

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 ___ De Nobile ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___
 Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS:

APPROVAL OF MINUTES: Regular Meeting – March 15, 2018 Motion: _____ Seconded: _____
 Cody ___ De Nobile ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

COMMUNICATIONS:

1. A Moment of Silence for the passing of former Commissioner Allen Riley – **A Good Friend to All!!**

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 #17-	NONE
2. Resolution #17-	

REPORT OF COMMISSIONERS:

UNFINISHED BUSINESS:

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS: 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.

CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS:

ADJOURNMENT: Motion: _____ Seconded: _____

Cody ___ De Nobile ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

DISCUSSION:

1. NEW:

➤ Evictions/Notices to Cease/Related Hearings

a. **M. Finn (former PH Resident)** – Civil Action – Court Date 04/16/18 to collect balance of \$5,826 – garnishment of pay to follow, if necessary

2. UPDATE:

3. ANY OTHER PENDING LITIGATION/PERSONNEL MATTERS:

➤ Personnel Matters

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

MONTHLY BILLS AGENDA -- APRIL 2018

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
3/11/18 - 3/24/18 THRU 3/25/18 - 4/7/18					
ARE HEREBY APPROVED					
1	PSE&G	3/19/18	11568	February Utilities	\$ 31,835.57
2	Joan Mastrofilipo	4/1/18	11569	Medicare Reimburs.	\$ 402.00
3	Lenore Morrell	4/1/18	11570	Medicare Reimburs.	\$ 601.50
4	Carolyn Capabianca	4/1/18	3010	Medicare Reimburs.	\$ 402.00
5	Ida Press	4/1/18	3011	Medicare Reimburs.	\$ 402.00
6	Lorraine Haskoor	4/1/18	3012	Medicare Reimburs.	\$ 402.00
7	Saverio Saulino	4/1/18	3013	Medicare Reimburs.	\$ 402.00
8	Interstate Waste Removal	4/2/18	11571	Waste Removal	\$ 842.55
9	Stassy Stump Removal	4/2/18	11572	Snow Damage (Resol #17-15)	\$ 400.00
10	NJ Motor Vehicle Commission	4/2/18	11573	Buick Registration	\$ 46.50
11	Cablevision	4/2/18	11574	Phones, TV, Internet	\$ 519.91
12	Meillennium Mechanical, LLC	4/2/18	11575	Contract Boiler Work	\$ 2,192.05
13	Mollica Electric	4/2/18	11576	Electrical Work	\$ 540.00
14	Lexis Nexis	4/2/18	11577	Renewal Fee	\$ 156.00
15	Nicole Ferrara	4/2/18	11578	Employee Eye Care Reimburs.	\$ 170.06
16	Henkels & Mckoy	4/2/18	11579	Gas Master Meter Survey	\$ 1,700.00
17	Purchase Power	4/2/18	3014	Stamps	\$ 329.43
18	Ready Refresh	4/2/18	3015	Water & Coffee	\$ 175.78
19	National Transfer	4/6/18	11580	Trash Removal	\$ 33.00
20	AMS Ties, Inc.	4/6/18	11581	March 2018 Background Chks	\$ 12.00
21	U.S. Overalls	4/6/18	11582	Uniform Cleaning	\$ 450.00
22	Home Depot Credit Services	4/6/18	11583	Maintenance Supplies	\$ 694.12
23	Business Card	4/6/18	11584	Maint & Commiss. Courses	\$ 231.28
24	Verizon	4/6/18	3016	Cell Phones	\$ 455.00
25	Electronic Workbench	4/6/18	3017	TV Repair	\$ 225.00
26	NJ Motor Vehicle Commission	4/9/18	11585	Ford Pkup Registration	\$ 151.00
27	John's Service	4/9/18	11586	Yukon Oil Change	\$ 165.45
28	SGTS Maintenance, LLC	4/9/18	11587	March 2018 Office Cleaning	\$ 940.00
29	Noreika Service Station	4/9/18	11588	March 2018 Fuel	\$ 262.00
30	Verizon	4/9/18	11589	Phone	\$ 34.69
31	Riccardi Brothers-Maplewood	4/9/18	11590	Painting Supplies	\$ 335.47
32	Delta Dental of New Jersey	4/12/18	Online	PH Employee Dental	\$ 1,223.46
33	Delta Dental of New Jersey	4/12/18	Online	S8 Employee Dental	\$ 880.65
34	NJ Division of Pensions and Benefits	4/13/18	Online	PH Active Employee	\$ 15,192.70
35	NJ Division of Pensions and Benefits	4/13/18	Online	S8 Active Employee	\$ 8,480.75
36	NJ Division of Pensions and Benefits	4/13/18	Online	PH Retired Employee	\$ 5,073.38
37	NJ Division of Pensions and Benefits	4/13/18	Online	S8 Retired Employee	\$ 3,152.06
38	0	4/17/18	11591	Maintenance Supplies	\$ 6.78
39	Ricoh	4/17/18	11592	Copy Machine Lease	\$ 475.00
40	North Jersey Media Group	4/17/18	11593	Public Notices	\$ 72.60
41	Jay Bee Flooring	4/17/18	11594	NM #5 Floor Repair	\$ 457.00
42	Maztek	4/17/18	11595	Stamp Machine Setup	\$ 75.00
43	Frank Ciliberto	4/17/18	11596	Snow Removal - Lunch for 9 Men	\$ 113.26
44	Verizon	4/17/18	11597	Phones	\$ 308.33
45	Conrad M. Olear, Esq.	4/17/18	11598	PH Apr 2018 Legal Retain. & Ext. Ord.	\$ 2,516.66
46	AESFire, LLC	4/17/18	11599	Rennie Pl. Fire Alarm Repair	\$ 1,195.00
47	Passaic Valley Water Commission	4/17/18	11600	Water	\$ 5,838.85
48	NJ Motor Vehicle Commission	4/17/18	11601	VOIDED	VOIDED
49	Maztek	4/17/18	3018	S8 Computer Installation	\$ 150.00

50	W.B. Mason	4/17/18	3019	Office Supplies	\$ 337.03
51	Conrad M. Olear, Esq.	4/17/18	3020	S8 Apr 2018 Legal Retain & Ext. Ord.	\$ 1,366.66
52	Maztek	4/18/18	11602	Fix PH Computer	\$ 75.00
53	Jersey Elevator	4/18/18	11603	Monthly Elevator Maint.	\$ 166.17
54	Reno's Appliance	4/18/18	11604	Stoves & Fridges	\$ 3,211.00
55	Wallington Plumbing & Heating	4/18/18	11605	Maintenance Supplies	\$ 93.51
56	Wilmar	4/18/18	11606	Maintenance Supplies	\$ 1,682.34
57	PSE&G	4/18/18	11607	March Utilities	\$ 22,750.83
58	Wallace P. Nowosielecki	4/18/18	11608	PH Apr 2018 Acct. Retain.	\$ 1,166.66
59	BugginOut, LLC.	4/18/18	11609	DVP Routine Exterm. Service	\$ 295.00
60	Wallace P. Nowosielecki	4/18/18	3021	S8 Apr 2018 Acct. Retain.	\$ 1,166.67
61	Wallington Plumbing & Heating	4/19/18	11610	Maintenance Supplies	\$ 189.04
62	ADI	4/19/18	11611	Maintenance Stock	\$ 13.50

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest up to April 2018 is **\$1,620.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.		
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. Proposed Rennie Place sidewalks/curbs – pending
4. PVWC – response/explanation by PVWC (previously distributed) – they are justified to increase water rates 2015-2017 above the 3.5% Lease Allowable increase – I am still reviewing PVWC's protracted response – also, Boro was supposed to question rate increase for 2013-2014, not just 2015/2016/2017 – will forward my "non-expert" opinion upon completion – NOTE: Keep in mind PVWC originally gave similar 2012 Denial but the Boro took PVWC to Court **and Won!!** and Refunds were authorized!
5. LHA's 10/01/18 Annual/5-Year PHA Plan has been publicly advertised for public review and comment period
6. Building #18 (DVP) – hot water pipe leak in crawlspace – repaired by Acting Maintenance Supervisor and re-insulated!!
7. Opening/closing PH & S-8 application/waiting list – to be discussed
8. Request to Boro of Lodi to remove several hanging trees on the "Gallupo Property" (owned by the Boro) – trees are hanging towards the North Main S/C Complex
9. Notice Terminating Lease – Apt. #14 (Massey) – to be discussed

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

1. To date, there are 465 HCV/Section 8 Participants presently on the program
2. Section 8 Participant – balance owed LHA \$4,664.14 – Paid in Full!
3. Damages to DVP fencing
4. FEMA Update – see Project Completion and Certification Report
5. Domestic h/w tank leak – refer to Counsel's letter notice to contractor of possible claim for what is "in the Authority's opinion" defective workmanship by contractor – Counsel's letter to be forwarded upon receipt – to be discussed
6. Update on Replace of Fire Alarms at Senior Citizen Complexes – partially funded through BCCD Grant

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 #17-	NONE
2. Resolution #17-	

Motion: _____ Seconded: _____

Cody ___ De Nobile ___ Marra ___ Schrieks ___ Woods ___ Di Chiara ___ Lynch ___

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:**

- Evictions/Notices to Cease/Related Hearings

2. **UPDATE:**

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

- Personnel Matters