

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

BIDS:

APPROVAL OF MINUTES:

- **Open Session – September 20, 2018:** Motion: _____ Seconded: _____
 Cody ___ De Nobile ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___
- **Closed Session – September 20, 2018:** Motion: _____ Seconded: _____
 Cody ___ De Nobile ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. BCCD Funding Approved for Replacement of Security Systems (\$62,000)
2. Submission of LHA's yearly Crime Report to NJDCA
3. HUD Notice – Approval of LHA's PHA Plan for FYS 10/01/18

REPORT OF ATTORNEY:

REPORT OF ACCOUNTANT:

REPORT OF SECURITY:

MONTHLY BILLS – PH & S-8 FOR JULY/AUGUST/SEPTEMBER:

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 #18-01	Capital Fund Program – Received Additional Funding – Adopting Resolution – FY 2019 – still being typed
2. Resolution #18-02	Board Meeting Dates – CY 2019
3. Resolution #18-	
4. Resolution #18-	

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 ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Schrieks ___

Meeting was adjourned at _____ PM

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

DISCUSSION:

1. **NEW:**

- Evictions/Notices to Cease/Related Hearings

2. **UPDATE:**

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

- Personnel Matters – refer to Closed Session
-

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest up to FYE 09/30/18 is **\$5,941.00±**

2. CONTRACT REPORT:

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	Jersey Elevator Company, Inc. 657 Line Road Aberdeen, NJ 07747	Elevator Maintenance January 1, 2019 thru December 31, 2020 \$2,033.00
2.	Jay Bee Wood Flooring, LLC 853 Robinwood Road Washington, NJ 07676	Wood Floor Resanding/Refinishing January 1, 2019 thru December 31, 2020 \$2.40 sq.ft.
3.	DavEd Fire Systems, Inc. 307 West Pleasantview Avenue Hackensack, NJ 07601	Maintenance/Monitoring of Fire Alarm/Call to Aid System January 1, 2019 thru December 31, 2020 \$2,440.00 yearly/\$128.00 per hour
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.		
CONTRACT LISTED ABOVE <u>DOES NOT REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	Millennium Mechanical, LLC 17 Muller Place, PO Box 1020 Little Falls, NJ 07424	Service Contract (01/01/19-12/31/20) for: *Boilers & Boiler Controls at the De Vries Park Family Complex (\$7,684/\$7,820 annually) & the Massey & North Main S/C Complexes (\$1,808/\$1,840 annually) and *Air Conditioner Unit on Rooftop of Admin Building (\$1,808/\$1,840 annually) & Air Conditioner Unit at the Rennie S/C Complex (\$452/\$460 annually)
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.		
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3. Pending Update from Vice Chairman Albert Di Chiara (Liaison between Boro/LHA):

- a. ~~PV Sewer~~ — "Significant Industrial User"
 - b. Proposed Rennie Place sidewalks/curbs???
 - c. ~~PWWC~~ — possible rate overcharges to Boro Residents
 - d. 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 still working on this
 5. Taxi cab drove onto LHA property causing minor damage in front by Building #8 (DVP)
 6. Correspondence to Senator Cory Booker pertaining to FEMA
 7. Presently, in discussions with Maintenance Personnel and "their" Rep (negotiating) to continue the Summer hour schedule permanently (possibly) – all of which is subject to Board Approval!



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

1. To date, there are 474 HCV/Section 8 Participants presently on the program
2. DVP Domestic Hot Water Tank – Closed Session
3. Submission of yearly Natural Gas Meter Certification to PSE&G
4. Section 8 Updated Utility Allowances

RESOLUTIONS:

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Motion: _____ Seconded: _____

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

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