks, Inc.	09/08/14	9494	3.60	222.86				
	Wallington Plumbing & Heating Supply	03/06/14	3434	Bench Slats, Bolts, etc	1151.44				
6	Co.	09/08/14	9495	Material for mult leaks, SS covers for dvp cleanouts	2153.08				
7	Dor Win Mfg.	09/08/14	9496	Windows for DVP and Massey	1826.00				
8	Complete Saw Service	09/08/14	9497	Tractor Repair	1207.70				
9	Swift Electrical Supply Company	09/08/14	9498	Stock (Switches, receptacles, etc)	567.97				
10	Fia Card Service	09/08/14	9499	DVP A/C Sleeves	335.00				
11	Manzo Uniform Co.	09/08/14	9500	Comm Badge for G. Woods	98.50				
12	Djrect Supplies Warehouse	09/08/14	9501	3 Gas Stoves	1122.00				
13	Verizon Wireless	09/08/14	9502	All employee cell phones, etc	426.44				
14	U.S. Overall Cleaners	09/08/14	9503	Uniform cleaning	510.00				
15	Jersey Elevator Co., Inc.	09/08/14	9504	Monthly Maint.	162.90				
16	Jay Bee Flooring, LLC	09/08/14	9505	Move out floor repair in 2 D	1765.00				
17	Mazteck	09/08/14	9506	New computer (Sec 8)	1842.00				
18	American Messaging	09/08/14	9507	Emergency Beeper System	64.85				
19	Interstate Waste Services	09/08/14	9508	S/C Dumpster Fee	842.55				
20	Better Air Quality, Inc.	09/08/14	9509	Cleaned Dryer Vents (All Complexes)	5741.00				
21	Millennium Mechanical, LLC	09/08/14	9510	Boiler Controls Contract	3365.70				
22	Noreika Service Station	09/08/14	9512	Gas (Maint and Public Housing)	883.00				
23	Rutgers, The State University Of NJ	09/08/14	2530	Comm training for G. Woods	1200.00				
24	3g Software Technology, Inc.	09/08/14	2531	Sec 8 LL Hap Checks	1732.95				
25	Noreika Service Station	09/08/14	2532	Sec 8 gas (Inspe.c Vehicle, etc)	125.00				
26	NJ State Pensions and Benefits	09/12/14	Online	S.H.B.P. Health Payment - Active Emp	20121.74				
27	NJ State Pensions and Benefits	09/12/14	Online	S.H.B.P. Health Payment - Retirees	5523.81				
28	NJ State Pensions and Benefits	09/02/14	Online	Employee Contributions to PERS	6894.45				
29	Peachtree Business Products	09/11/14	9513	Signs - Replaces check # 9471	3144.00				
30	Home Depot Credit Service	09/15/14	9514	For Vanity and Top (DVP 2-D)	159.48				
31	Complete Saw Service	09/15/14	9515	Chain Saw repair	167.65				
32	Ace Lock & Key Shop	09/15/14	9516	Locks for Rennie Gate	44.88				
33	Anchor Pest Control	09/15/14	9517	Squirrel removal - Massey	175.00				
34	Paladino Paving & Concrete, Inc.	09/15/14	9518	Fill cracks and re-line all parking lots	5800.00				
35	Verizon	09/15/14	9519	Phones	30.28				
36	Jay Bee Flooring, LLC	09/15/14	9520	#4 N. Main floor re-finish	584.00				
37	All American Sewer Service II, Inc	09/15/14	9521	- Massey St.	4750.00				
38	Passaic Valley Water Commission	09/15/14	9522	Water / Sewer charges - All projects	5662.41				
39	Wallace Nowosielecki	09/15/14	9523	PH Retainer	1166.66				
40	Sgts . Maintenance, LLC	09/15/14	9524	Office Cleaning	880.00				
41	Ams Ties, Inc.	09/15/14	9525	Backround Check for Contractor (CJI)	10.00				
42	Strasser & Associates, P.C.	09/15/14	9526	PH Sept retainer and misc. litigation	2464.66				
		11		sept returner and mise. Intigation	2404.00				

43	Wallace Nowosielecki	09/15/14	2533	Sec 8 Retainer	1166.67
44	Ams Ties, Inc.	09/15/14	2534	Sec 8 Backround Checks	140.00
45	Strasser & Associates, P.C.	09/15/14	2535	Sec 8 Retainer	1166.66
46	Verizon	09/17/14	9527	Phones	255.25
47	Pitney Bowes	09/17/14	9528	Stamp Machine Lease Agreement	301.12
48	Ricoh Usa Inc	09/17/14	9529	Copier Lease Agreement	453.74
49	Delta Dental Plan Of NJ	09/17/14	9530	PH Employee Benefits - Dental	1,809.44
50	Delta Dental Plan Of NJ	09/17/14	2536	S-8 Employee Benefits - Dental	533.48
51	W.B. Mason Co., Inc.	09/18/14	2537	S-8 Office Stock	489.29
52	Peckar & Abramson	09/17/14	9531	Ongoing Litg. D'Aries & Sons	5000.00

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- JULY, 2014 MONTHLY BILLS AGENDA - AUGUST, 2014

PUBLIC HOUSING & SECTION 8

	Check payable to	INVOICE DATE	CHECK#	EXPLANATION	A	MOUNT		
	Disbursement as reflected in payroll period 7/20/14 to 8/2/14 & 8/3/14 to 8/16/14							
	are hereby approved							
1	IDA PLESS	7/25/14	2518	PART B MEDICARE	<u> </u>	\$314.70		
2	CAROLYNN CAPABIANCA	7/25/14	2519	PART B MEDICARE	ļ	\$314.70		
3	SAVERIO SAULINO	7/25/14	2820	PART B MEDICARE	\$	314.70		
4	LORRAINE HASKOOR	7/25/14	2521	PART B MEDICARE	\$	314.70		
5	JOAN MASTROFILIPO	7/25/14	9397	PART B MEDICARE	\$	314.70		
6	JAMES SEDITA	7/25/14	9398	PART B MEDICARE	\$	314.00		
7	JOHN'S SERVICE	6/11/14	9289	OIL CHANGE,BELTS -PICK UP	\$	702.17		
8	U.S. OVERALL	7/31/14	9411	CLEANING MAINT UNIFORM	\$	525.00		
9	VERIZON	7/23/14	9412	OFFICE PHONE	\$	423.26		
10	CHIEF FIRE EQUIPMENT	7/29/14	9413	SPRINKLER SYSTEM TESTED	\$	225.00		
11	SIEGEL'S HARDWARE	7/25/14	9414	PAINT, NAILS, RUSTOLEUM	\$	150.08		
12	AMERICAN MESSAGING	8/1/14	9415	BEEPERS	\$	64.85		
13	CABLEVISION	7/23/14	9416	FOR DE VRIES,RENNIE, N. MAIN	\$	539.85		
14	W.B. MASON	7/24/14	9417	OFFICE SUPPLIES	\$	590.62		
15	RUSSELL REID	7/17/14	9418	CLEANED SEWER EJECTORS	\$	313.81		
16	C&M SHADE	7/24/14	9419	SHADES	\$	1,358.70		
17	COMPLETE SAW	7/21/04	9420	NEW WHIP & HEAD	\$	338,00		
18	NOREIKA'S	7/30/14	9421	GAS FOR TRUCKS & EQUIPMENT	\$	692.00		
19	NOREIKA'S	7/23/14	9422	GAS FOR CAR - PFJ45N	\$	196.00		
20	VERIZON	7/25/14	9423	ELEVATOR PHONE - 2 MONTHS	\$	60.56		
21	3G SOFTWEAR	8/1/14	2522	HAP CHECK PROCESSING	\$	1,733.93		
22	NOREIKA'S	7/24/14	2523	GAS FOR RJP56G & PDA37N	\$	128.00		
23	NJ DIVISION OF PENSIONS	8/1/14/	TEPS	PH SHPB COST ACTIVE EMP	\$	13,979.23		
24	NJ DIVISION OF PENSIONS	8/1/14	TEPS	S8 SHPB COST ACTIVE EMP.	\$	6,142.51		
25	NJ DIVISION OF PENSIONS	8/1/14	TEPS	PH SHPB RETIRED COST	\$	3,391.15		
26	NJ DIVISION OF PENSIONS	8/1/14	TEPS	S8 SHPB RETIRED COST.	\$	2,132.66		
27	NJ DIVISION OF PENSIONS	8/1/14	TEPS	EMPLOYEES PERS CONTR.	\$	6,894.45		
28	ACE LOCK & KEY SHOP	7/4/14	9424	LOCK FOR RENNIE GATE	\$	28.80		
29	GARFIELD LUMBER	7/31/14	9425	DRYWALL SCREWS, NAILS ETC.	\$	570.98		
30	JERSEY ELEVATOR	7/30/14	9426	ELEVATOR CONTRACT	\$	162.90		
31	WILMAR	7/30/14	9427	CABINET HANDLES, BULBS	\$	409.80		
32	SGTS. MAINTENANCE	8/1/14	9428	OFFICE CLEANING	\$	880.00		
33	AMS TIES, INC.	8/1/14	9429	PH BACKGROUND CHECKS	\$	135.00		
34	AMS TIES, INC.	8/1/14	2524	S/8 BACKGROUND CHECKS	\$	60.00		
35	MILLENNIUM MECHANCIAL	7/16/14	9430	BOILER VENT REPLACED	\$	1,575.00		
36	DOR-WIN MFG.	5/16/14	9431	GLASS REPAIRED	\$	95.00		

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37	ACUITY SPECIALTY PROD.	7/14/2014	9437	CLEANING SUPPLIES	\$	2,114.52
38	SEARS COMMERCIAL ONE	7/29/14	9433	S/C CARPET CLEANING	\$	1,770.00
39	RICCARDI BROS.	7/31/14	9434	PAINT, BRUSHES	\$	751.83
40	TRINO ASSOCIATES,LLC	7/31/14	9435	CONCRETE/CURBS	\$	23,345.00
41	BIOCHEM SUPPLY LLC	7/31/14	9436	BASEMENT DISINFECTANT	\$	415.00
42	HOME DEPOT CREDIT	8/5/14	9439	TILE NIPPER,COMPACT BATTERY	\$	830.70
43	PSE&G	5/1/14	9440	DUSK TO DAWN LIGHTING	\$	234.54
44	ALL AMERICAN SEWER	8/4/14	9441	PUMPED OUT SEWER EJECTOR	\$	1,530.00
	A&A PAINTING	8/4/14	9442	PAINTING OF MOVE-OUTS	\$	4,560.00
	PASSAIC VALLEY WATER	8/5/14	9443	WATER ALL PROJECTS	\$	5,513.91
	NORTH JERSEY MEDIA	7/28/14				
			9444	ADVERTISE CONSULTANT	\$	87.38
	MAZTECK	7/23/14	9445	HARD DRIVE CRASHED SERVER	\$	985.00
	JUST WINDOWS & DOORS	8/11/14	9446	INSTALLED WINDOWS RENNIE	\$	9,100.00
50	POLAND SPRING	7/16/14	9456	WATER,COFFEE,CUPS	\$	270.62
51	WILMAR	8/6/14	9448	CO DETECTORS/SMOKE ALARM	\$	459.00
52	GRAINGER	8/5/14	9449	PLATE FOR SEWER CLEAN OUT	\$	322.30
53	RICCARDI BROS.	8/7/14	9450	PAINT- CAST IRON RADIATORS	\$	355.45
54	JAY BEE FLOORING	8/8/14	9451	FLOORS 18-B MOVE OUT	\$	898.00
55	SEARS COMMERCIAL ONE	8/1/14	9452	CRAFTSMAN BATTERIES	\$	93.47
56	PEACH TREE BUSINESS	8/8/14	9453	SIGNS FOR PROJECTS	\$	3,835.00
57	DOR-WIN MFG.	7/31/14	9454	APT. 8 WINDOW SASH	\$	1,115.00
58	ACE LOCK & KEY SHOP	8/15/2014	9459	LOCKS FOR RENNIE GATE	\$	90.39
59	VERIZON	8/7/2014	9460	OFFICE PHONE	\$	255.25
60	PECKAR & ABRAMSON	8/12/2014	9461	FOR D'ARIES & SONS LITIGATON	\$	5,000.00
61	DIRECT SUPPLIES	6/20/2014	9462	3 STOVES	\$	1,140.04
62	DOR-WIN MFG.	8/15/2014	9463	WINDOW & SCREEN REPAIRS	\$	711.25
63	WALLINGTON PLUMBING	8/6/2014	9468	FOR RENNIE PL.COMMUNITY RM. 1	\$	1,408.88
64	PAULHUS & ASSOCIATES	8/1/2014	9465	PUBLIC HOUSING 50058'S	\$	152.25
65	PAULHUS & ASSOCIATES	8/1/2014	2526	SECTION 8 50058'S	\$	420.00
66	DELTA DENTAL PLAN	9/1/2014	9466	PUBLIC HOUSING DENTAL	\$	1,544.88
67	DELTA DENTAL PLAN	8/1/2014	2527	SECTION 8 DENTAL	\$	798.04
68	WALLINGTON PLUMBING	8/6/2014	9467	FOR COMMUNITY ROOM	\$	264.98
69	RICOH USA INC.	8/9/2014	9460	FOR COPY MACHINE	\$	453.74
70	PSE&G	8/11/2014	9470	GAS & ELECTRIC ALL PROJECTS	\$	36,701.50
71	THE HOME DEPOT	8/18/2014	9487	TILES, CLOSET POLES, ETC.	\$	1,158.03
	COMPLETE SAW	8/14/2014		WHIP STRING, TOOL WRENCH	\$	108.50
	W.B. MASON	8/14/2014		OFFICE SUPPLIES	\$	567.04
	GENERAL ELECTRIC CO.	8/15/2014		2 REFRIGERATORS	\$	962.00
	POLAND SPRING	8/14/2014		WATER, COFFEE, CUPS	\$	565.06
	WILMAR	8/21/2014		DRYER HOSES,BATTERIES ETC	\$	1,772.71
	CABLEVISION PURCHASE BOWER	8/22/2014		CABLE DE VRIES,N.MAIN RENNIE	\$	538.85
	PURCHASE POWER	8/15/2014		FOR STAMP MACHINE	\$	320.99
18	ANCHOR PEST CONTROL RICCARDI BROS.	8/19/2014 9/18/2014		FOR DE VRIES PARK PAINT	\$ \$	275.00
80		8/25/2014		MIRROR FOR PFJ45N	\$	417.92 418.40
-	MAZZOLA'S AUTO BODY				, -	•
81	CONRAD M. OLEAR	8/22/2014	2528	MOHAMMED ROUF FORMER S/8	\$	815.00
81 82				MOHAMMED ROUF FORMER S/8 ANNUAL UTILITY SURVEY	\$	815.00 695.00

85	MAZZOLA'S AUTO BODY	8/26/2014	9489	REPAIRS TO PFJ45N	\$	1,581.60
					1100	

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RESOLUTION NO. 13-46

Governing Body Recorded Vote – Members:

Ave Nay Abstain Absent

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

PUBLIC HOUSING & SECTION 8 CONSULTING CONTRACT OCTOBER 1, 2014 – SEPTEMBER 30, 2015

LHA ATTORNEY - CONRAD M.-OLEAR, ESQ.

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.

Therefore, 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, 2014 through September 30, 2015. Said contract shall be for the Annual Fee Not to Exceed \$85,000.00.

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 \$85,000.00, 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, 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:

EXECUTIVE DIRECTOR/SECRETARY-TRÉASURER

AGREEMENT FOR CONSULTANTING SERVICES

Agreement made this 1913 day of Sep 2014 between the Housing Authority of the Borough of Lodi, Lodi New Jersey, hereinafter referred to as the Client, and Carmen J. Irizarry (DBA) CJI Associates of New City, New York, hereinafter referred to as the Consultant.

WITNESSETH:

WHEREAS, the LHA has entered into an Annual Contributions Contract with the United States of America, providing for assistance in the operation of (a) Low-rent Public Housing Program; (b) Section 8 Certificate/Voucher Program;

NOW THEREFORE BE IT RESOLVED that the "Consultant" and "Client" do mutually agree as follows:

1. TERMS:

The duties, responsibilities, and obligations of both the Client and Consultant shall commence on the 1st day of October 2014, and shall end on the completion of work or on a date to be mutually established.

2. SCOPE OF CONSULTANTS SERVICES:

The Consultant shall perform all necessary services provided under this contract. The Consultant shall do, perform and carry-out, in a satisfactory and proper manner, as determined by the LHA, the following:

- (a) Maintain Client apprised of latest HUD regulations.
- (b) Provide interpretation and guidance as to implementation of HUD regulations.
- (c) Prepare and assist in the development of any forms/format or applications applicable to new regulations and/or programs.
- (d) Prepare Low-income Operating Budget for submission to HUD/Section 8 HCV Operating Budget for submission to HUD & NJDCA.
- (e) Prepare Funding Formula for submission to HUD.
- (f) Prepare and develop on a yearly basis Annual Plan and modifications if any to Five Year Plan.
- (g) Work with Deputy Director on SEMAP, as required by the Executive Director.
- (h) Prepare and assist in the development of any revisions to the Low-Income Operating Budget.
- (i) Prepare State of New Jersey Housing Authority Budget in its entirety.
- Prepare and assist in the development of any revisions of the State of NJ Housing Authority Budget.
- (k) Prepare and assist in the development of Capital Fund Budget (CIAP, Comp Grant) and revisions if applicable.
- (1) Prepare and development Board Resolutions applicable to the Programs and as required by the Department of HUD and DCA.
- (m) Prepare and develop changes to all housing authority policies as required by The Quality Housing and Work Responsibility Act of 1998 (QHWRA).
- (n) Prepare and develop revision to Conventional Programs Admissions & Continued Occupancy Policy to comply with Final rules March 29, 2000 and Asset Management re: Admissions, rent schedule, screening etc.
- (o) Prepare & develop changes to Section 8 Administrative Plan and revisions in accordance with HUD's Final rule on Vouchers, admissions, screening, etc. and to comply with QHWRA and Asset Management.

- (p) Prepare & develop changes to Lease (revisions) Grievance Policy (revision), etc. to comply with QHWRA and Asset Management.
- (q) Work with staff and assist in the transmission of submissions electronically to HUD/HUD REAC, PIC, Upfront, and Enterprise System, WASS.
- (r) Advise staff as to changes in policies and impact on LHA, its residents and employees.
- (s) Advice as to the changes in response to the Quality Housing & Work Responsibility Act pertaining to: admissions & occupancy, income mixing, flat rents, ceiling rents, operating & capital funding, community service, self-sufficiency, deregulation and more.
- (t) Advise and assist in the implementation of HQS Inspections Vs Uniform Physical Condition Standards and its application to Public Housing Assessment System (PHAS).
- (u) Prepare and assist in the development of correspondence to and from LHA to HUD Newark, New York, Washington and /or to the Department of Community Affairs State of New Jersey.
- (v) Prepare and develop for electronic submission PHAS Certification, Annual/Five Year Plan, unaudited Financial Statements in coordination with Fee Accountant.
- (w) NOTE Additional services added to contract: Consultant shall develop/coordinate with HCV employees/ Deputy director and Accountant all data relating to submission of VMS Monthly report, which includes but not limited to: maintaining monthly log of all applicants on program, log of monthly HAP payments port out and pot in, final run of HAP checks, HAP disbursements received from HUD, etc.
- (x) Attend and/or conduct meetings when determined by the Executive Director.
- (y) The Consultant shall act as a liaison between the LHA Executive Director and HUD, in particular, at the HUD Area Office in Newark, New Jersey, and at its Regional Office in New York, on all financial management matters; and the Consultant shall promptly and without delay respond to all communications, including telephone calls, from HUD.
- (z) Consultant shall meet with Accountant and Auditor as to latest HUD regulations.
- (aa) Consultant shall develop and design all required forms to meet Asset Management requirements.

3. **DUTIES OF THE CLIENT:**

Client will provide the Consultant with the use of the Client's resources, including but not limited to, the use of files, computer (if applicable), staff, copier, etc. and any pertinent information essential to the task on hand.

PAYMENT OF FEE:

(a) The Client shall pay the Consultant for the above-mentioned scope of services, for the period of October 1, 2014 through September 30, 2015, the sum of \$ 85,000.00 per annum, payable every two weeks.

(b) The Consultant shall be paid, in addition to the annual fee, at the rate of \$185.00 per hour or \$975.00 per diem for any services not included in paragraph 2 – Scope Of Consultants Services, provided however that the Consultant first receives from L.H.A.'s Executive Director written approval, prior to commencement of services.

4. TERMINATION OF SERVICES:

LHA may terminate this agreement for failure or refusal of the Consultant to perform any of the services agreed upon herein. Should this contract be so terminated prior to the date of termination, and given 30 days notice, the Consultant shall be entitled to compensation to the date of the termination, in the amount equal to the pro-rata annual compensation then unpaid.

The Consultant may terminate this agreement for failure or refusal of the LHA Executive Director and/or staff to provide the Consultant with the necessary supporting documentation to enable the Consultant to perform the Scope of Services to the satisfaction of the Executive Director and in accordance with HUD regulations. The Consultant shall give the LHA 30 days notice prior to the termination of contract. Should this contract be so terminated prior to the date of termination, the Consultant shall be entitled to compensation to the date of the termination, in the amount equal to the pro-rata annual compensation then unpaid.

5. MISCELLANEOUS PROVISIONS:

- (a) LHA and the Consultant agree to be bound and to hereby bind themselves as far as duties required from the Consultant and payment therefore by LHA, to the applicable regulations of HUD and DCA, provided that such regulations are binding upon LHA under the law.
- (b) Notwithstanding anything to the contrary herein, the parties specifically agree that this "Agreement" shall not be deemed to create the relationship of employer and employee between Client and the Consultant, respectively, and no rights or privileges of an employee of LHA shall inure to the Consultant hereby.
- (c) No member, officer, or employee of LHA during his/her tenure or for one (1) year thereafter shall have any interest, direct or indirect, in this contract or the proceeds thereof.
- (d) No member of or delegate of the Congress of the United States of America or Resident Commissioner shall be admitted to any share or part of this contract or to any benefits, which may arise there from.
- (e) Except for disclosure to the Government, the Comptroller General, the LHA Auditor, and LHA, any information and data, prepared or assembled by the Consultant under the contract, shall be held confidential by the Consultant and shall not be made available or otherwise disclosed to any person without the prior written approval of LHA.
- (f) The Consultant shall provide LHA during the Contract period, a minimum of two (2) days a week {including work done at Consultants Office} and/or as much time that is required to complete task at hand.

IN WITNESS THEREOF, the parties whose signatures appear below have executed this agreement.

CONSULTANT:	LODI HOUSING AUTHORITY:
Carmen J. Irizarry President	Thomas DeSomma Executive Director
Date	9-/9-/4 Date



LODI HOUSING AUTHORITY A H.U.D. SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Ave, De Vries Park, Lodi, New Jersey 07644-3256

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

CONSULTING SERVICES PROFESSIONAL QUALIFICATIONS AND SELECTION CRITERIA

Each proposal submitted will be evaluated on the basis of the following Selection Criteria. A rating score will be assigned to each item. The maximum rating score for this assessment is 100 points with the highest score being the most desirable.

REQUIREMENTS	INITIALS	POINTS
Statements demonstrating understanding of services to be provided. (Max 5 Points)		5
Evidence of firm's experience & ability to perform this work. Include all aspects of professional practice as it relates to the submission. <u>Be Specific</u> . (Max 20 Points)		20
3. The <u>Professional & Technical Quality & Competence</u> of firm, its personnel, and <u>consultants</u> for this particular submission. Include qualifications & abilities, which will be of particular importance and use. (Max 15 Points)		15
4. Evidence of firm's knowledge of Federal, State, & Local Codes, as they relate to Dept. of HUD and NJDCA Federal & State Regulations. (Max 5 Points)		5
5. Past performance in terms of cost control, quality & thoroughness of work. Compliance with performance schedules and timely response. Quality of your references. (Max 20 Points)		20
6. Capability of providing professional services within agreed timeframe, taking into consideration the Authority's current and planned workload. (Max 20 Points)		20
7. Familiarity of firm in working with Housing Authorities and evidence of previous PHA/HUD projects, along with evidence of computer literacy with Dept. of HUD forms. (Max 10 Points)		10
8. General response to the invitation. (Max 5 Points)		5
TOTAL RA	TING SCORE:	100

FIRM NAME:	C.J.I. Associates
EVALUATED BY:	Leones & More Executive Directo
DATE:	9/8/14

THIS FORM TO BE COMPLETED BY LHA EXECUTIVE DIRECTOR.

RESOLUTION NO. 13-47

Governing Body Recorded Vote – Members:

Aye Nay Abstain Absent

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

AUTHORIZING LATE 2014 BUDGET RESOLUTION APPLICABLE TO LHA BUDGET – AS RECOMMENDED/REQUIRED BY NJDCA

HA ATTORNEY - CONRAD M. OLEAR, ESQ.

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 2015 may be based on estimates, and as a result, LHA developed for budgetary purposes its proposed budget estimating operating subsidy utilizing CY 2013 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 2014 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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Operating Budget

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

	oe of Sub			b. Fiscal Year Ending			1	f. Type of HUD assisted pr		eina
	X Original Revision No.: 9/30/2015 Name of Public Housing Agency/Indian Housing Authority (PHA/IHA)				X 12 mo.	Other (spec		11 X PHA/IHA-Owned R		
				rity (PHA/IHA)				D2 IHA Owned Mutual D3 PHA/IHA Leased R		
			of the Borough of Lodi					24 PHA/IHA Owned To		
f. Ad		ty, State, zip		07644				DE PHA/IHA Leased H		
	50	Brookside	: Avenue, Lodi, New Jerse	ey 07644			ľ	10 THINNIN LEASER !	CITICOVITO	
п А	CC Numb	her	The state of the s	. PAS/LOCCS Project N	Vo.	· · · · · · · ·	1	. HUD Field Office		
	NY 44			NJ01100001				NEWARK	eristerike.	जनसम्बद्धाः स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य
j. No	, of Dwe	Iling Units	k, No. of Unit Months	m. No. of Projects						
			Available							
	220		2640	3					110-1-1111-111	************************
					Actual	X Estimates				
					Last Fiscal	or Actual		Requested Budget		D Modifications
					Yr. 2013	Current Budget s 2014		Amount	1	Amount
Line			Description		PUM	PUM	PUM	(to nearest \$10)	PUM	(to nearest \$10)
No.	No.		(1)		(2)	(3)	(4)	(5)	(6)	(7)
Hon	ebuyer	s Monthly	Payments for:							
1	1 7 1	Operating	-		<u> </u>					· · · · · · · · · · · · · · · · · · ·
020			me Payments							
030			Maintenance Reserve		ļ					
040	Total	Break-Eve	n Amount (sum of lines 010, 0	020, and 030)				···-		
050			deficit) in Break-Even							
060			rs Monthly Payments - Contra			-		***************************************		
-	-	Receipts					498.10	1,315,010	ĺ	
070		Dwelling R					32,85	86,750		
080		Excess Uti			 	-	11.77	31,090		
090		Nondwellin		nd 000)		 	542.74	1,432,850		
100			ome (sum of lines 070, 080, a General Fund Investments	na aso)			1.89	5,000		
110 120		Other Inco	-				105,70	279,060		
130			ome (sum of lines 100, 110, a	nd 120}-			650.34	1,716,910		
			es - Administration:				1			
140			tive Salaries				153.03	404,020		
150		Legal Expe					5.30	14,000		
160	4140	Staff Train	ing	- 11000000			2.27	6,000		
170		Travel					2.27	6,000		
180	4170	Accounting	g Fees		 		5,30	14,000		
190		Auditing F			 	-	1.70	4,500		
200			Inistrative Expenses	H P 000	 	<u> </u>	45.54 215.44	120,250 568,770		
	•		tive Expense (sum of line 140	thru line 200)	-	 	213,44	500,770		******
	ant Ser	1								
220		Salaries	n, Publications and Other Sen	ices			2.27	6,000		
230 240			Costs, Training and Other	7,065						
			ervices Expense (sum of lines	220, 230, and 240)	1		2.27	6,000		
_	ities;	, · · ,				1				
260	1	Water	•				26.03	68,730		
270		Electricity					81,83	216,040	ļ	<u> </u>
	4330						42.33	111,770	<u> </u>	
290	4340	Fuel					5,98	15,800		*****
300	4350	Labor			1		29,98	79,160	-	
310			ties Expense	******			400.45	104 500	 	
320	Total	Utilities E	xpense (sum of line 260 thru li	ne 310)	 		186.17	491,500		
								<u> </u>	form	HUD-52564

		HA/IHA ing Authority of the Borough of Lodi						
]			Actual	[]	1			
			Last Fiscal			Fiscal Year Ending		
			Yr.				Modifica	
ine	Acct.			<u> </u>		Amount	DI IM	Amount (to nearest \$10)
No.	No.	Description		UM -		(to nearest \$10)	PUM	(7)
		(1)		(2)		(5)	(6)	(1)
		Maintenance and Operation:			126.03	332,730		
330) Labor	ļ		25.94	68,500		
340	4420	Materials es.	ļ.———	 	40.53	107,090		
350	4430	Contract Costs	 	 	192,51	508,230		
	***	Ordinary Maintenance & Operation Expense (lines 330 to 350)	 	 	192,51	300,200		
1		Services:	1		3.78	10,000		
370		Labor	 	 	3.78	10,000		
380		Materials		 			-	
390		O Contract Costs	<u></u>	 	3,78	10,000		
		Protective Services Expense (sum of lines 370 to 390)	 	-	3,70			
		xpense:			35.41	93,500		
410		0 Insurance	 	-			Ī	
420	_	Payments in Lieu of Taxes		- 	9.09	24,000		
430		0 Terminal Leave Payments		+	149.61	394,980	<u> </u>	
440		C Employee Benefits Contributions			0.37	1,000		
<u>450</u>		O Collection Losses		-	0.07			
460		O Other General Expense		-	194.50	513,480		
470	Tota	! General Expense (sum of lines 410 to 460)	70)		794.68	2.097,980.00		
		Routine Expense (sum of lines 210, 250, 320, 360, 400, and 4	70) T	 	754,00	2,007,000,00	·	
		Leased Dwellings:		1				
490	471	Rents to Owners of Leased Dwellings	 	 	794.68	2,097,980		1
		Operating Expense (sum of lines 480 and 490)		+	784.00	2,00.,1002	 	
	1	ne Expenditures:			10.22	27,000		
510		O Extraordinary Maintenance			10,22			
520		Replacement of Nonexpendable Equipment			0.85	2,250	1	
530	754	10 Property Betterments and Additions			11.07	29,250.00		
540	Tota	Nonroutine Expenditures (sum of lines 510, 520, and 530)			805.76	2,127,230.00		
		of Operating Expenditures (sum of lines 500 and 540)			000.70	211211212	 	
Pri		ar Adjustments:					ļ	
560		10 Prior Year Adjustments Affecting Residual Receipts						
	1	penditures:	_				1	
570)	Deficiency in Residual Receipts at End of Preceding Fiscal Y						
580	Tot	Operating Expenditures, including prior year adjustments and	70)		805.76	2,127,230		
_	<u> </u>	other expenditures (line 550 plus or minus line 560 plus line 5	70)	-	000.70			
590	ו	Residual Receipts (or Deficit) before HUD Contributions and		1	(155.42)	(410,320	n l	1
		provision for operating reserve (line 130 minus line 580)		+	(100.12)		1	
	D Co	ntributions:	l Car		145.00	382,817	,	
600	2 80	10 Basic Annual Contribution Earned-Leased Projects:Current Y	Ear		140.00			
		11 Prior Year Adjustments - (Debit) Credit				., ··		· · · · · · · ·
	0 Tot	al Basic Annual Contribution (line 600 plus or minus line 610)			145.00	382,817	7	T
63		20 Contributions Earned-Op, Subsidy;-Cur. Yr.(before year-end adj)			140.00			
64		Mandatory PFS Adjustments (net):					1	
65		Other (specify):					\top	
66		Other (specify):		+				
67		Total Year-End Adjustments/Other (plus or minus lines 640 thru 6	DU)	_				
68	0 80	7020 Total Operating Subsidy-current year (line 630 plus or minus line 6	(U)		145.00	382,81	7	
69	0 To	tal HUD Contributions (sum of lines 620 and 680)						
70	10	Residual Receipts (or Deficit) (sum of line 590 plus line 690))		(10.41)	(27,50	3)	1
	1	Enter here and on line 810		1	[(10.41)]	(2.1,30		

form	HUD-52564

Nam	e of PH	A/IHA	Fiscal Year En	ding /2015	
	Housi	ng Authority of the Borough of Lodi	9/50.	1	
1		Operating Reserve		PHA/IHA Estimates	HUD Modifications
		Part I - Maximum Operating Reserve - End of Current Budget Year			
740	2821	PHA/IHA-Leased Housing - Section 23 or 10(c)		73 915 195000	
	2021	50% of Line 480, column 5, form HUD-52564		1,048,990	
					Bus.
		×			
		Part II-Provision for and Estimated or Actual Operating Reserve at Fisca	al Year End		
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	9/30/2013	578,466	
790		Provision for Operating Reserve - Current Budget Year (check one)			
		x Estimated for FYE 9/30/2014 Revision	#1	(55,326)	
		Actual for FYE			
800	-	Operating Reserve at End of Current Budget Year (check one)			
800		A CONTRACTOR OF THE PROPERTY O	4 41	523,140	
		200111100 (611)	III 1		
		Actual for FYE	0/00/0045		
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE	9/30/2015	(27,503)	
820	-	Enter Amount from line 700 Operating Reserve at End of Requested Budget Year Estimated for FYE	9/30/2015		
020		(Sum of lines 800 and 810)		495,637	
830		Cash Reserve Requirement- 25 % Of line 480		501.405	
				524,495	
		Estimated Reserve level for FYE 9/30/2015 : 47%			
		News Thomas De Commo		0	
PH		A Approval Name Thomas DeSomma Title Executive Director Signature	. Da	ate 9/19/14	
-	14 OF	ice Approval Name			
1-10	sia Oiti	ice Approval Name			
		Title			
		Signature	יח	ate ·	
		Signature			

Page 3 of 4

form HUD-52564

RESOLUTION NO. 13-48

Governing Body Recorded Vote - Members:

Commissioner D. Cody

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

Approved_____Denied____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY - CONRAD M. OLEAR, ESQ.

2014 BUDGET RESOLUTION

HOUSING AUTHORITY OF THE BOROUGH OF LODI FISCAL YEAR: FROM 10/01/2014 TO 09/30/2015

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2014 and ending September 30, 2015 has been presented before the Members of the Lodi Housing Authority at its open public meeting of July 24, 2014; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$7,469,616, Total Appropriations, including any Accumulated Deficit, if any, of \$7,410,279 and Total Fund Balance utilized of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$220,462 (2014 CFP NJ39P01150114) and total Fund Balance planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other user 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 Members of the Lodi Housing Authority, at an open public meeting held on <u>September 18, 2014</u> that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning <u>October 1, 2014 and ending September 30, 2015</u>, 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 October 23, 2014.

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

CLARIFICATION OF LODI HOUSING AUTHORITY'S PUBLIC HOUSING/SECTION 8 OPERATING BUDGETS FYE 09/30/15

Be advised Lodi Housing Authority has been presented with and has adopted its FYE 09/30/15 Operating Budgets, captioned above, based upon the In-House Format, which is a result of Congressional Approval of a Continuing Funding Resolution based upon last year's (Calendar Year 2013) Operating Funding Calculations for Operating Subsidy.

Therefore, these Budget Allocations (Income/Expense) will be subject to change upon LHA's notification.

Thomas DeSomma, Executive Director

Operating Budget

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 2050-2050, Paper send this completed form to either of the above addresses.

20503. Do not send this completed form to either of the above addresses.									
a. <u>Ty</u> pe of	Submission		b. Fiscal Year Ending				d. Type of HUD assisted p		
X Orig	ginal	Revision No.:	9/30/2015	X 12 mo.	Other (spec	ify)	01 X PHA/IHA-Owned R		
e. Name	of Public Ho	using Agency/Indian Housing Autho	rity (PHA/IHA)				02 iHA Owned Mutual	Help Ho	meownership
		ity of the Borough of Lodi	•				03 PHA/IHA Leased R		
	s (city, State,				11.1		04 PHA/IHA Owned T	urnkey ili	Homeownership
		ide Avenue, Lodi, New Jerse	ev 07644				D5 PHA/IHA Leased H	lomeown	ership
~	- 510015								
g. ACC N	lumber	Ti	n. PAS/LOCCS Project N	o.			. HUD Field Office		
NY			NJ01100001				NEWARK	*********	nganganggang talag ayan ang ang ang atawa
	Owelling Unit	s k, No. of Unit Months	m. No. of Projects						
	-	Available							
22	20	2640	3						
				Actual	X Estimates				
				Last Fiscal	or Actual		Requested Budge	t Estimat	es
				Yr.	Current Budget	P	IA/IHA Estimates		JD Modifications
Line Acc	ct.			2013	2014	1	Amount		Amount
No. No	1	Description		PUM	PUM	PUM	(to nearest \$10)	PUM	(to nearest \$10)
		(1)		(2)	(3)	(4)	(5)	(6)	(7)
Homebu	yers Monti	nly Payments for:						7	
	- 1	ng Expense							
		Home Payments							
		tine Maintenance Reserve							
	~	Even Amount (sum of lines 010,	020, and 030)	1					
		(or deficit) in Break-Even							
	_	uvers Monthly Payments - Contra	3	<u> </u>					
	ig Receipts		<u> </u>						
	10 Dwellin			İ		498.10	1,315,010		
	20 Excess				_	32.85	86,750	-	
		· · · · · · · · · · · · · · · · · · ·			11.77	31,090	-		
						542.74	1,432,850		
			ing 080)			1.89	5,000		
-		on General Fund Investments				105.70	279,060		
	90 Other		-1 400)		 	650,34	1,716,910		
		Income (sum of lines 100, 110, a	IIIU IZUJ	1	 	555,54	1,110,010		
- 1		tures - Administration:		ļ		153.03	404,020		
		strative Salaries		 	 	5.30	14,000	 	
	30 Legal E					2.27	6,000	 	
	40 Staff Ti	aining		<u> </u>		2.27	6,000	 	
	50 Travel			1		5.30	14,000	 	
	70 Accour			 			4,500	 	
	71 Auditin	~		 		1.70	120,250	 	
		Administrative Expenses			 	45.54			
		strative Expense (sum of line 140	thru line 200)			215.44	568,770	 	
	Services:		•						
	210 Salarie						0.555	 	
		ition, Publications and Other Ser	vices			2.27	6,000	 	
240 42	230 Contra	ct Costs, Training and Other						 	
250 Tot	tal Tenani	: Services Expense (sum of lines	220, 230, and 240)	1		2.27	6,000	├ ─	1
Utilities		,							
	310 Water		************			26.03	68,730	-	
	320 Electri					81.83			<u></u>
	330 Gas					42.33	111,770	<u> </u>	
	340 Fuel					5.98	15,800	<u> </u>	
	350 Labor					29.98	79,160		
		Utilities Expense						<u> </u>	
320 To	tal Utilitie	s Expense (sum of line 260 thru l	ine 310)			186.17	491,500		
								£	LUID FOECA

lame of	PHA/IHA						
Hot	using Authority of the Borough of Lodi	Actual					
ļ		Last Fiscal			Fiscal Year Ending		
		Yr.			HUD	Modificat	
					Amount		Amount
Line Ac	= 0.00m	P	UM		(to nearest \$10)	PUM	(to nearest \$10)
No. No	(1)		(2)		(5)	(6)	(7)
Ordinan	y Maintenance and Operation:			1	000 700		
	10 Labor	<u></u>	<u> </u>	126.03	332,730		
	20 Materials		ļ	25.94	68,500		
350 44	30 Contract Costs			40.53	107,000 508,230		
360 To	tal Ordinary Maintenance & Operation Expense (lines 330 to 350)		ļ	192.51	500,230		1
	ve Services:	İ	-	2.70	10,000		
370 44	160 Labor		<u> </u>	3.78	10,000		
380 44	170 Materials						
390 44	180 Contract Costs		 -	3,78	10,000		
400 To	tal Protective Services Expense (sum of lines 370 to 390)			3.10	10,000		
Genera	l Expense:			35.41	93.500		
	510 Insurance	 	+	33.41			
	520 Payments in Lieu of Taxes		 	9.09	24,000		
	530 Terminal Leave Payments	 		149.61	394,980		
	540 Employee Benefits Contributions			0.37	1.000		
	570 Collection Losses	-					
	590 Other General Expense	 	 	194.50	513,480		
470 To	tal General Expense (sum of lines 410 to 460)	70\		794.68	2.097,980,00	T	Τ
	tal Routine Expense (sum of lines 210, 250, 320, 360, 400, and 4	70) T	+	70 11.00			
Rent fo	r Leased Dwellings:						
490 4	710 Rents to Owners of Leased Dwellings	 	-	794.68	2,097,980		
500 Tc	otal Operating Expense (sum of lines 480 and 490)				,		1 .
Nonro	utine Expenditures:			10.22	27,000	ļ	<u> </u>
510 4	610 Extraordinary Maintenance		1				
	520 Replacement of Nonexpendable Equipment 540 Property Betterments and Additions	· · · · · · · ·		0.85	2,250		
530 7	otal Nonroutine Expenditures (sum of lines 510, 520, and 530)			11,07	29,250,00	-	
540 T	otal Operating Expenditures (sum of lines 500 and 540)			805.76	2,127,230.00		<u> </u>
220116	Year Adjustments:						
FUOL 1	6010 Prior Year Adjustments Affecting Residual Receipts					 	
	Expenditures:					-	- 10
570	Deficiency in Residual Receipts at End of Preceding Fiscal Yr	:				 	
580 T							
200	other expenditures (line 550 plus or minus line 560 plus line 5	70)		805.76	2,127,230	-	
590	Residual Receipts (or Deficit) before HUD Contributions and						
555	provision for operating reserve (line 130 minus line 580)			(155.42)	(410,320	"	
HUD	Contributions:					.	
600	8010 Basic Annual Contribution Earned-Leased Projects:Current Y	ear		145.00	382,817		<u> </u>
	8011 Prior Year Adjustments - (Debit) Credit						
620 T	otal Basic Annual Contribution (line 600 plus or minus line 610)				000.04	,	
	8020 Contributions Earned-Op. Subsidy:-Cur. Yr. (before year-end adj)			145,00	382,81	+-	
640	Mandatory PFS Adjustments (net):					 	-
650	Other (specify):					 	
660	Other (specify):						+
670	Total Year-End Adjustments/Other (plus or minus lines 640 thru 6	60)					_
	8020 Total Operating Subsidy-current year (line 630 plus or minus line 6	70)			202.04	7	
690	Total HUD Contributions (sum of lines 620 and 680)			145.00	382,81	' -	
700	Residual Receipts (or Deficit) (sum of line 590 plus line 690))		[,,,,,,	(27,50	3/	
	Enter here and on line 810			(10.41)	(21,50	<u>ي ر</u>	

		1	form HUD-52564
Previous editions are obsolete	Page 2 of 4	•	

			form HUD-52564
Gigitature		1998	
Signature	Da	te	
Title		.at	
Field Office Approval Name		W	
		7	*
Signature Signature	. Dat	te 7//7//7	8
TIBLE LANGUISTON	4	aliabel	
Title Executive Director	2		
PHA / IHA Approval Name Thomas DeSomma			
9			
원 대			4 w)
X.			
month in the control of the control			¥
Estimated Reserve level for FYE 9/30/2015 : 47%			
mments			
Cash Reserve Requirement- 25 % Of line 480		524,495	
(Sum of lines 800 and 810) Cash Reserve Requirement- 25 % Of line 480			
Operating Reserve at End of Requested Budget Year Estimated for FYE	9/30/2015	495,637	
Enter Amount from line 700		(27,503)	
Actual for FYE Provision for Operating Reserve - Requested Budget Year Estimated for FY	E 9/30/2015		
Estimated for FYE 9/30/2014 Revision	on#1	523,140	
Operating Reserve at End of Current Budget Year (check one)	3.5	509 140	
Actual for FYE		Ĭ.	
x Estimated for FYE 9/30/2014 Reviso	on#1	(55,326)	
Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): Provision for Operating Reserve - Current Budget Year (check one)			
Part II-Provision for and Estimated or Actual Operating Reserve at Fis Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	9/30/2013	578,466	
*	<u>-</u> . 1		
,			2
			4
			- 3
			3
No.			srar.
50% of Line 480, column 5, form HUD-52564		1,048,990	
2821 PHA/IHA-Leased Housing - Section 23 or 10(c)			
Operating Reserve Part I - Maximum Operating Reserve - End of Current Budget Year		FRAIRA Estillates	11.00 11.00
		PHA/IHA Estimates	HUD Modifications
ne of PHA/IHA Housing Authority of the Borough of Lodi	9/30/2	2015	

RESOLUTION NO. 13-49

Governing Body Recorded Vote – Members:

Aye Nay Abstain Absent

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M-OLEAR, ESQ.

2014 NJDCA BUDGET & CAPITAL BUDGET

HOUSING AUTHORITY OF THE BOROUGH OF LODI FISCAL YEAR: FROM 10/01/2014 TO 09/30/2015

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2014 and ending September 30, 2015 has been presented before the Members of the Lodi Housing Authority at its meeting of July 24, 2014; 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 as 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 $\frac{7.469.616}{1}$, Total Appropriations, including any Accumulated Deficit, if any, of $\frac{7.410.279}{1}$ and Total Fund Balance utilized of $\frac{90.00}{1}$; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$220,462 (2014 CFP NJ39P01150114) Fund Balance planned to be utilized as funding thereof, of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the Members of the Lodi Housing Authority, at an open public meeting held on <u>September 18, 2014</u> that the Annual Budget and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year period beginning <u>October 1, 2014 and ending September 30, 2015</u>, is hereby approved 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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital	Capital Fund Financing Program	Capital Fund Financing Program	ז מסנסן מוות		Ó	Office of Public and Indian Housing OMB No. 2577-0226
Part J:	Part I: Summary					Expires - 4/30/201
PHA Name: LODI HOUS	ING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ39P01150114 Replacement Housing Factor Grant No:	01150114			FFY of Grant: 2014 FFY of Grant Approval:
Type of C	Type of Grant Coriginal Annual Statement Performance and Evaluation Report for Period Ending: The Surmous by Done of Surface and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies for Period Ending:		☐ Revised Annual Statement (revision no: ☐ Final Performance and Evaluation Renort	ńsion no:	
	Description of Development Account	1thos:		Total Estimated Cost		Total Actual Cost 1
1	Total non-CRP Funds		Original	Revised ²	Obligated	Expended
2	1406 Operations (may not exceed 20% of line 21) ³	ed 20% of line 21) ³	\$220 462 00			
ណ	1408 Management Improvements	tts	20000			
4	1410 Administration (may not exceed 10% of line 21)	xceed 10% of line 21)				,
22	1411 Audit					
	1415 Liquidated Damages					
	1430 Fees and Costs					
	1440 Site Acquisition					•
	1450 Site Improvement					
10	1460 Dwelling Structures			•		
11	1465.1 Dwelling Equipment—Nonexpendable	onexpendable				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	4				-
14	1485 Demolition					
15	1492 Moving to Work Demonstration	ation				
16	1495.1 Relocation Costs					
17	1499 Development Activities 4					
					_	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PELAs with under 250 units in management may use 100% of CEP, Grants for operations.

⁴ REIF funds shall be included here.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital F	canidat Bracentenar Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	ctor and		Office of Public and Indian Housing Office of Public and Indian Housing Office of Public and Indian Housing	Office of Public and Indian Housing Office Of Mublic and Indian Housing OMB No. 2577-0226
Part I: Summary	umary				Expires 4/30/2011
PEA Name: LODI HOUSING AUTHORITY	Capital Fund Program Grant No: NJ39P01150114 Capital Fund Program Grant No: NJ39P01150114 Replacement Housing Factor Grant No: Date of CEFP:		RFY	FFY of Grant: 2014 FFY of Grant Approval:	
Type of Grant					
	Original Annual Statement Reserve for Disasters/Emergencies	gencies	Revised A	Revised Annual Statement (revision no:	
Per fo	Performance and Evaluation Report for Period Ending:		Final Per	Tinal Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	lated Cost	Total Actual Cost	14.1
<u></u>	po.	Original	, Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$220,462.00			
21,	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Hnergy Conservation Measures				
Signatur	Signature of Executive Director	Date 3-27-/4 Signatur	Signature of Public Housing Director	Director	Date

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ REHF funds shall be included here.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Annual Statement/Performance and Evaluation Report

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

U.S. Department of Housing and Urban Development

Part II: Supporting Pages	, ,								
PHA Name:		Grant Ty	The and Number	NT30D01150	114	Federal	Federal FFY of Grant: 2014	2014	
LODI HOUSING AUTHORITY	HORITY	CFFP (Ye	Capital Frank Floring Cantillo. 1935FU 1130114 CFFP (Yes/No): Replacement Housing Factor Grant No:	rant No:	13.14				
Development Number Name/PHA-Wide Activities	General Description of Major Work	Work	Development Account No.	Quantity	Total Estimated Cost	d Cost	Total Actual Cost	Cost	Status of Work
					Original ·	Revised 1	Funds Obligated ²	Funds Fynendad ²	
NJ011 - 1	OPERATIONS		1406		\$220,462.00		Tompgrace.	To borrand	
						.			
			•	4.4					
	- 1								
		-							
					-				
						İ			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program	dule for Capital Fund	Financing Program			
PHA Name:					Federal FFY of Grant: 2014
	LODI HOUSING AUTHORITY	ULY			
Development Number Name/PHA-Wide Activities	. All Fun (Quarter 1	All Fund Obligated (Quarter Ending Date)	All Fund (Quarter F	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates ¹
	Original Obligation Bnd Date	Actual Obligation End Date	Original Expenditure Bnd Date	Actual Expenditure End Date	
NJ011 - 1	05/13/201@5		05/12/2016		
		-			
•					
					•
	147 (14				
•					
·					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses. d. Type of HUD assisted project(s) b. Fiscal Year Ending c. No. of months (check one)
9/30/2015 X 12 mo. Other (specify) 01 X PHA/IHA-Owned Rental Housing Revision No.: X Original]IHA Owned Mutual Help Home e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) PHA/IHA Leased Rental Housing Housing Authority of the Borough of Lodi PHAIÏHA Owned Turnkey III Homeownership f. Address (city, State, zip code) PHA/IHA Leased Homeownership 50 Brookside Avenue, Lodi, New Jersey 07644 i. HUD Field Office g, ACC Number h. PAS/LOCOS Project No. NEWARK NJ01100001 NY 441 j. No. of Dwelling Units k. No. of Unit Months m. No. of Projects Available X Estimates Actual or Actual Requested Budget Estimates Last Fiscal **HUD Modifications** Current Budget PHA/IHA Estimates Yr. 2013 2014 Amount Amount (to nearest \$10) PUM (to nearest \$10) PUM PUM No. No. Description PUM (5) (6) (7)(1) (2) (3) Homebuyers Monthly Payments for: 7710 Operating Expense 020 7712 Earned Home Payments 030 7714 Nonroutine Maintenance Reserve 040 Total Break-Even Amount (sum of lines 010, 020, and 030) 050 7716 Excess (or deficit) in Break-Even 060 7790 Homebuyers Monthly Payments - Contra Operating Receipts 498.10 1,315,010 070 3110 Dwelling Rental 86,750 32,85 080 3120 Excess Utilities 11.77 31,090 090 3190 Nondwelling Rental 542,74 432,850 100 Total Rental Income (sum of lines 070, 080, and 090) 5,000 1.89 110 3610 Interest on General Fund Investments 105.70 279,060 120 3690 Other Income 130 Total Rental Income (sum of lines 100, 110, and 120)-650.34 1,716,910 Operating Expenditures - Administration: 153.03 404,020 140 4110 Administrative Salaries 5,30 14,000
 150
 4130
 Legal Expense

 160
 4140
 Staff Training
 6,000 2.27 2.27 6,000 170 4150 Travel 180 4170 Accounting Fees 5,30 14.000 190 4171 Auditing Fees 1.70 4,500 120,250 200 4190 Other Administrative Expenses 45.54 215.<u>44</u> 568,770 210 Total Administrative Expense (sum of line 140 thru line 200) Tenant Services: 220 4210 Salaries 2.27 6,000 230 4220 Recreation, Publications and Other Services 240 4230 Contract Costs, Training and Other 6,000 250 Total Tenant Services Expense (sum of lines 220, 230, and 240) 2.27 Utilities: 260 4310 Water 26.03 68,730 216,040 270 4320 Electricity 81.83 111,770 42.33 280 4330 Gas 15,800 5.98 290 | 4340 | Fuel 300 4350 Labor 79,160 29.98 4390 Other Utilities Expense 310

form HUD-52564

491,500

186,17

Previous editions are obsolete

320 Total Utilities Expense (sum of line 260 thru line 310)

Page 1 of 4

	e of PHA Housin	ViHA ng Authority of the Borough of Lodi							
1	1		Actual						
			Last Fiscal				Fiscal Year Ending		
1			Yr.					Modificat	Amount
Line	Acct,			ļ		_	Amount	PUM	(to nearest \$10)
No.	No.	Description	1	UM			(to nearest \$10)	(6)	(7)
		(1)		(2)			(5)	(0)	
Ordi	nary Ma	aintenance and Operation:		ĺ		126.03	332,730		
330	4410	Labor		┼		25.94	68,500		
340	4420	Materials +	 	╅──		40.53	107,090		
350	4430	Contract Costs	 			192.51	508,230		
		Ordinary Maintenance & Operation Expense (lines 330 to 350)	 	+-		182.51	000,200		
- 1	1	Services:	1	1	•	3.78	10,000		• ••
370		Labor	·	╅┈┈╴		- 9:10			
380		Materials	 	+					
390		Contract Costs	 	+		3,78	10,000		
		Protective Services Expense (sum of lines 370 to 390)		+		9.70			
		pense:				35,41	93,500	İ	
410		Insurance		 		 	00,000		
420	4520	Payments in Lieu of Taxes				9.09	24,000		
430		Terminal Leave Payments			· · ·	149.61	394,980		
440	4540	Employee Benefits Contributions	 	+		0.37	1,000	i .	
450	4570	Collection Losses	<u> </u>			0.57		-	
460		Other General Expense	 		<u>·</u>	194.50	513,480		
470	Total	General Expense (sum of lines 410 to 460)	<u></u>	-		794.68	2.097.980.00		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 4	70)			794.00	2,001,000,00	·	
Rer		eased Dwellings:							1
490		Rents to Owners of Leased Dwellings				794.68	2,097,980	 	
500	Total	Operating Expense (sum of lines 480 and 490)	<u> </u>			794.00	Z,007,008		
Not		e Expenditures:				40.00	27,000		*
510		Extraordinary Maintenance		-		10.22	21,000	·	
520	7520	Replacement of Nonexpendable Equipment				0.85	2,250	+	
530		Property Betterments and Additions		+		11.07	29,250.00	 	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)		-			2,127,230.00		
550	Total	Operating Expenditures (sum of lines 500 and 540)		+		805,76	2,127,200,00	 	<u> </u>
Pri		· Adjustments:					•	1	
560		Prior Year Adjustments Affecting Residual Receipts		-				+	
Otl	her Exp	enditures:							
570		Deficiency in Residual Receipts at End of Preceding Fiscal Y	Г.					 	<u> </u>
58	0 Total			Ì		805.76	2,127,230	,	
		other expenditures (line 550 plus or minus line 560 plus line 5	(70)			800,70	2,127,200		
59	0	Residual Receipts (or Deficit) before HUD Contributions and	I			(455.40)	(410,320	w	
		provision for operating reserve (line 130 minus line 580)				(155,42)	(410,020	'/ 	
Hι		tributions:	1	İ		445.00	382,817	,	
60		Basic Annual Contribution Earned-Leased Projects:Current Y	ear			145.00	JUZ,011	+	
61	0 801	Prior Year Adjustments - (Debit) Credit						 	
62	0 Tota	Basic Annual Contribution (line 600 plus or minus line 610)		-		145.00	382,817	7	
63	802			+		145.00	304,01.		
64	10	Mandatory PFS Adjustments (net):						+	· · · · · · · · · · · · · · · · · ·
65	50	Other (specify):						_	
66	50	Other (specify):		-					
67	70	Total Year-End Adjustments/Other (plus or minus lines 640 thru 6	560)					-	
68	30 802		70)	-		445.00	382,81	7	
69	90 Tota	HUD Contributions (sum of lines 620 and 680)				145,00	302,01		
70	00	Residual Receipts (or Deficit) (sum of line 590 plus line 690)			(40.44)	(27,50	31	
		Enter here and on line 810		L		(10.41)	(27,50	211	- +

me of Ph	IA/IHA	Fiscal Year Ending] 15	ж.
Hous	ing Authority of the Borough of Lodi	9/30/20	15	
	Operating Reserve		PHA/IHA Estimates	HUD Modifications
-	Part I - Maximum Operating Reserve - End of Current Budget Year			
2821				
	50% of Line 480, column 5, form HUD-52564		1,048,990	
	18		,	
	JP71 ·			stor.
				11
	Part II-Provision for and Estimated or Actual Operating Reserve at Fisca	I Year End	F70 400	
10	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	9/30/2013	578,466	
10	Provision for Operating Reserve - Current Budget Year (check one)		(EE 200)	
1	Estimated for FYE 9/30/2014 Revison	# 1	(55,326)	
	Actual for FYE			
00	Operating Reserve at End of Current Budget Year (check one)		E02 4 40	
	Estimated for FYE 9/30/2014 Revision	#1	523,140	r * **
No.	Actual for FYE			
0	Provision for Operating Reserve - Requested Budget Year Estimated for FYE	9/30/2015	(27,503)	3
	Enter Amount from line 700	9/30/2015	(21,300)	
20	Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	5,55,25 15	495,637	
30	Cash Reserve Requirement- 25 % Of line 480			¥
7	and the state of t		524,495	
omment	S	N		
	Estimated Reserve level for FYE 9/30/2015 : 47%		Ÿ	
	Estimated Reserve level for FTE 9/30/2013 1.47 %			16
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	± ±			
	\$			
	¥ 1			
				South Control of the
риа/п	A Approval Name Thomas DeSomma			
11/1/11		04		
	Title Executive Director			
	Tom H	5-1	9/19/14	
	Signature	Date	7/1//	_
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	ffice Approval			
	ffice Approval Name		56	
	ffice Approval NameTitle		×	
	Title	(i		
	And the state of t	Date		
	Title	Date		

Fiscal Year Ending

RESOLUTION #13-50

PHA Board Resolution Approving Operating Budget

U.S. Department of Housing and Urban Development Office of Public and Indian Housing -Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026 (exp. 10/31/2009)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PH	IA Name: LODI HOUSING AUTHORITY	_ PHA Co	ode:NJ011
PH	HA Fiscal Year Beginning: OCTOBER 1, 2014 Board Resolution Number:	13-50	
cer	cting on behalf of the Board of Commissioners of the above-named PHA as its Chartifications and agreement to the Department of Housing and Urban Development proval of (check one or more as applicable):		
wp1	proves or (oncor one or more as approache).		<u>DATE</u>
\boxtimes	Operating Budget approved by Board resolution on:		09/18/2014
	Operating Budget submitted to HUD, if applicable, on:		
	Operating Budget revision approved by Board resolution on:		
	Operating Budget revision submitted to HUD, if applicable, on:		· · · · · · · · · · · · · · · · · · ·
Ιc	ertify on behalf of the above-named PHA that:		
1.	All statutory and regulatory requirements have been met;		
2.	The PHA has sufficient operating reserves to meet the working capital needs of its dev	elopments	;
3.	Proposed budget expenditure are necessary in the efficient and economical operation of serving low-income residents;	f the housi	ng for the purpose of
4.	The budget indicates a source of funds adequate to cover all proposed expenditures;		
5.	The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (t	f); and	
6.	The PHA will comply with the requirements for access to records and audits under 24	CFR 968.1	10(i).
	nereby certify that all the information stated within, as well as any information provided applicable, is true and accurate.	in the acco	mpaniment herewith,
	'arning: HUD will prosecute false claims and statements. Conviction may result in crir. S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)	ninal and/c	or civil penalties. (18
Pri	int Board Chairperson's Name: Signature:	Ì	Date:
	ROBERT MARRA FIX MOSTA		09/18/2014

Previous editions are obsolete

form HUD-**52574** (08/2005)

Operating Budget

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3800 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

20503	3. Do no	t send this o	completed form to either of the ab	ove addresses.						
	e of Sub		1	b. Fiscal Year Ending				i. Type of HUD assisted pr		olna
	Original		Revision No.:	9/30/2015	X 12 mo.	Other (spec)1 X PHA/IHA-Owned R		
e. Na	me of P	ublic Hausir	ng Agency/Indian Housing Author	ity (PHA/IHA)				12 IHA Owned Mutual		
H	ousing .	Authority	of the Borough of Lodi					PHA/IHA Leased R		
f. Ad	dress (cit	ty, State, zij	code)					04 PHA/ÎHÂ Owned To		
	50	Brookside	e Avenue, Lodi, New Jerse	y 07644				05 PHA/IHA Leased H	omeown	ership
	CC Numb		h	. PAS/LOCCS Project N	o.			. HUD Fleld Office NEWARK		
	NY 44		1	NJ01100001				NEVVANN		
j. No	. of Dwel	lling Units	k. No. of Unit Months	m. No. of Projects						
	222		Available 2640	3						
	220		2040		Actual	X Estimates				
								Requested Budget	Petimote	95
1	j				Last Fiscal	or Actual Current Budget	DL	AVIHA Estimates		ID Modifications
					Yr. 2013	2014		Amount		Amount
Line	!		Danadatica		PUM	PUM	PUM	(to nearest \$10)	PUM	(to nearest \$10)
No.	Na.		Description (1)		(2)	(3)	(4)	(5)	(6)	(7)
Цс.	ahuver	e Monthly	Payments for:	*****			` '			
1	1	Operating								
			ome Payments							
030			Maintenance Reserve			-				
			en Amount (sum of lines 010, 0)20. and 030)						
050			r deficit) in Break-Even	20, 4114 5557						
060			ers Monthly Payments - Contra							
		Receipts	To Mortally 1 dymester 30.110	·					.	
070		Dwelling F	Pental]		498.10	1,315,010		
080		Excess Ut					32.85	86,750		
090		Nondwelli					11.77	31,090		
			come (sum of lines 070, 080, a	nd (190)			542.74	1,432,850		
110			n General Fund Investments	1.4			1.89	5,000		
120		Other Inc					105.70	279,060		
			come (sum of lines 100, 110, a	nd 120\-			650,34	1,716,910		
			res - Administration:	(13 123),		1				
140		1 "	ative Salaries				153.03	404,020		
150		Legal Exp					5.30	14,000		
160		Staff Train					2.27	6,000	<u></u>	
170		Travel					2.27	6,000		
180	1	Accountin	na Fees		1		5,30	14,000		
190		Auditing F					1.70	4,500	ļ	
200	1		ministrative Expenses	· · · · · · · · · · · · · · · · · · ·	1		45.54	120,250	1	
			ative Expense (sum of line 140	thru line 200)	1		215.44	568,770	ļ	
	ant Ser								1	1
220	t	Salaries					J		<u> </u>	
230			on, Publications and Other Ser	vices			2.27	6,000	<u> </u>	
240			Costs, Training and Other							
			ervices Expense (sum of lines	220, 230, and 240)			2.27	6,000		
$\overline{}$	lities:	Tremanico					=			
260	1	Water					26,03	68,730		
		Electricit					81.83		<u> </u>	
	4330		J				42.33	111,770		
	4340						5.98			
	4340		···············			1	29,98			
			ilities Expense		1					
310	1 Total	1 Hilitiae D	Expense (sum of line 260 thru l	ine 310)	1		186.17	491,500		
ا <u>عد</u>	o protal	Todines i	Thouse facts of title 200 that							
									form	HUD-52564

Name	of PHA	VIHA						
	Housin	g Authority of the Borough of Lodi	Actual	1 1				
						Fiscal Year Ending 9/30/2015		
1			Last Fiscal Yr.				Modifica	
			Υ Γ.		T	Amount		Amount
Line	Acct.		<u> </u>	UM		(to nearest \$10)	PUM	(to nearest \$10)
No.	No.	Description		2)		(5)	(6)	(7)
		(1)		Ť –				
		intenance and Operation:			126.03	332,730		
330	4410		 	T	25.94	68,500		
340	*****	Materials	1		40,53	107,090		
350		Contract Costs Ordinary Maintenance & Operation Expense (lines 330 to 350)			192.51	508,230		
				1				i
1		Services:			3.78	10,000		
370		<u> </u>						
380		Materials Costs		T				
390	4480	Contract Costs Protective Services Expense (sum of lines 370 to 390)		T	3,78	10,000		
1		pense:	1		35.41	93,500	ļ	ļ
410		Payments in Lieu of Taxes		T				
420		 		·	9.09	24,000		
430		Terminal Leave Payments Employee Benefits Contributions			149.61	394,980		ļ
440	12.1				0.37	1,000		
450		Collection Losses		-				
460		Other General Expense General Expense (sum of lines 410 to 460)	<u> </u>	—	194.50	513,480	ļ <u> </u>	
470	lotai	Routine Expense (sum of lines 4 to to 400) Routine Expense (sum of lines 210, 250, 320, 360, 400, and 4	70)		794.68	2,097,980.00		
			T				ļ	
		Passed Dwellings: Rents to Owners of Leased Dwellings					<u> </u>	
490	4/10	Operating Expense (sum of lines 480 and 490)			794,68	2,097,980		<u> </u>
								
		e Expenditures:		1	10,22	27,000	<u> </u>	
<u>510</u>		Extraordinary Maintenance Replacement of Nonexpendable Equipment						
520		Property Betterments and Additions			0.85	2,250		<u> </u>
530	7540	Nonroutine Expenditures (sum of lines 510, 520, and 530)			11.07	29,250.00	<u> </u>	<u> </u>
540	Total	Operating Expenditures (sum of lines 500 and 540)			805.76	2,127,230.00	<u> </u>	<u></u>
		Adjustments:						
	or rear	Prior Year Adjustments Affecting Residual Receipts						<u> </u>
560		enditures:						
	1	Deficiency in Residual Receipts at End of Preceding Fiscal Y	г.					_
570	Total	20					-	
200	IOIAI	other expenditures (line 550 plus or minus line 560 plus line 5	(70)		805.76	2,127,230		
590	<u> </u>	Residual Receipts (or Deficit) before HUD Contributions and						
280	1	provision for operating reserve (line 130 minus line 580)	1		(155.42)	(410,320	<u>) </u>	
1.11	in Con	tributions:					1	
600	מטטי עני	Basic Annual Contribution Earned-Leased Projects:Current Y	ear		145,00	382,817	4	
	0010	1 Prior Year Adjustments - (Debit) Credit						
	0 Tota							
_					145.00	382,817		
<u>63</u>		Mandatory PFS Adjustments (net):						
<u>64</u> 65		Other (specify):					_	
<u>66</u>		Other (specify):						
67		Total Year-End Adjustments/Other (plus or minus lines 640 thru 6	60)			ļ	_	
			7D)				_	
<u>68</u>	0 802	I HUD Contributions (sum of lines 620 and 680)			145.00	382,81	7	ļ
		Residual Receipts (or Deficit) (sum of line 590 plus line 690)					
70	N.	Enter here and on line 810	·		(10,41)	(27,50	3)	
_	!	TEURET HELE WITH OUT WITH DICK						

 form	HUD-52564	

Part I - Maximum Operating Reserve - End of Current Budget Year Part I - Maximum Operating Reserve - End of Current Budget Year PHA/IHA Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564 Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 9/30/2013 Provision for Operating Reserve - Current Budget Year (check one) X Estimated for FYE 9/30/2014 Revison#1 (55,326) Actual for FYE Operating Reserve at End of Current Budget Year (check one) X Estimated for FYE 9/30/2014 Revision#1 523,140 Actual for FYE 9/30/2014 Revision#1 523,140 Frovision for Operating Reserve - Requested Budget Year Estimated for FYE 9/30/2015 Enter Amount from line 700	ame of PHA/IHA Housing Authority of the Borough of Lodi	Fisc	cal Year Ending 9/30/2015		
Part IProvision for and Estimated or Actual Operating Reserve at Fiscal Year End				PHA/IHA Estimates	HUD Modifications
	Operating Reserve	ant Budget Year	U U		
Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End	Part I - Maximum Operating Reserve - Elid of Curre	Part I - Maximum Operating Reserve - End of Current Budget Teal			
Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End Operating Reserve at End of Provision Fiscal Year - Actual for PYE (delta): 9/30/2013 578,468 Operating Reserve at End of Provision Fiscal Year - Actual for PYE (delta): 9/30/2013 578,468 Operating Reserve at End of Current Budget Year (cleack one) (55,325) Actual for PYE 9/30/2014 Revision#1 523,140 Actual for FYE 9/30/2014 Revision#1 523,140 Provision for Operating Reserve - Requested Budget Year Estimated for FYE 9/30/2015 (27,503) Either Actual for FYE 9/30/2014 Revision#1 523,140 Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/2015 (38) on of lines 800 and 61 61 Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/2015 495,537 Operating Reserve Requirement: 25 % Of line 480 524,495 Dominants Estimated Reserve level for FYE 9/30/2015: 47% Field Office Approval Name Thomas DeSomma Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date 4/44/4 Title Describe Director Date Date 4/44/4 Date Date 4/44/4 Dat	0 2821 PHA/IHA-Leased Housing - Section 23 of 10(c)	21 PHA/IHA-Leased Housing - Section 23 or 10(c)			
BBO Operating Reserve at End of Previous Fiscal Year - Actual for FYE (delete): 9/30/2013	Joy ·		e.		50°;
Operating Reserve at End of Previous Piscal Year - Actual for FYE (delete): 9/30/2013 S75,460		ating Bosonio at Fiscal Vo	ar End		
Operating Reserve at End of Previous Frieid 1 teal - Audust of FVE (Statistics of FVE (St		aung Reserve at Fiscal Te	0/30/2013	578,466	
Provision for Operating Reserve - Current Budget Year (check one) Statistical for FYE	80 Operating Reserve at End of Previous Fiscal Year - Ac	ctual for FYE (date):	313012013	5,5,465	
Operating Reserve at End of Current Budget Year (sheck one) Estimated for FYE 9/30/2014 Revision#1 523,140	Estimated for FYE 9	9/30/2014 Revison#1		(55,326)	:
Provision for Operating Reserve - Requested Budget Year Estimated for FYE 9/30/2015 (27,503)	Estimated for FYE			523,140	
Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/2015 495,637	Provision for Operating Reserve - Requested Budget	Year Estimated for FYE	9/30/2015	(27,503)	
Cash Reserve Requirement- 25 % Of line 480 524,495	Operating Reserve at End of Requested Budget Year	Estimated for FYE	9/30/2015	495,637	
Estimated Reserve level for FYE 9/30/2015 : 47% PHA / IHA Approval Name	Cash Reserve Requirement- 25 % Of line 480		8	EQ.4.40E	
Title Executive Director Signature Date 9//9// Pield Office Approval Name Title Date	Estimated Reserve level for FYE 9/30/2015 : 47%		9		ÿ
Title	Title Executive Signature Field Office Approval Name	0 0	, Date_	9/19/14	
Signature	Title				
	Cianatura		Date		 :

Page 3 of 4

Previous editions are obsolete