

**MINUTES OF THE REGULAR MEETING OF LODI
HOUSING AUTHORITY, 50 BROOKSIDE AVENUE,
LODI, NEW JERSEY AT 7:00 PM ON THURSDAY,
OCTOBER 18, 2018**

Call to Order: The Meeting was chaired by Chairman Marc N. Schriecks who called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Schriecks requested everyone stand for the Pledge of Allegiance.

After the Pledge, the Vice 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.” Vice Chairman Di Chiara 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 Marc N. Schriecks, Vice Chairman Albert Di Chiara, and Commissioners Daniel J. Cody, Steven De Nobile, Paul Vincent Lynch, and Robert Marra. 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 Gerald Woods was absent.

Bids: None

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Commissioner Lynch to approve the Open Session of the September 20, 2018 Regular Meeting.
Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Vice Chairman Di Chiara to approve the Closed Session of the September 20, 2018 Regular Meeting.
Upon Roll Call, the Board voted as follows:

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

Communications:

- 1. BCCD Funding was approved for the replacement of the security systems (\$62,000)
- 2. LHA’s annual crime report was submitted to the State (as required by NJDCA)
- 3. LHA received approval from HUD for its PHA Plan FYS 10/01/18

MINUTES OF REGULAR MEETING – OCTOBER 18, 2018 (cont'd)

Report of Attorney:

- 1. Evictions/Notices to Cease/Related Hearings
 - o M. Fernandez (former S-8 Participant) – judgment on wage garnishment received but only receives social security (which is not attachable)
- 2. 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

Bills Agenda:

**Motion to Approve the FYE 09/30/18 Bills Agendas 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 Lynch Commissioner Marra Vice Chairman Di Chiara Chairman Schrieks	NONE	NONE	Commissioner Woods

**Motion to Approve the October 2018 Bills Agendas was made by
Commissioner Cody and Seconded by Commissioner Lynch.
Upon Roll Call, the Board voted as follows:**

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

Report of Executive Director:

- 1. Approximate total interest earned FYE 09/30/18 is total of **\$5,941.00±**
- 2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	Jersey Elevator Company, Inc. 657 Line Road Aberdeen, NJ 07747	Elevator Maintenance January 1, 2019 thru December 31, 2020 \$2,033.00 annually
2.	Jay Bee Wood Flooring, LLC 853 Robinwood Road Washington, NJ 07676	Wood Flooring 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 DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

MINUTES OF REGULAR MEETING – OCTOBER 18, 2018 (cont'd)

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	Millennium Mechanical, LLC 17 Muller Place, PO Box 1020 Little Falls, NJ 07424	January 1, 2019 thru December 31, 2020 Maintenance/Repair of: Boilers (\$9,492/\$9,660) & Boiler Controls (\$1,808/\$1,840) at DVP/Massey Street/North Main Street & the A/C Units at the Administration Building & the Rennie Place Complex (\$2,260/\$2,300)
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 DOES REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

Motion to Approve the above-referenced contract 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 Lynch Commissioner Marra Vice Chairman Di Chiara Chairman Schrieks	NONE	NONE	Commissioner Woods

3. **Pending Update from Vice Chairman Albert Di Chiara (Liaison between Boro/LHA):**
- a. Proposed Rennie Place sidewalks/curbs – still pending;
 - b. Request to Boro to remove several trees that are hanging towards the North Main Street S/C Complex located on the "Gallapo Property" which is owned by the Boro
4. Opening/closing PH & Section 8 application process/waiting list – Executive Director still working on this
5. Taxi cab drove onto LHA property causing minor damage in front of 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) – which will need Board Approval

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

- 1. Deputy Executive Director reported 474 HCV/Section 8 Participants presently on the program
- 2. DVP Domestic Hot Water Tank – discussed under Closed Session (due to possible litigation)
- 3. Submission of yearly Natural Gas Meter Certification to PSE&G
- 4. Section 8 Utility Allowances were updated

MINUTES OF REGULAR MEETING – OCTOBER 18, 2018 (cont'd)

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.)

**Motion to Approve Resolutions by Consent 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 Lynch Commissioner Marra Vice Chairman Di Chiara Chairman Schrieks	NONE	NONE	Commissioner Woods

1. Resolution #18-01	Approval & Adoption of 2018 Additional Capital Fund Program Grant – NJ39P01150118 (\$374,902)
2. Resolution #18-02	Board Meeting Dates – CY 2019

Report of Commissioner: None

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: Wishes for speedy recovery to son of LHA Security Chief, Joe Pedone

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.

MINUTES OF REGULAR MEETING – OCTOBER 18, 2018 (cont'd)

Motion to End Regular Order of Business and go into Closed Session was made by Commissioner Cody and Seconded by Commissioner Marra.

Upon Roll Call, the Board voted as follows:

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

Motion to end Closed Session and return to Regular Order of Business 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 Lynch Commissioner Marra Vice Chairman Di Chiara Chairman Schrieks	NONE	NONE	Commissioner Woods

Adjournment:

Motion to Adjourn was made by Commissioner De Nobile 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 Lynch Commissioner Marra Vice Chairman Di Chiara Chairman Schrieks	NONE	NONE	Commissioner Woods

Meeting was Adjourned at 7:30 PM and Chairman Schrieks declared the Regular Meeting closed.



THOMAS DeSOMMA
Executive Director/Secretary Treasurer



MARC N. SCHRIEKS, Chairman

Transcribed/Typed by:



CAROL A. FERRARA
Housing Manager/Recording Secretary

RESOLUTION NO. 18-01

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			
	Commissioner S. De Nobile	✓			
	Commissioner P. V. Lynch	✓			
	Commissioner R. Marra	✓			
	Commissioner G. Woods				✓
S	Vice Chairman A. Di Chiara	✓			
	Chairman M. N. Schrieks	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

**APPROVAL & ADOPTION OF 2018 ADDITIONAL CAPITAL FUND PROGRAM GRANT
ADDITIONAL FUNDING #NJ39P01150118 (\$374,902)**

WHEREAS, Lodi Housing Authority's (LHA) original funding under the Capital Fund Program (CFP) was \$370,637.00 for FY 2018 to be referred to under #NJ39P01150118; and

WHEREAS, the US Department of HUD has determined that there was additional capital funding available for awards for FY 2018; and

WHEREAS, LHA was awarded an additional \$4,265 under FY 2018 CFP; and

WHEREAS, said funding is subject to the original obligation start date of 05/29/2018 and the obligation end date and expended end date will also remain unchanged at 05/28/2020 and 05/28/2022, respectively; and

WHEREAS, the revised CFP total awarded amount under NJ39P01150118 is \$374,902; and

WHEREAS, in accordance with 24 CFR Part 905, LHA is in compliance with 45 day Public Hearing notification and is including its most recent Public Hearing Board Resolution from its Approved 2016 PHA Plan and Capital Fund 5 Year Action Plan; and

WHEREAS, LHA is recognized as a Non-Qualified PHA in accordance with Notice PIH 2008-41 and is a recognized High Performer by the US Department of HUD; and

WHEREAS, LHA is including Approved HUD Form 50077 for Non-Qualified PHAs certification of compliance with Public Hearing; and

WHEREAS, the 5-Year Action Plan has been approved by the LHA Board of Commissioners and submitted to EPIC; and

WHEREAS, CFP grant has been assigned to Budget Line Item (BLI) 1406 Operations; and

WHEREAS, CFP Grant #NJ39P01150118 has been prepared in accordance with the New Capital Fund Final Rule.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lodi Housing Authority, the ACC Amendment and Annual Statement in reference to CFP Grant #NJ39P01150118, are hereby approved and adopted.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED
BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE
MEETING HELD ON:

Thursday October 18, 2018


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

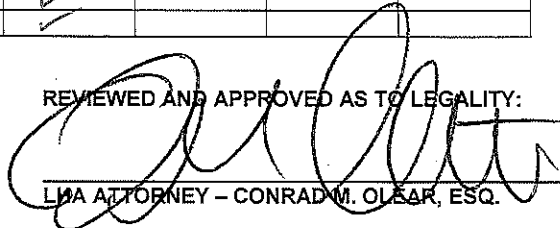
RESOLUTION NO. 18-02

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			
	Commissioner S. De Nobile	✓			
	Commissioner P. V. Lynch	✓			
	Commissioner R. Marra	✓			
	Commissioner G. Woods				✓
S	Vice Chairman A. Di Chiara	✓			
	Chairman M. N. Schrieks	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:


 LWA ATTORNEY – CONRAD M. O'LEARY, ESQ.
APPROVAL OF BOARD MEETING DATES FOR CY 2019

BE IT RESOLVED, by the Housing Authority of the Borough of Lodi that the Public Meetings of the Housing Authority of the Borough of Lodi will be held at the Lodi Housing Authority Community Room, 50 Brookside Avenue, Lodi, New Jersey in accordance with the Sunshine Law. Regular Meetings will be held according to the following schedule:

REGULAR MEETING	DAY	TIME
JANUARY 17, 2019	THURSDAY	7:00 P.M.
FEBRUARY 21, 2019	THURSDAY	7:00 P.M.
MARCH 21, 2019	THURSDAY	7:00 P.M.
APRIL 18, 2019	THURSDAY	7:00 P.M.
MAY 23, 2019 ANNUAL REORGANIZATION MEETING (REGULAR MEETING TO FOLLOW)	THURSDAY	7:00 P.M.
JUNE 20, 2019	THURSDAY	7:00 P.M.
JULY 18, 2019	THURSDAY	7:00 P.M.
AUGUST 15, 2019	THURSDAY	7:00 P.M.
SEPTEMBER 19, 2019	THURSDAY	7:00 P.M.
OCTOBER 17, 2019	THURSDAY	7:00 P.M.
NOVEMBER 21, 2019	THURSDAY	7:00 P.M.
DECEMBER 19, 2019	THURSDAY	7:00 P.M.

The following is the Regular Meeting Agenda of the Housing Authority of the Borough of Lodi:

CALL TO ORDER
 PLEDGE OF ALLEGIANCE
 NOTICE OF MEETING
 ROLL CALL
 BIDS
 APPROVAL OF MINUTES
 COMMUNICATIONS
 REPORT OF ATTORNEY
 REPORT OF ACCOUNTANT
 REPORT OF SECURITY
 MONTHLY BILLS – PUBLIC HOUSING & SECTION 8
 REPORT OF EXECUTIVE DIRECTOR
 REPORT OF DEPUTY EXECUTIVE DIR./ADMIN. OF SECTION 8/HOUSING MANAGER
 RESOLUTIONS
 REPORT OF COMMISSIONERS
 UNFINISHED BUSINESS
 OLD BUSINESS
 NEW BUSINESS
 GOOD AND WELFARE
 HEARING OF CITIZENS
 CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS
 ADJOURNMENT

Any changes to the above-scheduled Regular Meeting dates require 48-hour notice. Any Special Meeting will be held with 48-hour notice prior to Special Meeting.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED
 BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE
 MEETING HELD ON:

Thursday October 18, 2018


 EXECUTIVE DIRECTOR/SECRETARY-TREASURER