

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, OCTOBER 19, 2017

Call to Order: The Meeting was chaired by Chairman Paul V. Lynch who called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Lynch requested everyone stand for the Pledge of Allegiance.

After the Pledge, the Chairman made the following statement, "This Agenda is posted to inform the Public of actions being considered by the Authority's Board of Commissioners and its Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action."

Chairman Lynch also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

Roll Call: Upon Roll Call, the following were found to be present and absent. Present were Chairman Paul V. Lynch, and Commissioners Daniel J. Cody, Robert Marra, and Gerald Woods. Also present were LHA Attorney Conrad Olear, Esq., Executive Director Thomas DeSomma, Deputy Executive Director Gary Luna, and Housing Manager/Recording Secretary Carol A. Ferrara. Vice Chairman Albert Di Chiara was absent due to undergoing a surgical procedure earlier in the week; Commissioner Marc N. Schrieks was absent; Deputy Executive Director Gary Luna was absent due to the death of his sister.

Bids: No Bids

Approval of Minutes:

A motion was made by Commissioner Cody and seconded by Commissioner Woods to approve the Minutes of the September 21, 2017 Regular Meeting. Upon Roll Call, the Board voted as follows:

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

Communications:

1. LHA received notice from HUD about its selection to provide quality control remote monitoring of its SEMAP Certification
2. Received notification from PrimePay that they will no longer be providing the escrow account for LHA's FSA program – discussion was held to process program in-house
3. Email notification was received that NJDCA has approved LHA's FYE 09/30/18 Budget

Report of Attorney:

- Evictions & Related Hearings
- Any Other Pending Litigation/Personnel Matters to be Discussed

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

Report of Accountant: Nothing at this time.

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Report of Security: Nothing at this time

Bills Agenda:

A motion to Approve the FYE 09/30/17 Bills Agenda was made by Commissioner Marra and seconded by Commissioner Woods. Upon Roll Call, the Board voted as follows:

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

A motion to Approve the October Bills Agenda was made by Commissioner Cody and seconded by Commissioner Marra. Upon Roll Call, the Board voted as follows:

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

Report of Executive Director:

1. Approximate total interest earned for new FYS 10/01/17 is total of **\$115.00±**
2. **CONTRACT REPORT:**

	CONTRACT FOR:	CONTRACT AWARDED TO:
1.	NONE	
2.		

CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD

I HEREBY CERTIFY THE "FUNDING AVAILABILITY" TO AWARD THE CONTRACTS, AS REFERENCED, HEREIN AND FURTHER CERTIFY THAT ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.

3. PWVC – possible rate overcharges were discussed and a Motion was made by Commissioner Woods and Seconded by Commissioner Cody to Authorize LHA's Attorney to contact and/or schedule meetings with Boro of Lodi Attorney, Manager, Auditor, etc. to decide whether or not the PVW rates are being overcharged and to further Authorize LHA's Attorney to institute litigation, if necessary

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

MINUTES OF REGULAR MEETING – OCTOBER 19, 2017 (cont'd)

4. Boro Manager’s notice pertaining to crosswalk at 375 North Main that request has been forwarded to Bergen County

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

1. The Deputy Executive Director reported that there are 466 HCV/Section 8 Participants presently on the program
2. FEMA – is still under review
3. LHA 2018 CDBG Application – refer to Resolutions #17-01 & #17-02
4. Section 8 HCV – New Payment Standards effective 01/01/18
5. Section 8 HCV – Utility Allowances effective 01/01/18

Resolutions:

CONSENT AGENDA (Resolutions are matters covering operation of Lodi Housing Authority and will be passed by one roll call vote covering all items on the Consent Agenda.)

**Motion to Approve Resolutions by Consent Agenda was made by Commissioner Woods and seconded by Commissioner Cody.
Upon Roll Call, the Board voted as follows:**

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

1. Resolution #17-01	Request to Mayor/Council to Consider Approval of LHA’s Application for 2018 BCCD Grant Funding for the Repair/ Replacement of the CCTV Surveillance System at the DVP Family Complex
2. Resolution #17-02	Request to Mayor/Council to Consider Approval of LHA’s Application for 2018 BCCD Grant Funding for the Repair/ Replacement of Sidewalks, Steps, Patio Areas & Parking Lots at all 3 Senior Citizen Complexes & for the Repair/ Replacement of Gutters & Leaders at the De Vries Park Family Complex

Report of Commissioner:

Unfinished Business:

Old Business:

New Business:

Good & Welfare:

Hearing of Citizens: None in Attendance

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Closed Session:

**CLIENT-ATTORNEY PRIVILEGED INFORMATION
(Not to be included on website or distributed as part of the Public Agenda)**

Lodi Housing Authority shall now exclude members of the public from the meeting for any of the following reasons:

1. The Board may discuss matters involving Personnel or individuals who have received assistance from the Authority. The identification of such individuals may result in a violation of their rights to privacy.
2. The Board may discuss matters which are covered pursuant to NJSA 10:4-12(b)(1,2,3) involving individuals who have received assistance from LHA or who have applied for assistance. To disclose the names of such individuals would work an unwarranted invasion of their rights to privacy.
3. LHA may discuss Personnel Matters which are specifically exempt from public meetings pursuant to NJSA 10:4-12(b)(8).
4. The Board may discuss matters with Counsel that shall fall within the Attorney-Client Privilege and are, therefore, excluded from the public meeting.
5. The Board may discuss other matters pursuant to NJSA 10:4-12.

Please be advised that at the conclusion of this session, the Board shall return to a public session and the members are invited to return in order to observe. Thank you.

Motion to End Regular Order of Business and go into Closed Session was made by Commissioner Marra and seconded by Commissioner Cody.

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

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

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

MINUTES OF REGULAR MEETING – OCTOBER 19, 2017 (cont'd)

Adjournment:

Motion to Adjourn was made by Commissioner Woods and seconded by Commissioner Cody.

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

Meeting was Adjourned at 8:20 PM and Chairman Lynch declared the Regular Meeting closed.


THOMAS DeSOMMA
Executive Director/Secretary Treasurer


Paul V. Lynch
Chairman

Transcribed/Typed by:


CAROL A. FERRARA
Housing Manager/Recording Secretary

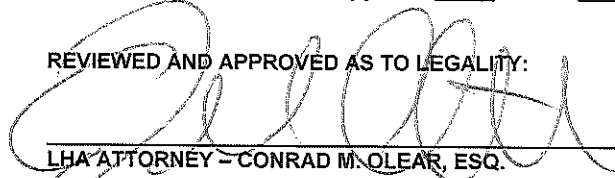
RESOLUTION NO. 17-01

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. J. Cody	✓			
Commissioner R. Marra	✓			
Commissioner M. N. Schrieks	✓			✓
Commissioner G. Woods	✓			
Commissioner A. Di Chiara	✓			✓
Commissioner P. V. Lynch				

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.


**REQUEST TO MAYOR & COUNCIL TO CONSIDER APPROVAL OF
LHA'S APPLICATION FOR 2018 BERGEN COUNTY COMMUNITY
DEVELOPMENT (BCCD) GRANT FUNDING – FOR THE
REPAIR/REPLACEMENT OF THE CCTV SURVEILLANCE SYSTEM
AT THE De VRIES PARK FAMILY COMPLEX**

WHEREAS, the Board of Commissioners (Board) of the Lodi Housing Authority (Authority) wishes to submit the attached application to the County of Bergen for 2018 Community Development Block Grant Funding for the Removal/ Replacement of the Authority's CCTV Surveillance System located at the Authority's De Vries Park Family Complex, 200 Union Street, Lodi, NJ.

NOW, THEREFORE, BE IT RESOLVED, the application referenced herein for 2018 BCCD Funds is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes the Executive Director to forward a copy of the 2018 Funding Application to the Mayor and Council of the Borough of Lodi and request the Mayor and Council's consideration to approve the required Municipal Endorsing 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 October 19, 2017

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 17-02

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. J. Cody	✓			
Commissioner R. Marra	✓			
Commissioner M. N. Schrieks				✓
Commissioner G. Woods	✓			
Commissioner A. Di Chiara	✓			
Commissioner P. V. Lynch				✓

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

[Handwritten Signature]
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

REQUEST TO MAYOR & COUNCIL TO CONSIDER APPROVAL OF LHA'S APPLICATION FOR 2018 BERGEN COUNTY COMMUNITY DEVELOPMENT (BCCD) GRANT FUNDING AS FOLLOWS:

- REMOVAL/REPAIR/REPLACEMENT OF CONCRETE SIDEWALKS/STEPS/PATIO AREAS AT ALL 3 LHA SENIOR CITIZEN COMPLEXES (35 MASSEY STREET/20 RENNIE PLACE/ 375 NORTH MAIN STREET) – \$35,000.00;
- REPAVE/RE-LINE DETERIORATED PARKING LOTS AT ALL 3 LHA SENIOR CITIZEN COMPLEXES (35 MASSEY STREET/20 RENNIE PLACE/ 375 NORTH MAIN STREET) – \$93,000.00; and
- REPAIR/REPLACE GUTTERS & LEADERS & INSTALL GUTTER GUARDS AT LHA De VRIES PARK FAMILY COMPLEX (200 UNION STREET) – \$52,000.00

WHEREAS, the Board of Commissioners (Board) of the Lodi Housing Authority (Authority) wishes to submit an application to the County of Bergen for 2018 Community Development Block Grant Funding for the rehabilitation for the Authority's four Public Housing Complexes located at: De Vries Park Family Complex, 200 Union Street; A. B. Caniano Senior Citizen Complex, 20 Rennie Place; George Ciliberto Senior Citizen Complex, 15 Massey Street; Matthew A. Di Chiara Senior Citizen Complex, 375 North Main Street.

NOW, THEREFORE, BE IT RESOLVED, the application referenced herein for 2018 BCCD Funds is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes the Executive Director to forward a copy of the 2018 Funding Application to the Mayor and Council of the Borough of Lodi and request the Mayor and Council's consideration to approve the required Municipal Endorsing 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, October 19, 2017

[Handwritten Signature]

EXECUTIVE DIRECTOR/SECRETARY-TREASURER