

**MINUTES OF THE REGULAR MEETING
OF THE LODI HOUSING AUTHORITY
HELD AT 50 BROOKSIDE AVENUE,
LODI, NJ AT 7:00 PM ON THURSDAY,
OCTOBER 29, 2015**

Chairman Daniel Cody called the Regular Meeting to order at 7:00 PM.

This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being recorded.

Upon Roll Call, the following were found to be present and absent. Present were: Chairman Daniel Cody, Vice Chairman Albert Di Chiara, Commissioners Vincent Caruso, Paul Vincent Lynch, Robert Marra, and Gerald Woods. Also present were: LHA Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Thomas DeSomma, Deputy Executive Director Gary Luna. None were absent.

Bids: No Bids

Approval of Minutes:

A motion was made by Commissioner Marra and seconded by Commissioner Woods to approve the Minutes of the September 17, 2015 Regular Meeting. Upon Roll Call, the Commissioners voted as follows:

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

Communications:

1. Dept. of HUD – Approval of LHA’s Annual Plan for FYS 10/01/15
2. Dept. of HUD – Notice of PHAS Score for FYE 09/30/14 – Designating LHA as “High Performer”
3. Public Advertisement – Invitation to Receive Bids for Repair/Replacement of Existing CCTV Surveillance System at all LHA Complexes

Report of Attorney:

Counsel stated that Eva Grecco’s correspondence can be discussed since she is present but all other listed correspondence must be heard in “Closed Session.”

Executive Director stated “Closed Session” has been placed at end of Meeting Agenda.

Counsel then read the listed correspondence pertaining to Eva Grecco, which is as follows:

Eva Grecco (DVP #15D) – the below-referenced items are for Public Discussion – for specific discussion/questions, refer to Closed Session Agenda.

- a. Informational subpoena request of 10/07/15;
- b. Authority’s notification of court costs/counsel fees, etc.;
- c. Counsel’s response to Eva’s letter of 10/13/15; and
- d. Authority’s/Frank Ciliberto’s response to Eva’s letter of 10/08/15.

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

MINUTES OF REGULAR MEETING – OCTOBER 29, 2015 (cont'd)

Bills Agenda:

Motion to Approve Bills Agenda made by Vice Chairman Albert Di Chiara and Seconded by Commissioner Paul Vincent Lynch. Roll Call as follows:

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

Commissioner Marra abstained on #66 on the September Bills Agenda and votes Yes on all others.

Report of Executive Director:

1. Approximate total interest earned for FYE 09/30/15 is total of **\$1,683.00±**
2. **CONTRACT REPORT:**

CONTRACT FOR:	CONTRACT AWARDED TO:
1.	
CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD	

I HEREBY CERTIFY ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.

3. Massey Street/Rennie Place Tenant Association Meeting of 10/14/15 – Canceled
4. Photos – tree trimming/removal at Massey Street S/C Complex – previously distributed

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

1. To date, there are **427** HCV/Section 8 Participants presently on the program
2. Letter notification to Javier Construction Corp. requesting repayment of LHA incurred expenses of \$436.90 pertaining to Rennie Place Community Room a/c – **PAID/RECEIVED ON 10/29/15 – TDS**

Resolutions:

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

1. Resolution #15-01	Tenant Charges for Family/Senior Residents – Effective 12/01/15
2. Resolution #15-02	Annual Certification of Executive Director/Secretary Treasurer's & Commissioners' Completion of Mandated Training – NJSA 40A:12A-46 & NJAC 5:44-2.4
3. Resolution #15-03	Declaration of Emergency Repair of 2" Underground Hot Water Line at Building #6 (De Vries Park Family Complex)
4. Resolution #15-04	LHA Petty Cash Fund - \$600 Per Month for Public Housing & Section 8 Rental Assistance Programs
5. Resolution #15-05	Amendment of LHA's By-Laws and its Regular Meeting Agenda for Public Meetings – To Include "Closed Session Excluding Members of the Public"
6. Resolution #15-06	HAP (Section 8 Landlord) Data & Check Processing Contract Awarded to 3 G Software Technology, Inc. – One-Year Contract 01/01/16 – 12/13/16
7. Resolution #15-07	Disposal of Vehicles – 2001 Buick Park Avenue – Plate #RJP56G (VIN 1 1G4CW54K714254234 – MILEAGE: 105,000) and 2003 Buick Regal – Plate #PDA37N (VIN 2G4WB52K331285569 – EST. MILEAGE 110,000 – odometer inoperable)

MINUTES OF REGULAR MEETING – OCTOBER 29, 2015 (cont'd)

Report of Commissioner:

Chairman Daniel Cody questioned Executive Director on the status/update on Non-Smoking Policy.

Executive Director stated that due to recent Dept. of HUD changes to procedures and recommendations to LHA, hopefully, a Draft Policy will be ready for the December 2015 Regular Meeting, which will require re-notification to all tenants.

Old Business:

New Business:

Good & Welfare:

Hearing of Citizens:

Eva Grecco, De Vries Park tenant, Apt. #15D stated that Board spoke about Non-Smoking Policy but nothing listed on Meeting Agenda.

Executive Director stated that his response was related to a question and no action was required.

Eva Grecco then stated, "OK," because she did notice Non-Smoking Policy was mentioned in the the Authority's 5-Year/Annual Plan but there was no rationale given to De Vries Park tenants after a meeting several months ago.

Executive Director stated that all tenants will receive fresh notice pertaining to Non-Smoking Policy. Eva Grecco stated, "OK, I will wait until I receive the notice."

Eva Grecco said that on Agenda it states "Closed Session," but if individual is on Closed Session they have right to be there, only when discussing the individual, anything else, that individual must leave "Closed Session." – "OK, that's all I have now."

Nicole Grecco, 140 Central Avenue, Lodi stated that on numerous occasions when visiting her mother, Eva Grecco, DVP, Apt. #15D, the alarm on Building #15 and sometimes other buildings went off and there was no response by the Lodi Fire Department because there is no activation at the Fire Department and that they only responded after she (Nicole) called.

The Deputy Executive Director, Gary Luna, explained that the fire alarms at De Vries Park are not direct wired to the Fire Department/Stations and tenants are expected to call in. He further explained that notices have previously been sent to all DVP tenants reminding them of their responsibility to call but stated that another reminder notice will be issued to all DVP tenants.

Nicole Grecco questioned the curb in front of the Administration Building was yellow and no painted gray. Gary Luna explained that after talking with the Chief of Police and since this is LHA-owned property, LHA has the right to do this.

Nicole Grecco stated that she was just concerned because a fire hydrant is at the end of the curb in front of the Administration Building and if Lodi Fire Department responded use that hydrant then they may have to run hoses around and between parked cars. Gary Luna thanked her for her concern and stated that LHA will take her recommendation into consideration.

Counsel, at this time, stated that after further review of his Agenda, he noticed two (2) items that can be discussed in the public, which are:

1. Michael Stellato – Bench Warrant has been issued by Lodi Municipal Court; and
2. Sophia Fava – Bench Warrant has been issued by Lodi Municipal Court

Closed Session:

CLIENT-ATTORNEY PRIVILEGED INFORMATION

(Not to be included on website or distributed as part of the Public Agenda)

MINUTES OF REGULAR MEETING – OCTOBER 29, 2015 (cont'd)

Unfinished Business:

Adjournment:

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

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

Meeting was Adjourned at 7:58 PM and Chairman declared the Regular Meeting closed.



THOMAS DeSOMMA
Executive Director/Secretary Treasurer



DANIEL CODY
Chairman

Transcribed/Typed by: Carol A. Ferrara