

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

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

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

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

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

Roll Call: Upon Roll Call, the following were found to be present and absent. Present were: Chairman Gerald Woods, Vice Chairman Albert Di Chiara, and Commissioners Daniel Cody, Paul V. Lynch and Robert Marra. Also present were Executive Director/Secretary Treasurer Thomas DeSomma, LHA Attorney Conrad Olear, Esq., Deputy Executive Director Gary Luna, and Housing Manager/Recording Secretary Carol Ferrara. Commissioner Vincent Caruso was absent.

At this point in the meeting, a motion was made by Commissioner Lynch and seconded by Commissioner Cody to go into Closed Session since PH Resident, J. Gillen, and her Attorney, Frank Luciano, Esq., were in attendance.

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

Items discussed by Frank Luciano, Esq., on behalf of his client (PH Resident, J. Gillen), are listed in the Closed Session of this Agenda.

A motion was then made by Commissioner Cody and seconded by Commissioner Marra to end the Closed Session and return to the Regular Order of Business.

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

Bids: No Bids

MINUTES OF REGULAR MEETING – DECEMBER 15, 2016 (cont'd)

Approval of Minutes:

A motion was made by Commissioner Cody and seconded by Vice Chairman Di Chiara to approve the Minutes of the November 17, 2016 Regular Meeting.
Upon Roll Call, the Commissioners voted as follows:

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

Communications:

- Public Housing PHAS Score – 94% HIGH PERFORMER (Note: 2 pts. under appeal – if granted, would increase score to 96%)
- SEMAP (Section 8) Certification submitted to HUD – awaiting response/score

Report of Attorney:

- S. Paradise (PH Resident)
- K. Arroyo (PH S/C Resident)
- J. Sawits (PH S/C Resident)
- 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.

Report of Security: Nothing at this time.

Bills Agenda:

A motion to Approve the Bills Agenda was made by Commissioner Cody and seconded by Vice Chairman Di Chiara. Roll Call as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Lynch Vice Chairman Di Chiara Chairman Woods	NONE	Commissioner Marra (on #1 only)	Commissioner Caruso

MINUTES OF REGULAR MEETING – DECEMBER 15, 2016 (cont'd)

Report of Executive Director:

1. Approximate total interest earned to date is total of \$450.00±
2. **CONTRACT REPORT:**

CONTRACT FOR:		CONTRACT AWARDED TO:
1.	Janitorial Services – One-Year Contract January 1, 2017 thru December 31, 2017 \$10,920.00 annually	SGTS. Maintenance, LLC 46 Trudy Drive Lodi, NJ 07644
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. Thank you letters to Shop Rite of Lodi & Elks of Hasbrouck Heights for donating Shop Rite gift certificates for Thanksgiving – distributed to LHA Residents at DVP & S/C Complexes
4. Letter/Distribution of \$20 Shop Rite gift cards to LHA Residents on behalf of LHA Board of Commissioners

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

1. To date, there are 450 HCV/Section 8 Participants presently on the program
2. Removal/Replacement of DVP boilers – progress report
3. Emergency Repair – underground/crawlspace water pipe leak (DVP Bldg. #13) – refer to Board Resolution #16-12
4. Emergency Repair – aquastat on old DVP boiler – refer to Board Resolution #16-13

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 Cody and seconded by Commissioner Lynch.

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

1. Resolution #16-10	3-Year Contract Award for Scavenger Service (Garbage Pick Up) at All S/C Complexes – 01/01/2017 thru 12/31/2019
2. Resolution #16-11	Designation of 2017 Fund Commissioner for NJPHA JIF
3. Resolution #16-12	Declaration of Emergency Work & Expenditure – Repair of Underground 5" Feed/Return Water Lines at DVP Bldg. #13
4. Resolution #16-13	Declaration of Emergency Work & Expenditure – Repair of Aquastat for Boilers at DVP Family Complex

Report of Commissioner:

Unfinished Business:

Old Business:

New Business:

Good & Welfare:

Hearing of Citizens:

Since there were 2 citizens in attendance (PH Resident J. Gillen and her Attorney F. Luciano, Esq.), a Motion (as indicated above) was made to enter into a Closed Session to discuss these matters, and Chairman Woods read the following statement: "As Chairman, be advised...citizens are reminded that all discussions must pertain to Lodi Housing Authority business. Citizens, not discussing LHA business, will be issued the following: 1st – Reminder/Warning; 2nd – Ruled Out of Order; and 3rd – Should citizen continue to discuss non-LHA business, he/she will be asked to leave LHA Meeting/ Community Room. Failure to comply will result in citizen being escorted out by Security.

- **CITIZENS IN ATTENDANCE:** See Above

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 go into Closed Session was made by
Commissioner Cody and seconded by Vice Chairman Di Chiara.**

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

MINUTES OF REGULAR MEETING – DECEMBER 15, 2016 (cont'd)

Motion to end Closed Session and return to Regular Order of Business was made by Vice Chairman Di Chiara and seconded by Commissioner Marra.

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

Adjournment:

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

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

Meeting was Adjourned at 7:45 PM and Chairman Woods declared the Regular Meeting closed.


 THOMAS DeSOMMA
 Executive Director/Secretary Treasurer


 GERALD WOODS
 Chairman

Transcribed/Typed by: Carol A. Ferrara
 CAROL A. FERRARA
 Housing Manager/Recording Secretary

MONTHLY BILLS AGENDA -- DECEMBER 2016

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
11/20/16 -12/3/16 THRU 12/4/16 - 12/17/16					
ARE HEREBY APPROVED					
1	PSE&G	11/21/16	10874	Utilities	\$ 27.92
2	Cablevision	12/2/16	10875	Phones, TV, Internet	\$ 489.18
3	Interstate Waste Services	12/2/16	10876	Waste Removal	\$ 842.55
4	Jersey Elevator Co, Inc.	12/2/16	10877	Elevator Maintenance	\$ 162.90
5	Verizon Wireless	12/2/16	10878	Cell Phones	\$ 717.05
6	U.S. Overall Cleaners	12/2/16	10879	Uniform Cleaning	\$ 330.00
7	AA Chem-Dry of North Jersey	12/2/16	10880	Carpet Stretching	\$ 250.00
8	BugginOut, LLC	12/2/16	10881	Nov. 2016 DVP Extermin.	\$ 260.00
9	ShopRite of Lodi	12/2/16	10882	PH/SC Tenant Assoc. Cds	\$ 1,000.00
10	The Corner Nursey Landscape	12/2/16	10883	Winterize Sprinklers	\$ 375.00
11	Ready Refresh	12/2/16	10884	Office Water & Coffee	\$ 75.72
12	W.B. Mason	12/2/16	10885	Office Supplies	\$ 658.31
13	Home Depot Credit Card Services	12/2/16	10886	Floor Tiles	\$ 650.30
14	Pitney Bowes	12/2/16	10887	Stamps	\$ 320.99
15	3G Software Technology, Inc.	12/2/16	2860	Dec. 2016 HAP Process.	\$ 1,326.67
16	Maztek	12/2/16	2861	Network Maintenance	\$ 75.00
17	Apollo Sign	12/2/16	2862	Window Lettering	\$ 300.00
18	Zoila Blanco	12/2/16	1414	Security Deposit Refund	\$ 100.08
19	Fanny Arbelaez	12/2/16	1415	Security Deposit Refund	\$ 100.90
20	Delta Dental of New Jersey	12/9/16	Online	PH Employee Dental	\$ 1,478.82
21	Delta Dental of New Jersey	12/9/16	Online	S8 Employee Dental	\$ 760.03
22	John's Service	12/12/16	10888	Truck Maintenance	\$ 470.80
23	HD Supply Facilities Maintenance	12/12/16	10889	Maint. Supplies	\$ 361.44
24	BugginOut, LLC	12/12/16	10890	NM. #18 Treatment	\$ 120.00
25	Stone Brook Garden & Landscape	12/12/16	10891	Ice Melt & Wreaths	\$ 1,502.50
26	SGTS Maintenance, LLC.	12/12/16	10892	Office Cleaning Nov. 2016	\$ 880.00
27	Business Card	12/12/16	10893	Maint. Tools	\$ 571.96
28	Garfield Lumber & Millworks, Inc.	12/12/16	10894	Maint. Supplies	\$ 159.58
29	AESFire, LLC.	12/12/16	10895	S/C Alarm Maintenance	\$ 900.00
30	Universal Electric Motor Service	12/12/16	10896	Heat Pump	\$ 909.56
31	Teletrac	12/12/16	10897	Truck Tracking	\$ 269.91
32	Noreika Service Station	12/12/16	2863	Nov. 2016 Fuel	\$ 369.50
33	AMSties, Inc.	12/12/16	2864	Nov. 2016 Background Checks	\$ 70.00
34	John Finn	12/12/16	1416	Pet Deposit Refund	\$ 150.22
35	Millennium Mechanical, LLC	12/13/16	10898	Monthly Service Contract	\$ 3,501.30
36	Verizon	12/13/16	10899	Phones	\$ 283.57
37	Passaic Valley Water Commission	12/13/16	10900	Water	\$ 5,222.83
38	Wilmar	12/13/16	10901	Maint. Supplies	\$ 516.43
39	Direct Supplies Warehouse	12/13/16	10902	Maint. Supplies	\$ 262.70
40	Strasser & Associates, PC.	12/13/16	10903	PH Dec. 2016 Legal Retain.	\$ 1,166.66
41	Ace Lock & Key Shop	12/13/16	10904	Rekeying & New Locks	\$ 306.00
42	Dor-win Manufacturing	12/13/16	10905	Window Repairs	\$ 662.00
43	Siegal's Hardware	12/13/16	10906	Maint. Supplies	\$ 28.41
44	Complete Saw & Garden	12/13/16	10907	Maint. Supplies	\$ 450.00
45	R&R Design Consultants, LLC.	12/13/16	10908	Engineer Voucher for Boiler Replace.	\$ 1,056.00
46	C. Dougherty & Co. Inc.	12/13/16	10909	1st Payment for Removal/Replacement of DVP Boilers as funded by Bergen Cty. Community Develop. Grant	\$ 95,152.00
47	Strasser & Associates, PC.	12/13/16	2865	S8 Dec. 2016 Legal Retain.	\$ 1,166.66

48	NJ Division of Pensions and Benefits	12/14/16	Online	PH Active Employee	\$ 14,217.93
49	NJ Division of Pensions and Benefits	12/14/16	Online	S8 Active Employee	\$ 8,489.22
50	NJ Division of Pensions and Benefits	12/14/16	Online	PH Retired Employee	\$ 4,419.79
51	NJ Division of Pensions and Benefits	12/14/16	Online	S8 Retired Employee	\$ 3,783.17
52	NJ Public Housing Authority JIF	12/14/16	10910	Insurance	\$ 89,315.51
53	Presto Print & Copy	12/14/16	10911	New Magnets for Emerg. #	\$ 95.00
54	Rob's Automotive	12/14/16	10912	Winterize Snowblowers	\$ 813.19
55	Sears Commerical One	12/14/16	10913	Stove Supplies	\$ 316.01
56	Wallace P. Nowosielecki	12/14/16	10914	PH Dec. 2016 Acct. Retain.	\$ 1,166.67
57	Wallace P. Nowosielecki	12/14/16	2866	S8 Dec. 2016 Acct. Retain.	\$ 1,166.66
58	Paulhus & Associates, Inc.	12/15/16	10915	PH Oct/Nov 2016 50058 Process.	\$ 152.25
59	Paulhus & Associates, Inc.	12/15/16	2867	S8 Oct 2016 50058 Process.	\$ 315.00

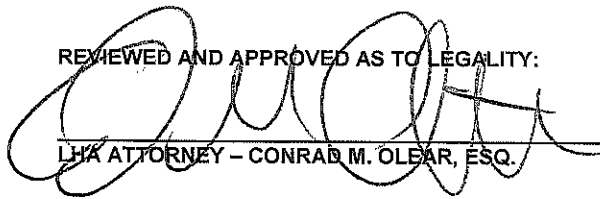
RESOLUTION NO. 16-10

Governing Body Recorded Vote – Members:

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**3-YEAR CONTRACT TO PROVIDE SCAVENGER SERVICE
(GARBAGE PICK UP) FOR ALL S/C COMPLEXES
JANUARY 1, 2017 THRU DECEMBER 31, 2019**

WHEREAS, it is the intention of the Lodi Housing Authority to provide disposal of all garbage, rubbish and other solid waste in a safe and sanitary manner to all residents within the Lodi Housing Authority’s Senior Citizen Complexes; and

WHEREAS, the Lodi Housing Authority solicited proposals (publicly advertised) from scavenger contractors in accordance with competitive pricing regulations; and

WHEREAS, a review has been made by the Lodi Housing Authority Attorney of the proposal received, which has been found to be in compliance with the Lodi Housing Authority’s Procurement Policy as well as the provisions of the New Jersey Statutes as promulgated by the Department of Public Utilities, Board of Public Utilities Commissioner, including NJ Local Unit Pay-to-Play Law under NJSA 19:44A-20.4 et.seq.; and

THEREFORE, BE IT RESOLVED by the Lodi Housing Authority that a 3-Year Contract for waste disposal for all Senior Citizen Complexes be awarded to Interstate Waste Services of New Jersey, Inc., 300 Frank W. Burr Boulevard, Teaneck, NJ 07666, as the lowest qualified bidder, in the **total contract amount for three (3) years of \$29,887.92**, on a yearly basis as follows:

01/01/17 – 12/31/17	\$ 9,864.00 – 1 st year (\$822.00 monthly)
01/01/18 – 12/31/18	\$ 9,864.00 – 2 nd year (\$822.00 monthly)
01/01/19 – 12/31/19	\$10,159.92 – 3 rd year (\$846.66 monthly)

BE IT FURTHER RESOLVED, the Authority’s Public Housing yearly Operating budget allocations be amended to coincide with this 3-Year Scavenger Service Contract amount, which is effective from January 1, 2017 through December 31, 2019.

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 December 15, 2016



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 16-11

Governing Body Recorded Vote – Members:

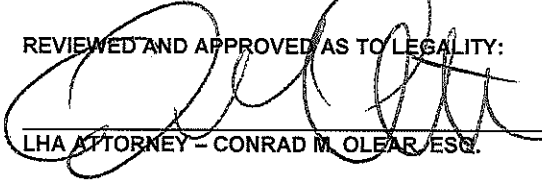
- Commissioner V. Caruso
- Commissioner D. Cody
- Commissioner P. Lynch
- Commissioner R. Marra
- Commissioner A. Di Chiara
- Commissioner G. Woods

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
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✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**DESIGNATION OF FUND COMMISSIONER FOR THE
NJ PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
(NJPHA JIF) FOR FUND YEAR 2017**

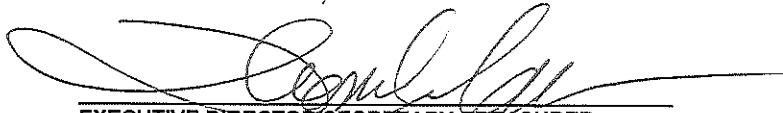
WHEREAS, Lodi Housing Authority (LHA) is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its representative to said Fund.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Lodi Housing Authority does hereby appoint **Thomas DeSomma, Executive Director/Secretary Treasurer**, as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the **Fund Year 2017**.

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 December 15, 2016



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

December 15, 2016

RESOLUTION NO. 16-12

Governing Body Recorded Vote – Members:

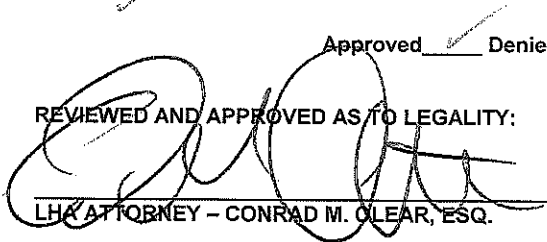
Commissioner V. Caruso
Commissioner D. Cody
Commissioner P. Lynch
Commissioner R. Marra
Commissioner A. Di Chiara
Commissioner G. Woods

Aye Nay Abstain Absent

✓
✓
✓
✓

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

DECLARATION OF EMERGENCY WORK & EXPENDITURE

EMERGENCY REPAIR OF UNDERGROUND 5" FEED/RETURN WATER LINES – DVP FAMILY COMPLEX – BUILDING #13

WHEREAS, on December 8, 2016, it was determined that the underground 5" feed/return water lines had leaks at Building #13 in the De Vries Park Family Complex (DVP) requiring Lodi Housing Authority (LHA) to retain an outside contractor to remove and repair said piping; and

WHEREAS, in order to remove, repair and replace the 5" feed/return water lines, LHA retained the services of Montana Construction Corporation, Inc., located at 80 Contant Avenue, Lodi, New Jersey to make such emergency repairs; and

WHEREAS, I, as Executive Director, hereby certified (based upon the Deputy Executive Director's attached Emergency Report), that the 5" underground feed/return water lines, referenced above, created a threat to LHA's tenants' health, safety and welfare, and further declared an Emergency existed; and

NOW, THEREFORE BE IT RESOLVED, that said Emergency affected all the Authority's De Vries Park tenants' health, safety and welfare, as defined in NJSA 40A:11.6, and required immediate remediation.

BE IT FURTHER RESOLVED, all such related expenditures be classified as "Emergency Expenditures," and such related bills & payments are hereby authorized to be paid from any and all available funds either under the Authority and Public Housing Authority's Operating Program and/or Operating Reserves.

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 December 15, 2016


EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI HOUSING AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue, Lodi, New Jersey 07644

THOMAS DeSOMMA

Executive Director/ Secretary Treasurer
973-470-3650 – Fax 973-778-1429

December 2016

DE VRIES PARK FAMILY COMPLEX (BLDG. #13) – EMERGENCY DECLARATION – LEAKS IN THE UNDERGROUND 5" FEED/RETURN WATER LINES

Based upon the attached report dated 12/09/16 submitted to me by the Deputy Executive Director, Gary Luna, along with corresponding photos and my memo dated 12/09/16 to LHA Commissioners, as Executive Director, it is my opinion that such Emergency Conditions created a hazardous condition to the health, safety, and welfare of the De Vries Park tenants.

Therefore, I hereby certify that any such **repair** and related expenditures be classified as "Emergency Repair Expenditures" and fall within NJSA 40A:11-6.

Thomas DeSomma, Executive Director

12/12/16
Date

December 15, 2016

RESOLUTION NO. 16-13

Governing Body Recorded Vote – Members:

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

Aye Nay Abstain Absent

✓
✓
✓
✓

✓

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

[Handwritten Signature]

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

**DECLARATION OF EMERGENCY WORK & EXPENDITURE
REPAIR OF AQUASTAT* FOR BOILERS AT THE
De VRIES PARK FAMILY COMPLEX**

WHEREAS, on or about December 9, 2016, as a result of the underground water pipe leaks at Building #13, and during follow-up inspections of the DVP boiler room, it was determined that the main aquastat for the boilers was not working independently (as it should) and would only work manually; and

WHEREAS, the Deputy Executive Director immediately contacted Millennium Mechanical (LHA's HVAC Contractor) who promptly responded, and upon their inspection, confirmed that the aquastat was not working independently (basically, it was "fried") and suggested to work the aquastat manually until a replacement part could be ordered and obtained.

NOW, THEREFORE BE IT RESOLVED, failure of the aquastat to work properly affected all the Authority's De Vries Park tenants' health, safety and welfare, as defined in NJSA 40A:11.6, and required immediate remediation.

BE IT FURTHER RESOLVED, all such related expenditures be classified as "Emergency Expenditures," and as such, repairs and costs related to the repair/ replacement of the aquastat is hereby authorized to be paid from any and all available funds under the Authority and Public Housing Authority's Operating Program and/or Operating Reserves.

***NOTE:** An aquastat is a device used in heating systems for controlling water temperature.

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 December 15, 2016

[Handwritten Signature]

EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI HOUSING AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue, Lodi, New Jersey 07644

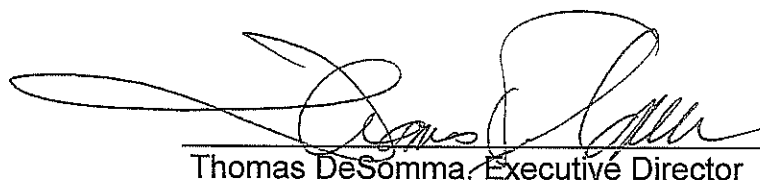
THOMAS DeSOMMA
Executive Director/ Secretary Treasurer
973-470-3650 – Fax 973-778-1429

December 2016

EMERGENCY DECLARATION AQUASTAT FOR BOILERS AT De VRIES PARK FAMILY COMPLEX

Based upon the attached report dated 12/09/16 submitted to me by the Deputy Executive Director, Gary Luna, along with corresponding photos and my memo dated 12/09/16 to LHA Commissioners, as Executive Director, it is my opinion that such Emergency Conditions created a hazardous condition to the health, safety, and welfare of the De Vries Park tenants.

Therefore, I hereby certify that any such **repair** and related expenditures be classified as "Emergency Repair Expenditures" and fall within NJSA 40A:11-6.



Thomas DeSomma, Executive Director

12/12/16
Date