

**MINUTES OF THE REGULAR MEETING OF LODI
HOUSING AUTHORITY, 50 BROOKSIDE AVENUE,
LODI, NEW JERSEY AT 7:00 PM ON THURSDAY,
SEPTEMBER 20, 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, Robert Marra 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. No one was absent.

Bids: 2nd Public Bid received pertaining to Fire Alarm System at all LHA S/C Complexes

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Vice Chairman Di Chiara to approve the Minutes of the June 21, 2018 Regular Meeting.
Upon Roll Call, the Board voted as follows:

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

Communications:

1. Capital Fund Certification for FY 2019 (due 08/20/18) submitted to HUD on 07/02/18
2. 5-Year Action Plan submitted to HUD 08/13/18
3. HUD PHAS Score for FYE 09/30/17 designates LHA as **High Performer**
4. Zoning Board Notice – VFW Use Variance to park lawn care/snow removal equipment

Report of Attorney:

1. Evictions/Notices to Cease/Related Hearings
 - o M. Finn (former PH Resident) – Wage Garnishment executed by Court
 - o M. Fernandez (former S-8 Participant) – failed to report income – terminated from program – outstanding balance owed LHA \$1,229.39
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

MINUTES OF REGULAR MEETING – SEPTEMBER 20, 2018 (cont'd)

Bills Agenda:

Motion to Approve the July, August & September Bills Agendas 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 Commissioner Woods Vice Chairman Di Chiara Chairman Schrieke	NONE	NONE	NONE

Report of Executive Director:

1. Approximate total interest earned up to September 2018 is total of **\$4,000.00±**

2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	Balitano Construction Company 298 Forest Road Fort Lee, NJ 07424	Various Specified Masonry Work Repair/Replace Steps at all LHA Complexes \$3,975.00
2.		
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		

3. **Pending Update from Vice Chairman Albert Di Chiara (Liaison between Boro/LHA):**

- a. Proposed Rennie Place sidewalks/curbs – still pending;
 - b. PVWC – issue closed as far as LHA is concerned – as far as the Boro(???); and
 - c. 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 working on this
 5. Letter to PVWC – deplorable conditions at Massey Street/St. Joseph Boulevard and many other streets – still remain deplorable – no response from PVWC
 6. Overhoused letter notification sent to affected residents

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

1. Deputy Executive Director reported 468 HCV/Section 8 Participants presently on the program
2. Update – 2nd Rejection of bid for the Replacement of Fire Alarms at S/C Complexes
3. DVP Domestic Hot Water Tank – refer to previous correspondence from LHA insurance carrier & Attorney's Report under Closed Session (due to possible litigation)
4. LHA Rent Reasonableness vs FMR – effective 01/01/2019
5. 2018 Income Limits/Utility Expenses/FMRs

MINUTES OF REGULAR MEETING – SEPTEMBER 20, 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 Woods 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 Commissioner Woods Vice Chairman Di Chiara Chairman Schrieks	NONE	NONE	NONE

1. Resolution #17-32	Public Housing & Section 8 Consulting Contract – 10/01/18 – 09/30/19
2. Resolution #17-33	Declaration of Emergency Work/Expenditure – DVP Domestic Hot Water Tank
3. Resolution #17-34	2 nd Public Bid Rejection for Replacement of Fire Alarm System at all S/C Complexes & Authorization to Negotiate Contract with DavED Fire System
4. Resolution #17-35	Amendment to Personnel Policy – Employee Incentive/Unused Accrued Sick Leave
5. Resolution #17-36	Authorize Contract & Memorialize Negotiations with DavED Fire Systems for Emergency Replacement of Fire Alarm System at Massey Street & North Main Street S/C Complexes
6. Resolution #17-37	Extraordinary Litigation Authorization for Conrad M. Olear, Esq. pertaining to DVP Domestic Hot Water Tank and PK Mechanical (Installation Contractor)
7. Resolution #17-38	Preliminary Adoption of PH/S-8 FY 10/01/18-09/30/19 Operating Budgets – NJDCA Format (w/o Dept. of HUD PFS)
8. Resolution #17-39	Authorizing Late Budget Submission as required by NJDCA
9. Resolution #17-40	DVP Domestic Hot Water Tank – Professional Service Contract for Design/Inspection/ Engineering Services
10. Resolution #17-41	Capital Fund Program Adopting Resolution – FY 2019 (\$370,637)

Report of Commissioner:

Unfinished Business:

Old Business:

New Business:

Good & Welfare:

Hearing of Citizens: None in Attendance

MINUTES OF REGULAR MEETING – SEPTEMBER 20, 2018 (cont'd)

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 Lynch Commissioner Marra Commissioner Woods Vice Chairman Di Chiara Chairman Schrieke	NONE	NONE	NONE

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

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

MINUTES OF REGULAR MEETING – SEPTEMBER 20, 2018 (cont'd)


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 Commissioner Woods Vice Chairman Di Chiara Chairman Schrieks	NONE	NONE	NONE

Meeting was Adjourned at 8:10 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. 17-32

Governing Body Recorded Vote – Members:

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

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD MOLEAR, ESQ.

**PUBLIC HOUSING & SECTION 8 CONSULTING CONTRACT
OCTOBER 1, 2018– SEPTEMBER 30, 2019**

WHEREAS, as the Executive Director/Secretary-Treasurer of Lodi Housing Authority, I hereby certify that the Authority has complied with the Department of Housing & Urban Development "Competitive Process" required under 24 CFR 85.36 Procurement and NJ Statutes governing Professional Service Contracts; and

WHEREAS, as Executive Director/Secretary Treasurer, I hereby recommend Carmen J. Irizarry of CJI Associates, Inc., 9 Woodbine Road, New City, NY 10956, be appointed as Consultant for the Authority's Public Housing and Section 8 Rental Assistance Programs for a one-year period commencing on October 1, 2018 through September 30, 2019. Said contract shall be for the Annual Fee Not to Exceed \$98,000.00; and

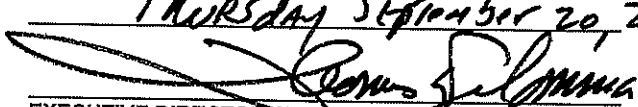
WHEREAS, the Division of Local Finance requires "Certification of Funding Availability" when awarding contracts.

NOW, THEREFORE, BE IT RESOLVED, as the Executive Director/Secretary Treasurer, I hereby "certify the funding availability" to award contract referenced herein.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Authority, Carmen J. Irizarry is hereby appointed to said position as "Consultant" at Annual Fee Not to Exceed \$98,000.00, for the term(s) as described in the preceding paragraph. Said Annual Fee shall be paid/pro-rate to such Programs under the Authority's jurisdiction, such as Public Housing, Section 8, Capital Fund Program (CFP), BCCD, as deemed appropriate by the Executive Director; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to review, amend, and execute any and all related contract documents pertaining to said appointment of Carmen J. Irizarry as Consultant.

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 September 20, 2018

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

September 20, 2018

RESOLUTION NO. 17-33

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	/			
S	Commissioner G. Woods	/			
	Vice Chairman A. Di Chiara	/			
	Chairman M. N. Schrieks	/			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

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

DECLARATION OF EMERGENCY WORK & EXPENDITURE

EMERGENCY REPAIR – DOMESTIC HOT WATER TANK LEAK De VRIES PARK – MAIN BOILER ROOM

WHEREAS, it was determined that the Domestic Hot Water Tank in the Main Boiler Room at the De Vries Park Family Complex required Lodi Housing Authority (LHA) to retain an outside contractor to weld said leak; and

WHEREAS, in order to repair and weld the domestic hot water tank, LHA retained the services of EASCO Boiler Corporation, 1175 Leggett Avenue, Bronx, New York 10474 to make such emergency repairs; and

WHEREAS, I, as Executive Director, hereby certified (based upon the attached photos & related correspondence) the domestic hot water tank, referenced above, created a threat to LHA's tenants' health, safety and welfare, and further declared an Emergency existed; and

NOW, THEREFORE BE IT RESOLVED, that said Emergency affected the health, safety and welfare of all LHA's tenants at the De Vries Park Family Complex, as defined in NJSA 40A:11.6, and required immediate remediation.

BE IT FURTHER RESOLVED, all such related expenditures be classified as "Emergency Expenditures," and such related bills & payments are hereby authorized to be paid from any and all available funds either under the Authority and Public Housing Authority's Operating Program Reserves.

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 September 20, 2018


EXECUTIVE DIRECTOR SECRETARY-TREASURER

RESOLUTION NO. 17-34

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	/			
S	Commissioner G. Woods	/			
	Vice Chairman A. Di Chiara	/			
	Chairman M. N. Schrieks	/			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

2ND REJECTION OF BID RECEIVED FOR REPLACEMENT OF FIRE ALARM SYSTEM AT ALL LHA'S SENIOR CITIZEN COMPLEXES (MASSEY STREET/RENNIE PLACE/NORTH MAIN STREET)

WHEREAS, Lodi Housing Authority (Authority) publicly advertised, for a 2nd time, to receive sealed bids at 10:00 AM on July 12, 2018 for the Replacement of the Fire Alarm System at its three (3) Senior Citizen Complexes (referenced above); and

WHEREAS, only one (1) public bid was received, opened, and reviewed by Russel Lipari, R&R Design Consultants, LLC, 415 Terrace Avenue, Hasbrouck Heights, NJ 07604 (the Authority's Design and Inspecting Architect) and then subsequently reviewed by Conrad M. Olear, Esq. (Authority's Counsel); and


WHEREAS, this 2nd single public bid received was above the Authority's budgeted allocation (refer to Architect's and Attorney's correspondence of 07/16/18 and 08/12/18, respectively); and

WHEREAS, both the Architect and Attorney have recommended that, in the best interest of the Authority, the one (1) bid received be **Rejected** and they have also recommend (allowable under NJSA) to **Authorize** negotiations between the Authority and **DavED Fire Systems** (single bidder).

NOW, THEREFORE, BE IT RESOLVED, the public bid received pertaining to the Replacement of the Fire Alarm System at the Authority's Senior Citizen Complexes is hereby **Rejected**, and Board of Commissioners hereby authorizes the Authority to enter into negotiations with DavED Fire Systems, as allowable under NJSA.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director/ Secretary-Treasurer is authorized to notice prospective single bidder, DavED Fire Systems, of the Authority's Bid Rejection and intent to negotiate.

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, September 20, 2018

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION #17-35

Governing Body Recorded Vote – Members:

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

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY
LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

Employee Incentive/Unused Accrued Sick Leave

WHEREAS, the Lodi Housing Authority (Authority) Board of Commissioners (Board), as part of "Employee Incentive," desires to offer its regular full-time employees (as defined within the Personnel Policy) the opportunity to receive compensation for unused accrued sick leave, as outlined in the chart below; and

WHEREAS, the Authority's Board offers this "Employee Incentive" in an effort to continue its employer/employee relationship; and

WHEREAS, the Authority's Executive Director, not only concurs with the Board's establishment of "Employee Incentive," but also certifies the funding availability for the "Employee Incentive" does not adversely impact the Authority's financial viability and to assist the Authority's financial viability to offer employees the opportunity to participate in the Incentive Program, the Executive Director and the Deputy Executive Director (as Pre 10/1/93 Full-Time Employees) hereby agree to "Waive" their present entitlement/eligibility to receive, upon retirement, \$30,000.00 payout for accrued sick leave, as previously established and defined within the Employee Personnel Policy under Section XI Leaves with Pay/without Pay; and

WHEREAS, the Executive Director and Deputy Executive Director further agree and understand by waiving their rights as Pre 10/1/93 Employees, they will immediately qualify under Accrued Sick Leave Post 10/1/93 Hired Employees payout upon retirement for maximum payout of \$15,000.00 as defined therein; and

NOW, THEREFORE, BE IT RESOLVED, the Board hereby establishes, effective 10/01/18, the Employee Accrued Sick Leave Compensation Incentive Program, within the provisions as follows:

- Employee Accrued Sick Leave Compensation Incentive Program
 - Must be full-time (as defined within the Personnel Policy) with Lodi Housing Authority and with full-time status for five (5) years (continuous service) preceding participation; and
 - Must attain 200 accrued sick leave hours and must maintain 200-hour minimum to be eligible to participate in the Compensation Incentive, as reflected in the chart below; and
 - Will only be eligible for compensation of accrued sick leave over 200 hours in conjunction with attached chart; and
 - Will not be eligible to participate if, in Authority's fiscal year prior to request for compensation, employee has either received authorization for unpaid leave for three (3) months or more in the preceding fiscal year or employee has been suspended for 60 calendar days or more – no employee will be eligible for compensation when employee's accrued sick leave falls below 200 hours; and
 - Written request for "Compensation Incentive" must be submitted yearly not later than 30 days after Authority's FYS 10/01; and
 - Those qualified shall be paid at employee's preceding FY hourly rate x number of hours eligible, as reflected in chart below; and
 - Upon authorized payment will result in equal number of hours to be deducted accrued sick leave time; and

8. It shall further be understood this "Compensation Incentive Payment" **is not** part of employee's base salary and will be paid by separate check.

Compensation Incentive Chart

Full Time Eligible Employees Must be Qualified to Participate, as Defined Below and Within Resolution #17-40	
5 years of full-time service or less than 200 accrued sick leave hours	0
5 – 10 years	5 days
11 – 30 years	10 days
30+ years	15 days

WHEREAS, by adoption of this Resolution #17-35, the Authority's Employee Personnel Policy Section XI entitled Leaves with Pay/without Pay captioned Payment of Accumulated Vacation/Sick Leave requires the following changes:

- **Retirement Payment of Accrued Sick Leave** – for all eligible full-time employees, regardless of date of hire, shall be maximum of \$15,000.00 payable in equal payments over two-year period; first payment shall be in the FY following employee's retirement date (unless otherwise authorized by majority vote by Board of Commissioners);
- **Sick Leave Employee Incentive Compensation Program** – Refer to Resolution #17-40

Compensation Incentive Chart

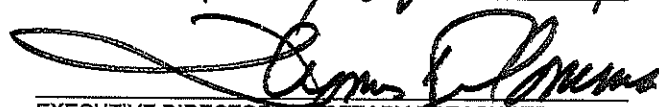
Full Time Eligible Employees Must be Qualified to Participate, as Defined Below and Within this Resolution #17-40	
5 years of full-time service or less than 200 accrued sick leave hours	0
5 – 10 years	5 days
11 – 30 years	10 days
30+ years	15 days

- **Use/Lose Accumulated Sick Days** – full time employees, regardless of date of hire at time of retirement or termination (other than cause), whose sick leave hours exceed the per diem value of \$15,000 (max allowable retiree payout, as per NJSA), **shall lose those excess hours/days.**

NOW, THEREFORE, BE IT RESOLVED, the Authority's Executive Director certified the Authority's funding availability to offer said "Employee Incentive Compensation Program," as referenced herein, and the Board further recognizes due to Dept. of HUD funding variables, which includes dwelling rents, are the main sources of its financial solvency – as such, the **Board hereby approves** the Employee Incentive Compensation Program. However, should the Board, upon notice/recommendation of Executive Director, be notified Authority can no longer maintain its financial solvency to fund such "Employee Incentive Program," the Board shall rescind said program and provide all full-time employees notice of same.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes adoption of the "Employee Incentive Compensation Program," the amendments to its Employee Personnel Policy, Sections as referenced herein, and further authorizes the Executive Director to implement the changes; the Board further authorizes all Personnel Policies not consistent with the changes herein are hereby rescinded and abrogated effective September 1, 2018.

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:

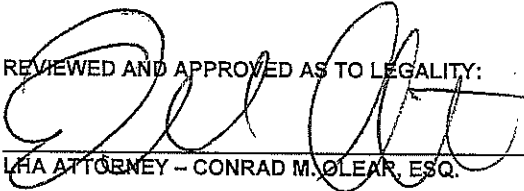
Thursday September 20, 2018

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 17-36

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	/			
S	Commissioner G. Woods	/			
	Vice Chairman A. Di Chiara	/			
	Chairman M. N. Schrieks	/			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

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

**AUTHORIZATION TO EXECUTE NEGOTIATED CONTRACT WITH
DAVED FIRE SYSTEMS FOR FIRE ALARM SYSTEMS @ THE
MASSEY STREET/NORTH MAIN STREET S/C COMPLEXES**

WHEREAS, Lodi Housing Authority (LHA) Board of Commissioners (Board) authorized, via Resolution #17-34, Contract Negotiations for Replacement of Fire Alarm Systems at Massey Street/North Main Street Senior Citizen Complexes; and

WHEREAS, on or about 08/14/18, R&R Design Consultants, representing LHA, did proceed and negotiate said contract (see attached); and

WHEREAS, DavED Fire Systems, Inc. did agree to negotiate contract amount of \$80,000.00; and

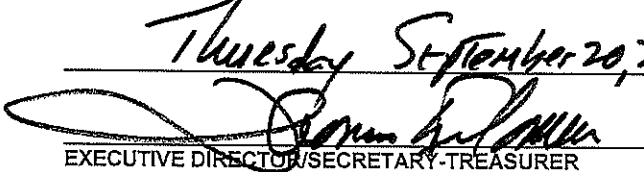
WHEREAS, R&R Design Consultants (Russell Lipari, Principal) recommends awarding the Contract to DavED Fire Systems; and

WHEREAS, this Fire Alarm Systems Contract for \$80,000.00 represents below Grant as approved by Bergen County Community Development.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby approves the negotiated Contract to be awarded to DavED, as referenced herein; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all contract documents necessary; in addition, any related expenses pertaining to the Fire Alarm Systems at the Massey Street/ North Main Street Senior Citizen Complexes shall be charged to Bergen County Community Development Grant CN-16-17.

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 September 20, 2018

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 17-37

Governing Body Recorded Vote – Members:

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

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

EXTRAORDINARY LITIGATION – REPLACEMENT/REPAIR OF De VRIES PARK DOMESTIC HOT WATER TANK

WHEREAS, Lodi Housing Authority (LHA) Board of Commissioners (Board) previously reviewed and approved Resolutions #17-33 & #17-34 and related correspondence pertaining to “Repair and Replacement of DVP Domestic Hot Water Tank;” and

WHEREAS, in the opinion of Executive Director, after review of related Original Contract Documents, Design Consultant’s Report, LHA Insurance’s “Forensic Analysis,” etc., there is apparent disagreement as to whether or not PK Mechanical, the original installation contractor (in 2009-2010), properly installed the original tank and as to whether or not tank is covered under 5-year or 10-year guarantee (workmanship/tank not built within specifications); and

WHEREAS, ongoing discussions, meetings, etc. and possible litigation may be necessary to resolve those issues, all of which expedited and will require LHA Counsel.

NOW, THEREFORE, BE IT FURTHER RESOLVED, Conrad M. Olear, Esq., presently LHA Counsel, is hereby authorized to institute any and all immediate action deemed necessary to resolve this matter; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board recognizes this matter is considered **Extraordinary Litigation** and as such, LHA Counsel, Conrad M. Olear’s hourly rate charged shall be \$100 per hour as defined within his Professional Service Contract on file.

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 September 20, 2018
[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 17-38

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	/			
S	Commissioner G. Woods	/			
	Vice Chairman A. Di Chiara	/			
	Chairman M. N. Schrieks	/			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

2018 BUDGET RESOLUTION

HOUSING AUTHORITY OF THE BOROUGH OF LODI
FISCAL YEAR: FROM 10/01/2018 TO 09/30/2019

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2018 and ending September 30, 2019 has been presented before the Members of the Lodi Housing Authority at its open public meeting of September 20, 2018; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$7,964,814, Total Appropriations, including any Accumulated Deficit, if any, of \$7,828,717 and Total Unrestricted Net Position utilized of \$N/A; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$374,902 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$N/A; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to NJAC 5:31-2, does not confer any authorization to raise or spend funds; rather, it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, in a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE, BE IT RESOLVED, by the governing board of the Lodi Housing Authority, at an open public meeting held on September 20, 2018 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2018 and ending September 30, 2019, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on December 20, 2018.

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 September 20, 2018

Thomas J. Poma
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

September 20, 2018

RESOLUTION NO. 17-39

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	/			
S Commissioner G. Woods	/			
Vice Chairman A. Di Chiara	/			
Chairman M. N. Schrieks	/			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD W. OLEAR, ESQ.

AUTHORIZING LATE 2018 BUDGET SUBMISSION
APPLICABLE TO LHA BUDGET –
AS RECOMMENDED/REQUIRED BY NJDCA

WHEREAS, pursuant to NJAC 5:31-2.5(a) and (b) Housing Authority Budgets not submitted to the Division of Local Government Services for review and certification at least 60 days prior to the beginning of each fiscal year must be accompanied by a resolution of the governing body setting forth the reasons for the delay; and

WHEREAS, the Lodi Housing Authority Budget was not submitted within the statutory timetable; and

WHEREAS, the reason for said delay in the budget schedule and process was due directly to the timing and availability of the Operating Subsidy formula from the Department of Housing and Urban Development; and

WHEREAS, the form HUD-52722 and form HUD-52723 UEL Excel Tool and Data Collection are an essential and an intricate portion of the computation of LHA's Operating Subsidy; and

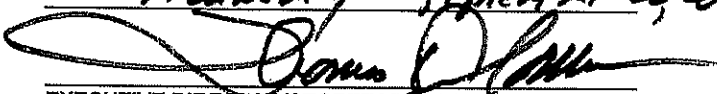
WHEREAS, HUD's initial obligation of Operating Subsidy funding for FYE 2019 cannot be developed for budgetary purposes at this time; and

WHEREAS, the Board of Commissioners of the Housing Authority of the Borough of Lodi desires to approve/adopt this Resolution pursuant to NJCA 5:31-2.5 (a) and (b).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Lodi hereby approves Late Submission of its FY 10/01/18 to 09/30/19 Operating Budget pursuant to NJCA 5:31-2.5 (a) and (b); and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Executive Director/Secretary Treasurer, Thomas DeSomma, is hereby directed to submit a copy of this adopted Resolution to the Director of Local Government Services as part of Lodi Housing Authority's 2019 Budget.

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 September 20, 2018

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 17-40

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	/			
s	Commissioner G. Woods	/			
	Vice Chairman A. Di Chiara	/			
	Chairman M. N. Schrieks	/			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

PROFESSIONAL CONTRACT FOR
DESIGN/INSPECTION/ENGINEERING SERVICES FOR
De VRIES PARK DOMESTIC HOT WATER TANK

WHEREAS, the Lodi Housing Authority (LHA) Executive Director hereby notifies the Board of Commissioners (Board), as a result of the ongoing correspondence, reports, photos, and recent Emergency Repairs made to the DVP domestic hot water tank and failure to do so would result in Threat to Health, Safety, and Welfare of all DVP Residents; and

WHEREAS, the Board has received and reviewed all related reports, photos, correspondence, to date, pertaining to the DVP domestic hot water tank; and

WHEREAS, under NJSA 40A 11-5 entitled “Exceptions” (1) (a) I Professional Services, authorizes Professional Services, such as Emergency Services, without public solicitation (provided upon executing Contract Summary is publicly advertised); and

WHEREAS, the Board previously approved Resolutions #17-33 & #17-34 as Emergency pertaining to DVP domestic hot water tank; and

WHEREAS, Executive Director hereby certifies to “Certification of Funding Availability” applicable to “Emergency Replacement/Repair” of the De Vries Park Domestic Hot Water Tank and to the Design/Inspection/Engineering Services required.

NOW, THEREFORE, BE IT RESOLVED, the Executive Director hereby recommends Design/Inspection/Engineering Services for Replacement/Removal of the De Vries Park Domestic Hot Water Tank be awarded to R&R Consultants, LLC, 415 Terrace Avenue, Hasbrouck Heights, NJ 07604 in the amount not to exceed \$11,000.00 (see attached correspondence dated 09/12/18); and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute all required contract documents and all related expenditures are to be charged to PH Operating Program Funds or any other Program Funds that may be necessary.

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 September 20, 2018

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 17-41

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	/			
S	Commissioner G. Woods	/			
	Vice Chairman A. Di Chiara	/			
	Chairman M. N. Schrieks	/			

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:


 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**APPROVAL & ADOPTION OF 2018 CAPITAL FUND PROGRAM GRANT
#NJ39P01150118 (\$360,637.00)**

WHEREAS, Lodi Housing Authority (LHA) has been awarded under the Capital Fund Program (CFP) \$360,637.00 for FY 2018 to be referred to under #NJ39P01150118; and

WHEREAS, the Capital Fund Program final rule in 2013 decoupled the Capital Fund Annual submission from the PHA Plan submission; 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

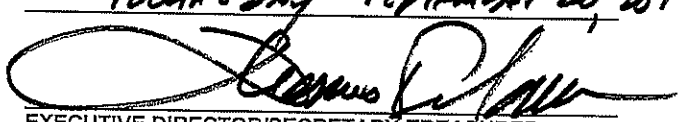
WHEREAS, included herein are HUD form 50075.1 (Parts 1, 2 & 3) Annual Statement, HUD form 50075.2 Capital Fund 5 Year Action Plan and 3 signed original ACC Amendments; and

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 for HUD 50075.1, 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 September 20, 2018

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER