

**MINUTES OF THE REGULAR MEETING OF LODI
HOUSING AUTHORITY, 50 BROOKSIDE AVENUE,
LODI, NEW JERSEY AT 7:00 PM ON THURSDAY,
APRIL 19, 2018**

Call to Order: The Meeting was chaired by Chairman Paul V. Lynch who called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Lynch 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 Lynch 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 present: Chairman Paul V. Lynch, Vice Chairman Albert Di Chiara, and Commissioners Daniel J. Cody, Steven De Nobile, and Gerald Woods. Also present were LHA Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Thomas DeSomma, Deputy Executive Director Gary Luna, and Housing Manager/Recording Secretary Carol A. Ferrara. Commissioner Marc N. Schriecks was absent.

Bids: No Bids

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Vice Chairman Di Chiara to approve the Minutes of the March 15, 2018 Regular Meeting.
Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Vice Chairman Di Chiara Chairman Lynch	NONE	Commissioner Marra Commissioner Woods	Commissioner Schriecks

Communications:

1. A Moment of Silence was observed in memory of the passing of former Commissioner Allen F. Riley.

Report of Attorney:

- Evictions & Related Hearings – M. Finn (former PH Resident) – Complaint filed for unpaid rent & related charges (late fees/legal fees totaling \$5,826) – former tenant never showed to Court and Defaulted – waiting for Court to call LHA Counsel
- 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

MINUTES OF REGULAR MEETING – APRIL 19, 2018 (cont'd)

Bills Agenda:

Motion to Approve the March Bills Agenda was made by Commissioner Cody and Seconded by Vice Chairman Di Chiara. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Schrieks

Report of Executive Director:

- 1. Approximate total interest earned up to April 2018 is total of **\$1,620.00±**
- 2. **CONTRACT REPORT:**

CONTRACT FOR:		CONTRACT AWARDED TO:
1.	NONE	
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 – 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 their 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 Boro took them to Court and won and refunds were issued!
- 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. Discussed the opening/closing PH & S-8 application/waiting list
- 8. Request made to Boro to remove several hanging trees on the “Gallupo Property” (owned by the Boro) – trees are hanging towards the North Main S/C Complex
- 9. Discussed the Notice Terminating Lease (Massey #40)

MINUTES OF REGULAR MEETING – APRIL 19, 2018 (cont'd)

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

- 1. Deputy Executive Director reported 465 HCV/Section 8 Participants presently on the program
- 2. Section 8 Participant – balance owed LHA \$4,664.14 – Paid in Full
- 3. Discussed the damages to DVP fencing from Nor'easter snowstorm
- 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 will be forwarded upon receipt
- 6. Update on Replacement of Fire Alarms at S/C Complexes – partially funded by BCCD Grant

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.)

Resolution #17-	NONE
Resolution #17-	
Resolution #17-	

Report of Commissioner:

Unfinished Business:

Old Business:

New Business:

Good & Welfare:

Hearing of Citizens: None in Attendance

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 End Regular Order of Business and go into Closed Session was made by Commissioner Cody and Seconded by Vice Chairman Di Chiara.
Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Schrieks

Motion to end Closed Session and return to Regular Order of Business was made by Vice Chairman Di Chiara and Seconded by Commissioner Cody.
Upon Roll Call, the Board voted as follows:

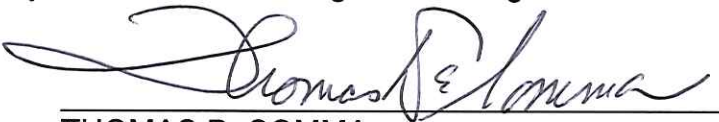
AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Schrieks

Adjournment:

Motion to Adjourn was made by Commissioner Cody and Seconded by Commissioner Woods. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Schrieks

Meeting was Adjourned at 7:35 PM and Chairman Lynch declared the Regular Meeting closed.


THOMAS DeSOMMA
Executive Director/Secretary Treasurer


Paul V. Lynch
Chairman

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