

**REGULAR MEETING OF THE LODI HOUSING AUTHORITY**

**(This Agenda is posted to inform the public of actions being considered by the Authority's Board of Commissioners and Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action.)**

**CALL TO ORDER:**  
**PLEDGE OF ALLEGIANCE:**

**NOTICE OF MEETING:** This meeting has been publicly advertised in compliance with the Open Public Meeting Act.

**ROLL CALL:** Cody \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Di Chiara \_\_\_ Woods \_\_\_  
Executive Director \_\_\_ Attorney \_\_\_ Deputy Executive Director \_\_\_ Recording Secretary \_\_\_

**BIDS:**

**APPROVAL OF MINUTES:** Regular Meeting – April 27, 2017 Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Di Chiara \_\_\_ Woods \_\_\_

**COMMUNICATIONS:**

1. Congratulations to outgoing Chairman, Gerald Woods – some glaring highlights during his tenure: PH/S-8 Dept. of HUD Designation as High Performer; No Layoffs; and only 2 Snowstorms, 3 Emergency Underground Water Line Breaks AND Good Luck to the incoming Chairman...if you are lucky, LHA will only layoff 2 employees; have 4 snowstorms, and the new DVP boilers will last, hopefully!
2. Dept. of HUD Lead Paint Survey – completed and submitted
3. Dept. of HUD 2017 Income Limits/FMRs/Flat Rents/Section 8 Utility Allowances

**REPORT OF ATTORNEY:**

**REPORT OF ACCOUNTANT:**

**REPORT OF SECURITY:**

**MONTHLY BILLS – PUBLIC HOUSING & SECTION 8 RENTAL ASSISTANCE:**

**REPORT OF EXECUTIVE DIRECTOR:**

**REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMIN. OF SECTION 8/HOUSING MANAGER:**

**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 #16-26	Designation of "The Record" as LHA's Newspaper of Record – 07/01/17 through 06/30/18
2. Resolution #16-27	Revision to Employee Title/Salary Step Guide – Effective 10/01/2017
3. Resolution #16-28	Re-Authorize and Extend the National Flood Insurance Program (NFIP) – Recommended by LHA's Insurance Carrier (JIF)
4. Resolution #16-29	Certification of PHA Plan w/Civil Rights Certification – FYS 10/01/2017
5. Resolution #16-30	Adoption of LHA's Smoke-Free Policy (still being prepared)

**REPORT OF COMMISSIONERS:**

**UNFINISHED BUSINESS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**GOOD & WELFARE:**

**HEARING OF CITIZENS:** 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: 1<sup>st</sup> – Reminder/Warning; 2<sup>nd</sup> – Ruled Out of Order; and 3<sup>rd</sup> – 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.

**CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS:**

**ADJOURNMENT:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_

Cody \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Di Chiara \_\_\_ Woods \_\_\_

REPORT OF ATTORNEY:

**REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS**

DISCUSSION:

1. NEW:

- Medical Marijuana

2. UPDATE:

- Evictions & Related Hearings

3. ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:

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REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
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REPORT OF SECURITY:

1. NOTHING AT THIS TIME

## MONTHLY BILLS AGENDA -- MAY 2017

### PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
<b>DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD</b>					
<b>4/9/17 - 4/22/17 THRU 5/7/17 - 5/20/2017</b>					
<b>ARE HEREBY APPROVED</b>					
1	U.S. Overall Cleaners	5/6/17	11079	Uniform Cleaning	\$ 360.00
2	Ricciardi Brothers	5/6/17	11080	Maintenance Supplies	\$ 42.72
3	Jay Bee Flooring, LLC	5/6/17	11081	Floor Repair DVP #8A	\$ 1,140.00
4	ADI	5/6/17	11082	Smoke Alarms DVP	\$ 517.90
5	AMS Ties, Inc.	5/6/17	11083	April 2017 Background Checks	\$ 60.00
6	Rob's Automotive	5/6/17	11084	Mower Repair	\$ 632.13
7	Lodi Volunteer Ambulance Rescue Squad	5/6/17	11085	2017 Fund Drive	\$ 100.00
8	Noreika Service Station	5/6/17	11086	April 2017 Fuel	\$ 303.00
9	Jersey Elevator	5/6/17	11087	Elevator Maintenance	\$ 167.79
10	Interstate Waste Services	5/6/17	11088	Trash Removal	\$ 842.55
11	Home Depot Credit Services	5/6/17	11089	Maintenance Supplies	\$ 86.14
12	Siegel's Hardware	5/6/17	11090	Maintenance Supplies	\$ 82.08
13	Verizon Wireless	5/6/17	11091	Cell Phones	\$ 500.48
14	3G Software Technology, Inc.	5/6/17	2911	May 2017 HAP Processing	\$ 1,332.95
15	Delta Dental of New Jersey	5/12/17	Online	PH Employee Dental	\$ 1,478.82
16	Delta Dental of New Jersey	5/12/17	Online	S8 Employee Dental	\$ 760.03
17	NJ Division of Pensions and Benefits	5/15/17	Online	PH Active Employee	\$ 14,195.30
18	NJ Division of Pensions and Benefits	5/15/17	Online	S8 Active Employee	\$ 8,489.22
19	NJ Division of Pensions and Benefits	5/15/17	Online	PH Retired Employee	\$ 4,901.32
20	NJ Division of Pensions and Benefits	5/15/17	Online	S8 Retired Employee	\$ 3,783.17
21	Reno's Appliance	5/15/17	11092	Stove and Fridge Stock	\$ 1,795.00
22	SGTS Maintenance, LLC	5/15/17	11093	Apr 2017 Office Cleaning	\$ 910.00
23	Complete Saw & Garden	5/15/17	11094	Maintenance Supplies	\$ 721.50
24	Ricoh	5/15/17	11095	Copy Machine Lease	\$ 453.74
25	Millennium Mechanical, LLC	5/15/17	11096	Boiler Acuator Replacement	\$ 2,010.00
26	North Jersey Media Group	5/15/17	11097	Public Notices	\$ 57.36
27	Business Card	5/15/17	11098	Maintenance Supplies	\$ 150.00
28	AESFire, LLC	5/15/17	11099	Panel Repair	\$ 230.00
29	All American Sewer Service	5/15/17	11100	Sewer Ejector Repair	\$ 640.00
30	Wallace P. Nowosielecki	5/15/17	11101	PH May 2017 Acct. Retain.	\$ 1,166.66
31	Verizon	5/15/17	11102	Phones	\$ 283.60
32	Passaic Valley Water	5/15/17	11103	Water	\$ 5,556.59
33	Pitney Bowes	5/15/17	2912	Stamps	\$ 301.14
34	New Jersey Motor Vehicle Comm.	5/15/17	2913	Vehicle Registration	\$ 71.50
35	Wallace P. Nowosielecki	5/15/17	2914	S8 May 2017 Acct. Retain.	\$ 1,166.67
36	Alexa Walters	5/15/17	1420	Security Deposit Refund	\$ 150.03
37	Viveca Ramos	5/15/17	1421	Security Deposit Refund	\$ 150.03
38	W.B. Mason	5/16/17	11104	Replacement of #10885, Lost in Mail	\$ 658.31

**REPORT OF EXECUTIVE DIRECTOR:**

1. Approximate total interest earned for to date is total of **\$740.00±**

**2. CONTRACT REPORT:**

CONTRACT FOR:		CONTRACT AWARDED TO:
1.		
2.		
<p><b>CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD</b></p>		

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. Notice to Coinmach Corporation – Vendor for S/C washing machines/dryers – to be discussed – further correspondence to follow
4. Unauthorized Pet – Notice of Eviction (DVP #21F) – pertains to ongoing Counsel’s research pertaining to Emotional Support Animals/Service Dogs – Note: Supposedly, this tenant is no longer in possession of pet??
5. Various Tenant Notices issued:
  - a. DVP #17C – CSSR and delinquent rent;
  - b. DVP #20C – delinquent rent; and
  - c. DVP #1D – delinquent rent

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

1. To date, there are 448 HCV/Section 8 Participants presently on the program
2. FEMA – still under review

**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.)

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Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_

Cody \_\_\_ Lynch \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Di Chiara \_\_\_ Woods \_\_\_

**CLOSED SESSION:**

**(This report is included on website/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.

**DISCUSSION:**

1. **NEW:**

- Medical Marijuana

2. **UPDATE:**

- Evictions & Related Hearings – refer to closed session

3. **ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:**