

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE BOROUGH OF LODI

(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: Caruso ___ Lynch ___ Marra ___ Woods ___ Di Chiara ___ Cody ___
 Executive Director ___ Attorney ___ Secretary ___ Deputy Director ___

BIDS:

APPROVAL OF MINUTES: Regular Meeting – February 18, 2016

COMMUNICATIONS:

1. Published & Website – Notice of re-scheduled meeting from 03/17/16 to 03/24/16 (7 PM)
2. Published Notices for RFQs due back on 04/07/16 for: Fee Attorney, Fee Accountant, Consultant, IPA

REPORT OF ATTORNEY:

REPORT OF ACCOUNTANT:

REPORT OF SECURITY:

MONTHLY BILLS – PUBLIC HOUSING & SECTION 8 RENTAL ASSISTANCE:

REPORT OF EXECUTIVE DIRECTOR:

REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMINISTRATOR 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 #15-28	Update of Flat Rents – Mandated by US Dept. of HUD – To Be Minimum of 80% of Fair Market Rents (FMR)
2. Resolution #15-29	Declaration of Emergency Expenditure – Repair of Boiler #1 Leak – De Vries Park Family Complex
3. Resolution #15-	
4. Resolution #15-	

REPORT OF COMMISSIONERS:

UNFINISHED BUSINESS:

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS: As Chairman, be advised...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:

REPORT OF ATTORNEY:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS

UPDATES:

- **Christina Johanneman (Former Section 8 Participant)** – payments received – to be forwarded to LHA
- **M. Rouf (Former Section 8 Participant)**
- **E. Ferrer (Former Section 8 Participant)** – Bergen County Court Default – scheduled 3/28
- **E. Grecco (PH Resident)** – scheduled for 3/29
- **E. Stellato (PH Resident)** – moved out – transferred to Section 8 Program absorbed by Bergen County Housing (HABC)

NEED UPDATE:

- **J. Pereira (Former PH Resident)**
- Request for Lodi Police Report on Narcan Save (as reported in Community News 2/25/16) – Not Applicable to LHA Complex (private residence)

NEW:

- **Any Other Pending Litigation or Personnel Matters to be Discussed?**
-

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME
-

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

REPORT OF EXECUTIVE DIRECTOR:

1. Approximate total interest earned for FY to date is total of **\$910.00±**

2. CONTRACT REPORT:

CONTRACT FOR:		CONTRACT AWARDED TO:
1.	PRE-REAC ANNUAL INSPECTION OF ALL LHA COMPLEXES (220 UNITS PLUS EXTERIOR OF ALL BUILDINGS)	AMERICAN PROPERTY CONSULTANTS, INC. 5901 HILLSIDE ROAD/PO BOX 98 ST. LEONARD, MD 20685 \$4,306.08
2.		
CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

I HEREBY CERTIFY ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.

3. Mayor and Council reviewing vertical parking on south side of Lawrence Avenue – LPD Traffic Study indicates “no reason to deny request” – awaiting response
4. Draft of Smoke-Free Policy – LHA is closing in on scheduled time for compliance – to be explained

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

1. To date, there are 444 HCV/Section 8 Participants presently on the program
2. LHA application for BCCD "Unprogrammed Funds" – for repair/replacement of fire alarm and closed circuit TV systems
3. DVP Boiler #1 & #2 Leak – refer to Resolution #15-29
4. PSE&G Customer Application for replacement of residential boilers at DVP – Conrad to review...and cost impact to LHA

RESOLUTIONS:

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4. Resolution #15-	

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:

UPDATES:

- **Christina Johanneman (Former Section 8 Participant)** – payments received – to be forwarded to LHA
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NEED UPDATE:

- **J. Pereira (Former PH Resident)**
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NEW:

- **Any Other Pending Litigation or Personnel Matters to be Discussed?**

RESOLUTION NO. 15-28

Governing Body Recorded Vote – Members:

- Commissioner V. Caruso
- Commissioner P. Lynch
- Commissioner R. Marra
- Commissioner G. Woods
- Commissioner A. Di Chiara
- Commissioner D. Cody

Aye Nay Abstain Absent

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

US DEPARTMENT OF HUD MANDATE – FLAT RENTS PROVISION TO BE A MINIMUM OF 80% OF FAIR MARKET RENT (FMR) – EFFECTIVE JULY 1, 2016

WHEREAS, the US Department of Housing and Urban Development (HUD) **mandates** that all Public Housing Authorities' Flat Rents be updated and established at a minimum of 80% of the attached Bergen-Passaic Fair Market Rent (FMR) Notice; and

WHEREAS, Lodi Housing Authority (LHA) is required to comply with the aforementioned HUD **mandate**.

NOW, THEREFORE, BE IT RESOLVED, effective July 1, 2016, the new flat rents will be effective and applied to a household's annual rent option upon Annual Re-Examination.

NOW, THEREFORE, BE IT FURTHER RESOLVED, effective July 1, 2016, LHA Board of Commissioners (Board) hereby, and in compliance with HUD mandate referenced herein, **re-establishes** New Flat Rents at the 80% minimum of the 2016 FMR's to include all excess utilities, which are as follows:

1 BEDROOM	2 BEDROOMS	3 BEDROOMS
\$982.	\$1,152.	\$1,487.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby approves implementation of the 80% minimum of the 2016 FMR, to be effective with the July 1, 2016 Annual Re-Examinations.

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

March 24, 2016

RESOLUTION NO. 15-29

Governing Body Recorded Vote – Members:

Aye Nay Abstain Absent

Commissioner V. Caruso
Commissioner P. Lynch
Commissioner R. Marra
Commissioner G. Woods
Commissioner A. Di Chiara
Commissioner D. Cody

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

DECLARATION OF EMERGENCY EXPENDITURE

REPAIR OF BOILER #1 LEAK – De VRIES PARK FAMILY COMPLEX

WHEREAS, on or about March 7, 2016 during follow-up inspections of the De Vries Park Boiler Room, it was noticed that now Boiler #1 was leaking; and

WHEREAS, the Deputy Executive Director immediately contacted Millennium Mechanical (LHA's HVAC Contractor), who promptly responded, and upon their inspection, determined that while the leak was apparent and suggested to temporarily fix/patch, which was completed but patch would not hold to maintain heat/hot water necessary throughout the De Vries Park Family Complex.

NOW, THEREFORE, BE IT RESOLVED, that Boiler #1 Leak is a threat to tenants' health and safety as defined in NJSA 40A:11-6 and requires immediate remediation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that all such related expenditures be classified as "Emergency Expenditures," and as such, repairs and costs related to Boiler #1 are hereby authorized to be paid from any and all available funds under the Authority and Public Housing Authority's Operating Program and/or Operating 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:

EXECUTIVE DIRECTOR/SECRETARY-TREASURER