

**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 – April 19, 2018 Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
Cody \_\_\_ De Nobile \_\_\_ Marra \_\_\_ Schrieks \_\_\_ Woods \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_

**COMMUNICATIONS:**

- 1. Re-appointment of Vinnie Lynch as Commissioner (term expiring 2023) – Congratulations!
- 2. Notice of Meeting Change from 05/17/18 to 05/24/18

**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 #17-19	Declaration of Emergency Expenditure – Underground 3" Heating Pipe – DVP Family Complex – Between Buildings 15 & 16
2. Resolution #17-20	Revisions to the Admissions and Continued Occupancy Policy (ACOP) and the Administrative Plan for the Housing Choice Voucher Program
3. Resolution #17-21	Approval of Streamlined Triennial Re-Examinations for Residents/Participants with Fixed Sources of Income
4. Resolution #17-22	Approval of Biennial Inspections for the Housing Choice Voucher Program (Section 8)

**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: 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 \_\_\_ 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) – Default Judgment to be served then Civil Action to collect balance of \$5,826 – garnishment of pay to follow

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 -- MAY 2018

### PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
<b>DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD</b>					
<b>4/8/18 - 4/21/18 THRU 5/6/18 -5/19/18</b>					
<b>ARE HEREBY APPROVED</b>					
1	U.S. Overall Cleaners	5/1/18	11612	Uniform Cleaning	\$ 465.00
2	Staples Credit Plan	5/1/18	11613	Office Supplies	\$ 272.94
3	Interstate Waste Services	5/1/18	11614	Dumpster Pick up	\$ 842.55
4	Cablevision	5/1/18	11615	TV, Phones, Internet	\$ 519.46
5	Paulhus and Associates	5/1/18	11616	Feb 2018 PH 50058 Processing	\$ 157.50
6	Lodi Volunteer Ambulance	5/1/18	11617	2018 Annual Fund Drive	\$ 100.00
7	Ready Refresh	5/1/18	3022	Office Coffee & Water	\$ 191.23
8	Paulhus and Associates	5/1/18	3023	Feb 2018 S8 50058 Processing	\$ 330.75
9	Purchase Power	5/1/18	3024	Stamps	\$ 641.98
10	Verizon	5/7/18	11618	Phones	\$ 34.38
11	AMS Ties, Inc.	5/7/18	11619	PH Apr 2018 Background Chks	\$ 72.00
12	Jersey Elevator	5/7/18	11620	Monthly Elevator Maint.	\$ 166.17
13	Riccardi Brothers	5/7/18	11621	Paint Supplies	\$ 972.08
14	Ralph Friedland & Brothers	5/7/18	11622	Shades	\$ 340.00
15	Verizon	5/7/18	11623	Cell Phones	\$ 454.69
16	AMS Ties, Inc.	5/7/18	3025	S8 Apr 2018 Background Chks	\$ 24.00
17	Rose DiMaria	5/7/18	1437	Security Deposit Refund	\$ 293.03
18	Marry Marra	5/7/18	1438	Security Deposit Refund	\$ 100.04
19	Safeguard	5/8/18	11624	Deposit Slips	\$ 69.32
20	North Jersey Media Group	5/8/18	11625	Public Notice	\$ 26.40
21	SGTS Maintenance, LLC	5/8/18	11626	April 2018 Office Cleaning	\$ 940.00
22	Rose DiMaria	5/8/18	11627	Rent Overpayment Refund	\$ 14.00
23	Noreika Service Station	5/8/18	11628	April 2018 Fuel	\$ 414.50
24	Business Card	5/8/18	11629	Maintenance Supplies	\$ 607.95
25	Carol Glover	5/8/18	1439	Security Deposit Refund	\$ 100.04
26	Delta Dental of New Jersey	4/12/18	Online	PH Employee Dental	\$ 1,223.46
27	Delta Dental of New Jersey	4/12/18	Online	S8 Employee Dental	\$ 880.65
28	NJ Division of Pensions and Benefits	5/14/18	Online	PH Active Employee	\$ 15,192.20
29	NJ Division of Pensions and Benefits	5/14/18	Online	S8 Active Employee	\$ 8,480.75
30	NJ Division of Pensions and Benefits	5/14/18	Online	PH Retired Employee	\$ 5,073.38
31	NJ Division of Pensions and Benefits	5/14/18	Online	S8 Retired Employee	\$ 3,152.06
32	Wilmar	5/14/18	11630	Maintenance Supplies	\$ 1,159.07
33	Acuity Specialty Products, Inc.	5/14/18	11631	Cleaning Supplies	\$ 1,851.75
34	Verizon	5/14/18	11632	Phones	\$ 308.36
35	Passaic Valley Water Commission	5/14/18	11633	Water	\$ 5,502.59
36	North Jersey Media Group	5/14/18	11634	Bid Notice	\$ 108.90
37	Garfield Lumber & Millworks, Inc.	5/14/18	11635	Maintenance Supplies	\$ 186.55
38	Millennium Mechanical, LLC	5/14/18	11636	Service Call on Oil Pump	\$ 245.00
39	R&R Design Consultants, LLC	5/14/18	11637	Plans/Spec for Alarms	\$ 3,312.50
40					
41					

**REPORT OF EXECUTIVE DIRECTOR:**

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

**2. CONTRACT REPORT:**

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

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. Pending Boro of Lodi Action:**

- a. Proposed Rennie Place sidewalks/curbs;
  - b. PVWC – closed as far as LHA is concerned – Boro??; and
  - c. Request to Boro to remove several hanging trees on the "Gallapo Property" (owned by Boro of Lodi) – trees are hanging towards the North Main S/C Complex
4. Opening/closing PH & S-8 application process/waiting list – Executive Director working on this – will be couple of months before implementation
5. Accident Report filed
6. Presently working on PH/S-8 Operating Budgets FY 10/01/18-09/30/19 – may have draft for June meeting

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

1. To date, there are 460 HCV/Section 8 Participants presently on the program
2. Damages to DVP fencing – update
3. FEMA Update – Congressman Gottheimer’s Office working on this
4. Update on Replace of Fire Alarms at Senior Citizen Complexes – public bids out – return date of 05/31/18 – pre-bid meeting was held on 05/16/18

**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 #17-19	Declaration of Emergency Expenditure – Underground 3” Heating Pipe – DVP Family Complex – Between Buildings 15 & 16
2. Resolution #17-20	Revisions to the Admissions and Continued Occupancy Policy (ACOP) and the Administrative Plan for the Housing Choice Voucher Program
3. Resolution #17-21	Approval of Streamlined Triennial Re-Examinations for Residents/Participants with Fixed Sources of Income
4. Resolution #17-22	Approval of Biennial Inspections for the Housing Choice Voucher Program (Section 8)

**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