

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 ___ Riley ___ Di Chiara ___ Schrieks ___
Executive Director ___ Attorney ___ Deputy Executive Director ___ Recording Secretary ___

BIDS:**APPROVAL OF MINUTES:**

- **Regular Meeting – Open Session – June 20, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___
- **Regular Meeting – Closed Session – June 20, 2019:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Lynch ___ Marra ___ Riley ___ Di Chiara ___ Schrieks ___

COMMUNICATIONS:

1. **BCCD Notice of Funding - \$100,000 for Boiler Replacement – Great News!!**
2. Public Housing Assessment System (PHAS) – **FYE 09/30/18 Score – 94% High Performer** (1 point over last year's score)
3. Submission to Dept. of HUD – FYS 10/01/19 PHA Plan
4. Submission to Dept. of HUD – 2020 Capital Fund Building & Unit Certification
5. Submission to NJDCA - as required – Crime Report for 07/01/18 – 06/30/19

REPORT OF ATTORNEY:**REPORT OF ACCOUNTANT:****REPORT OF SECURITY:****MONTHLY BILLS – PH & S-8:****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 #18-44	Rent Write-Off FYE 09/30/19 – Deceased Tenant (Massey #)
2. Resolution #18-45	Contract Award – IPA – FYE 09/30/19 – 09/30/20 – 09/30/21 – 1 st Year of 3-Year Contract Term
3. Resolution #18-46	Contract Award – Consultant – FY 10/01/19 – 09/30/20 – 2 nd Year of 3-Year Contract Term
4. Resolution #18-47	Declaration of Emergency Expenditure – Underground 2" Hot Water Line – DVP Complex – Building #16
5. Resolution #18-48	Revision to Employee Title/Salary Step Guide – Effective 10/01/20
6. Resolution #18-49	Contract Award – Repairs to CCTV Surveillance System – all LHA Complexes – AVS, Inc. - \$49,112.23
7. Resolution #18-50	DVP Rooftop Cell Tower Lease Agreement – Landmark Dividend
8. Resolution #18-51	Organizational Resolution as Required by BCCD for Grant Funding of \$100,000 for LHA Boiler Replacement
9. Resolution #18-52	Authorizing Late 2019 Budget Submission – as Required by NJDCA – still in typing
10. Resolution #18-53	2019 Budget Resolution – FY 10/01/19 – 09/30/20 – Submission to NJDCA – still in typing

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 ____ Riley ____ 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:

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest thru September 2019 is **\$11,500.00±**

2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	Delta Dental of NJ (see attached)	2-Year Renewal – Employee/Retiree Dental Coverage September 1, 2019 thru August 31, 2021
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 <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.	MRI – Tenmast Software 132 Ventura Court, Suite 1 Lexington, KY 40511 877-359-5492	In-House Software Program to upload HUD 50058 Forms into PIC System – Effective 10/01/19 - \$12,600.00 (initial set-up w/training) – then \$4,300 annually
2.	Balitano Construction Company 298 Forest Road Fort Lee, NJ	Remove/Repair/Replace Concrete/Masonry @ Massey Street/North Main Street S/C Complexes - \$11,750.00
3.	A & H Tree Service 413 Simon Road Northvale, NJ	Trim/Cut/Chip Trees Throughout DVP Family Complex \$16,300.00
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 REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR’S THRESHOLD TO AWARD		

3. New Truck

4. Price Quote for Scavenger Service for S/C Complexes due 09/26/19

5. Boro’s & LHA’s related inquiries pertaining to:

- DVP Safe Pedestrian Crossing – LHA/Boro working together – LHA ordered/purchased solar signs – Boro will install;
- North Main S/C – Boro trimmed trees on former Gallopo Property; and
- Rennie Place curbs/sidewalks – under review by Boro

6. Cell Tower Proposal vs. Landmark Dividend – received updated offer – to be explained

7. Various Resident Notices:

- Informing residents of full-time re-assignment of F. Ciliberto, Maintenance Superintendent, and A. Reilly, Housing Assistance Technician;
- Massey/North Main S/C Laundry Room Access & Use with keys – to be explained;

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

1. To date, there are 473 HCV/Section 8 Participants presently on the program
2. **FEMA – update on current correspondence received**
3. CCTV Public Bid – refer to Res. #18-49
4. Dept. of HUD – Section 8 SPT – **no longer in shortfall** – to be explained
5. Westmont Gardens (formerly Wrights Village) – Notice of Increase (ranging from 5% to 7%) for Section 8 Participants – Westmont Gardens previously honoring 3% increase
6. PK Mechanical – DVP domestic hot water tank – on site making repairs
7. Section 8 Landlord (Lodi Hawthorne Gardens) – LHA due refund of HAP \$\$ in the amount of \$1,892 due to Section 8 Participant's passing (deceased)

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.)

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Motion: _____ **Seconded:** _____

Cody ____ **De Nobile** ____ **Lynch** ____ **Marra** ____ **Riley** ____ **Di Chiara** ____ **Schrieke** ____

RESOLUTION NO. 18-44

Governing Body Recorded Vote – Members:

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.**RENT WRITE-OFF FYE 09/30/19**

WHEREAS, former/deceased tenant listed below has an outstanding balance due Lodi Housing Authority thus requiring the outstanding balance to be written off as uncollectible; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of Lodi Housing Authority that the total amount of \$479.95 due from said Resident be and is hereby "written off" as uncollectible as of FYE 09/30/19.

FORMER TENANT	COMPLEX	AMOUNT	REASON
Hedy Hirsch	Apt. #3 Massey Street S/C Complex	\$479.95	Tenant died April 2019 - left rent balance
TOTAL:		\$479.95	

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED
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MEETING HELD ON:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Cc: Carol A. Ferrara, Housing Manager
Nicole Ferrara, Principal Account Clerk
Wallace Nowosielecki, CPA, Fee Account
Former Resident's File (Hirsch, Massey #3)

RESOLUTION NO. 18-45

Governing Body Recorded Vote – Members:

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**INDEPENDENT PUBLIC AUDIT (IPA)
THREE-YEAR CONTRACT AWARD
FYE 09/30/19 & FYE 09/30/20 & FYE 09/30/21**

WHEREAS, the Lodi Housing Authority (Authority) has publicly advertised to receive IPA proposals covering FYE 09/30/19, FYE 09/30/20, & FYE 09/30/21 in accordance with the Authority’s Procurement Policy and Department of HUD CFR 85.36 Procurement Rules and Regulations; and

WHEREAS, the RFQ received as set forth in attachment has been reviewed for compliance by and is hereby recommended by Executive Director for award.

NOW, THEREFORE, BE IT RESOLVED, by the Lodi Housing Authority Executive Director that FYE 09/30/19, FYE 09/30/20 & FYE 09/30/21 IPA Contract Audit of the Housing Authority’s Public Housing, Section 8, and Capital Fund Programs, and its year ending Financial Statements, which includes, but is not limited to any and all required Electronic Submissions, SEMAP/PHAS Analysis, etc., be and is hereby awarded to **Francis J. McConnell, CPA, 6225 Rising Sun Avenue, Philadelphia, PA 19111** as follows:

- **1st Year Contract – FYE 09/30/2019: \$8,000.00**
- **2nd Year Contract – FYE 09/30/2020: \$8,000.00**
- **3rd Year Contract – FYE 09/30/2021: \$8,000.00**

NOW, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of Francis J. McConnell, CPA, as Independent Public Auditor.

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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-46

Governing Body Recorded Vote – Members:

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

Approved_____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

CONSULTING CONTRACT – 2ND YEAR OF 3-YEAR CONTRACT
TERM FOR FY OCTOBER 1, 2019 – SEPTEMBER 30, 2020

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 2nd-Year period commencing on October 1, 2019 through September 30, 2020. Said contract shall be for the Annual Fee Not to Exceed \$101,500.00; 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 \$101,500.00, 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), 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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-47

Governing Body Recorded Vote – Members:

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**DECLARATION OF EMERGENCY WORK & EXPENDITURE
UNDERGROUND 2” HOT WATER PIPE – DVP COMPLEX – BLDG #16**

WHEREAS, on or about August 6, 2019, it was determined that a break in the 2” underground hot water pipe located at Building #16 at the De Vries Park Family Complex required Lodi Housing Authority (LHA) to retain an outside contractor to excavate said underground piping; and

WHEREAS, in order to remove, repair and replace the 2” underground hot water pipe, LHA contracted with The Corner Nursery, 449 Main Street, Lodi, New Jersey for immediate excavation services required to make the necessary repairs; and

WHEREAS, as Executive Director, I hereby certify, based upon the Maintenance Superintendent’s attached Emergency Report and LHA’s Maintenance Department’s coordination to replace the 2” underground hot water pipe, referenced above, created a threat to LHA’s tenants’ health, safety and welfare, and further declare an Emergency exists; and

NOW, THEREFORE, BE IT RESOLVED, that said Emergency affects 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 requires immediate remediation.

NOW, THEREFORE, 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 and/or Operating Reserves.

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BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE
MEETING HELD ON:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-48

Governing Body Recorded Vote – Members:

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

Approved_____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

REVISION TO EMPLOYEE TITLE/SALARY STEP GUIDE
EFFECTIVE 10/01/2020

WHEREAS, the Lodi Housing Authority (Authority) Board of Commissioners (Board) has previously adopted Employee Title/Salary Step Guide; and

WHEREAS, it is the Board’s intent, with the recommendation of the Authority’s Executive Director/Secretary-Treasurer, that in order to maintain employee salary comparability with neighboring Housing Authorities, Municipal, County, and/or local public entities, the Authority’s existing Employee Title/Salary Step Guide be updated; and

WHEREAS, the Authority’s Employee Title/Salary Step Guide attached hereto reflect current comparable titles/salaries to similar employees and titles of surrounding Housing Authorities, Municipal, County, and/or local public entities.

NOW, THEREFORE BE IT RESOLVED, that said Employee Title/Salary Step Guide (attached) is hereby amended and effective 10/01/20 and Authority’s Employee Personnel Policy/Handbook, subtitled, Training/Salary Ranges is also amended to reflect the updated Employee Title/Salary Step Guide, along with Employee Training Policy, as it relates to mandated training to obtain either Step 5 or Step 6 in Employee Title/Salary Step Guide, with the following understanding:

1. Applicable only to Full-Time Employee’s (FTE) starting salary and/or promotional title;
 2. Said Guide applies until FTE reaches Max Step of Guide (either 6th or 7th as may be applicable). Then, only Merit Adjustment as approved by Board of Commissioners which will then be added to FTE base salary;
 3. Merit increments do not increase Salary Guide steps or employee’s promotional step;
 4. Yearly increments are based on FY October 1st providing FTE was hired prior to June 1st. FTE hired after June 1st will be entitled to yearly increment the subsequent FY (provided FTE meets all necessary training requirements), unless otherwise recommended by Executive Director and approved by Board of Commissioners;
 5. Promotional Titled Employee’s (PTE) step increment shall be upward only (unless employee has not obtained training required for step increment)...
- PTE’s or, for that matter, No FTE, PTE will be entitled to step increment or Merit Increase unless specifically authorized by Board of Commissioners;

6. FTE's/PTE's who are receiving more than Titled Salary Guide may receive Merit Increase (as of LHA's FYS October 1st). However, if training is required, employee will have 9 months to complete training (provided LHA has financial ability to provide employee training) – see ****Funding Availability below). Failure of FTE or PTE to obtain authorized attendance for training within said 9 month period will result in subsequent increment and/or Merit Increase being withheld until training is completed, unless otherwise recommended by Executive Director and approved by Board of Commissioners;
7. ****Funding Availability – If for some reason LHA does not have financial funding to authorize employee training (employee has option to pay for their own training with no recourse against LHA). It is within the Executive Director's discretion to recommend Merit Increase for employee with final approval at Board of Commissioners' discretion; and
8. FTE/PTE – If title either no longer exists (as per NJ Civil Service) or employee's in-work title was changed (by NJCSC or LHA), the new/equivalent title will prevail provided LHA may substitute title/duties as deemed appropriate.

NOW, THEREFORE, BE IT FURTHER RESOLVED, any and all previous Employee Title/Salary Step Guides are hereby rescinded and abrogated and the attached Employee Title/Salary Step Guide is hereby adopted effective 10/01/17.

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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-49

Governing Body Recorded Vote – Members:

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

CONTRACT AWARD – CCTV SYSTEM – ALL LHA COMPLEXES ADVANCED VIDEO SURVEILLANCE, INC. (AVS) 140 J COMMERCE WAY, TOTOWA, NJ 07512-2291 TOTAL CONTRACT AWARD – \$49,112.23

WHEREAS, Lodi Housing Authority (LHA) Board of Commissioners (Board) previously rejected the single bid received for repairs of the CCTV Surveillance System (Res. #18-34) on or about May 9, 2019; and

WHEREAS, LHA has, for the 2nd time, publicly advertised to receive this 2nd Public Bid Opening held on July 31, 2019; and

WHEREAS, as a result of the 2nd Public Bid Opening, LHA received two (2) sealed public bids; and

WHEREAS, the 2nd round of public bids received were opened and reviewed by Russell Lipari of R&R Design Consultants, LLC, 415 Terrace Avenue, Hasbrouck Heights, NJ 07604 (LHA's Design and Inspecting Architect – refer to attached correspondence dated 08/08/19) and then subsequently reviewed by LHA Counsel Conrad M. Olear, Esq.; and

WHEREAS, it was determined and recommended that the total bid of \$49,112.23 submitted by Advanced Video Surveillance, Inc., 140 J Commerce Way, Totowa, NJ 07512-2291 was the lowest responsive bid received and within the Grant Funds awarded to LHA by BCCD (of \$62,000.00).

NOW, THEREFORE, BE IT RESOLVED, the Board hereby authorizes Contract Award to AVS, as referenced herein, in the amount of \$49,112.23, as funded by the BCCD Grant.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all documents 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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-50

Governing Body Recorded Vote – Members:

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

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.**De VRIES PARK ROOFTOP CELL TOWER LEASE AGREEMENT
OFFERED BY LANDMARK DIVIDEND**

WHEREAS, the Executive Director of Lodi Housing Authority (LHA) has completed the compliance review, as referenced in PIH 2017-24 3rd Party Agreement; and

WHEREAS, on 04/15/19 and 08/12/19, the Executive Director notified the US Department of Housing and Urban Development (HUD) of LHA's intent to enter into Landmark Dividend's Lease Purchase Agreement; and

WHEREAS, LHA acknowledges its existing T-Mobile Cell Tower Lease will be taken over as provided within Landmark Dividend's Lease Purchase Agreement; and

WHEREAS, LHA further recognizes its need for additional money other than from HUD, which will enable the Authority to continue to provide all its Residents with **Decent, Safe, and Sanitary Housing**, and

WHEREAS, the Authority recognizes HUD's continuous decrease in providing PHAs 100% of PFS funding eligibility by pro-rating PHAs at levels of 70%, 80% of eligible funding; and

WHEREAS, the Executive Director recommends accepting any of Landmark Dividend's Lease Purchase options (previously distributed); and

WHEREAS, the Board hereby authorizes Term Purchase of _____ months with Lump Sum Purchase Price of \$_____; however, the Board further recognizes several questions pertaining to Landmark Dividend's Lease Purchase Agreement presently under review by LHA Counsel and Executive Director and subject to Counsel and Executive Director concurrence.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby directs the Executive Director to hereby authorize the 3rd Party Agreement (cell tower) allowable under PIH 2017-24 and such agreement shall be effective 10/01/19.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is further authorized to execute any and all documents/contracts, as referenced herein, provided all lease review correspondence to HUD, etc. have been completed prior to the effective date of October 1, 2019.

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BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE
MEETING HELD ON:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-51

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody				
Commissioner S. De Nobile				
Commissioner P. V. Lynch				
Commissioner R. Marra				
Commissioner R. Riley, Jr.				
Vice Chairman A. Di Chiara				
Chairman Marc N. Schrieks				

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

ORGANIZATIONAL RESOLUTION AS REQUIRED BY BCCD
PERTAINING TO \$100,000.00 FOR LHA BOILER REPLACEMENT

WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners (Board) wishes to enter into a Grant Agreement with the County of Bergen for the purpose of using \$100,000.00 of 2019-2020 Community Development Block Grant funds for LHA Boiler Replacement.

NOW, THEREFORE, BE IT RESOLVED, the LHA Board of Commissioners hereby authorizes Executive Director Thomas DeSomma to be a signatory to the aforesaid Grant Agreement.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the LHA Board of Commissioners recognized that Lodi Housing Authority is liable for any funds not spent in accordance with the Grant Agreement and that liability of Board Members is in accordance with NJSA 2AL53A-7, et.seq.

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MEETING HELD ON:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

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