

**MINUTES OF THE REGULAR MEETING OF LODI  
HOUSING AUTHORITY, 50 BROOKSIDE AVENUE,  
LODI, NEW JERSEY AT 7:00 PM ON THURSDAY,  
DECEMBER 20, 2018**

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

**Pledge of Allegiance:** Chairman Schrieks requested everyone stand for the Pledge of Allegiance.

After the Pledge, the 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." Chairman Schrieks 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. Schrieks and the following Commissioners: Daniel J. Cody, Steven De Nobile, Paul V. Lynch and Robert Marra. Also present were Lodi Housing Authority Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Thomas DeSomma, Deputy Executive Director Gary Luna, and Housing Manager/Recording Secretary Carol A. Ferrara. Vice Chairman Albert Di Chiara and Commissioner Gerald Woods were absent.

**Bids:** None

**Approval of Minutes:**

Motion was made by Commissioner Cody and Seconded by Commissioner Lynch to approve the Open Session of the November 19, 2018 Regular Meeting.  
Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Commissioner De Nobile to approve the Closed Session of the November 19, 2018 Regular Meeting.  
Upon Roll Call, the Board voted as follows:

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

**Communications:**

1. Dept. of HUD – FYE 09/30/18 PHAS Notice – **Designating LHA as High Performer**

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

**Report of Attorney:**

- 1. Evictions/Notices to Cease/Related Hearings
- 2. Any Other Pending Litigation/Personnel Matters to be Discussed
  - Personnel Matters – NJ State Law – All employees to earn sick leave of 1 hour for every 30 hours worked to max of 30 hours per benefit period (year) – Attorney has call into NJ Dept. of Labor

**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 December 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 Chairman Schrieke	NONE	NONE	Commissioner Woods Vice Chairman Di Chiara

**Report of Executive Director:**

- 1. Approximate total interest earned to date is total of **\$890.00±**
- 2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	R&R Design Consultants, LLC 415 Terrace Avenue Hasbrouck Heights, NJ 07604	Professional Design/Engineering Services for Repairs to CCTV Surveillance System at all LHA Complexes \$2,750.00
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		

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.		
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 NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		



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

3. Ordered new snow vehicle via Bergen County Co-op Purchasing Agreement/NJ State Co-op
4. Correspondence & LHA Resolution forwarded to BCCD for Unprogrammed Funds
5. Rental of 1<sup>st</sup> floor as Administrative Offices with Lodi Boys/Girls Club
6. De Vries Park – as a result of recent reports of vehicles driving onto DVP property by Building #8 at end of Liberty Street, a new guardrail was authorized and installed for tenant safety
7. LHA purchased and also received donation of gift cards from Inserra Supermarkets (Shop Rite) and the Hasbrouck Heights Elks which were distributed for Christmas

**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. FEMA – no update
3. Partial Replacement of Fire Alarm/Call to Aid Systems at 20 Rennie Place – Pre-Bid Meeting was held on 12/20/18 – Public Bid Opening scheduled for 12/28/18 – this project is pending BCCD Funding Application
4. Replacement of Fire Alarm System at the Massey Street & North Main Street S/C Complexes

**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 Commissioner Marra.  
Upon Roll Call, the Board voted as follows:**

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

**REFER TO LISTING OF RESOLUTIONS ON NEXT PAGE**

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

1. Resolution #18-07	Rent Write-Off FYE 09/30/19 – Cecilia Frawley – DVP #21A
2. Resolution #18-08	Designation of Fund Commissioner – NJPHA JIF – Fund Year 2019
3. Resolution #18-09	Annual Certification of Executive Director/Secretary Treasurer's & Commissioners' Completion of Mandated Training
4. Resolution #18-10	Change Order #1 – Cost Change of \$6,336 Pertaining to Removal/Replacement of Fire Alarm System (Massey/North Main) – DavEd Fire Systems, Inc.
5. Resolution #18-11	Rejection of Single Bid Received on 11/29/18 for Replacement of Fire Alarm System at Rennie Place Senior Citizen Complex
6. Resolution #18-12	Authorization for Submission of Application for 2019 BCCD Grant Funding – Removal/Replacement of Boilers Servicing Massey Street/ Rennie Place Senior Citizen Complexes
7. Resolution #18-13	Revision to Charges to Tenants – Special Exterminating Service Charge – Effective February 1, 2019
8. Resolution #18-14	Authorization of Rental of 1 <sup>st</sup> Floor Office Space in LHA Administration Building, 50 Brookside Avenue, Lodi
9. Resolution #18-15	Declaration of Lodi Housing Authority – Vehicle & Maintenance Equipment No Longer Useful/Viable for Public Use
10. Resolution #18-16	Final Adoption of LHA's Annual Budget & Capital Budget for Fiscal Year 10/01/18 – 09/30/19
11. Resolution #18-17	Amendment to LHA By-Laws

**Report of Commissioner:** None

**Unfinished Business:** None

**Old Business:** None

**New Business:** None

**Good & Welfare:** None

**Hearing of Citizens:** None in Attendance

### **Closed Session:**

**Motion to End Regular Order of Business and go into Closed Session 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 Chairman Schrieks	NONE	NONE	Commissioner Woods Vice Chairman Di Chiara



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

**Motion to end Closed Session and return to Regular Order of Business was made by Commissioner Cody and Seconded by Commissioner De Nobile.  
Upon Roll Call, the Board voted as follows:**

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

**Adjournment:**

**Motion to Adjourn 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 Chairman Schrieks	NONE	NONE	Commissioner Woods Vice Chairman Di Chiara

Meeting was Adjourned at 7:45 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. 18-07

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.

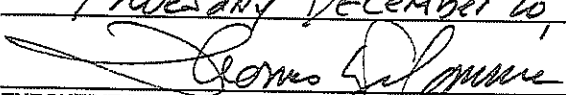
RENT WRITE-OFF FYE 09/30/19

WHEREAS, former tenant listed below left balance due Lodi Housing Authority thus requiring the balance below 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 \$135.89 due from said Resident be and is hereby "written off" as uncollectible and shall be taken off Accounts Receivable as of FYE 09/30/19.

FORMER TENANT	COMPLEX	AMOUNT	REASON
Cecilia Frawley	Apt. #21A De Vries Park Family Complex	\$135.89	Tenant died November 2018 - left rent balance
TOTAL:		\$135.89	

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 December 20, 2018  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Cc: Carol A. Ferrara, Housing Manager  
Frank Ciliberto, Sr. Hsg. Asst. Tech-In Charge  
Nicole Ferrara, Keyboarding Clerk 2/Accounts  
Wallace Nowosielecki, CPA, Fee Account  
Former Resident's File (Frawley, DVP #21A)

## RESOLUTION NO. 18-08

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
MA	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'LEAR, ESQ.

### DESIGNATION OF FUND COMMISSIONER FOR THE NJ PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (NJPHA JIF) FOR FUND YEAR 2019

**WHEREAS**, Lodi Housing Authority (LHA) is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

**WHEREAS**, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its representative to said Fund.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Lodi Housing Authority does hereby appoint **Thomas DeSomma, Executive Director/Secretary Treasurer**, as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the **Fund Year 2019**.

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 December 20, 2018

Thomas DeSomma  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

December 20, 2018

RESOLUTION NO. 18-09

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 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.

**ANNUAL CERTIFICATION OF  
EXECUTIVE DIRECTOR/SECRETARY TREASURER'S &  
COMMISSIONERS' COMPLETION OF MANDATED  
TRAINING - NJSA 40A:12A-46 & NJAC 5:44-2.4**

**WHEREAS**, the New Jersey Department of Community Affairs (NJDCA) requires the Executive Director of Local Housing Authorities to Certify that its Commissioners and Executive Director are in compliance with NJSA 40A:12A-46 & NJAC 5:44-2.4 training requirements; and

**WHEREAS**, as Executive Director of Lodi Housing Authority (LHA) and referenced in the attached chart, I hereby Certify that its Commissioners and Executive Director are in compliance with NJSA 40A:12A-46 & NJAC 5:44-2.4.

**NOW, THEREFORE BE IT RESOLVED**, LHA's Board of Commissioners have reviewed the attached Certification as signed by the Executive Director and find it to be true and accurate.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, the Executive Director is hereby authorized to forward this Resolution #18-09 and attached Certification, along with any required documentation to the NJDCA, as may be required.

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:

Tuesday December 20, 2018



EXECUTIVE DIRECTOR/SECRETARY-TREASURER





# LODI HOUSING AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue, Lodi, New Jersey 07644

THOMAS DeSOMMA  
Executive Director/ Secretary Treasurer  
973-470-3650 – Fax 973-778-1429

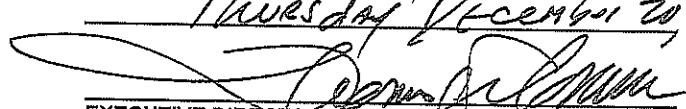
December 20, 2018

## LODI HOUSING AUTHORITY ANNUAL CERTIFICATION OF EXECUTIVE DIRECTOR/SECRETARY TREASURER'S & COMMISSIONERS' COMPLETION OF MANDATED TRAINING NJSA 40A:12A-46 & NJAC 5:44-2.4

On behalf of Lodi Housing Authority, I hereby Certify that its Executive Director/Secretary Treasurer and Commissioners are in compliance with NJSA 40A:12A-46 & NJAC 5:44-2.4 (as referenced in the chart below).

NAME	TITLE	TERM	APPOINTED BY	TRAINING COMPLETED	EMPLOYMENT CONTRACT
Thomas DeSomma	Executive Director/ Secretary Treasurer	Appointed 06/01/1979	Governing Body	X	N/A
Daniel J. Cody	Commissioner	06/11/15 – 06/10/20	Governing Body	X	--
Steven De Nobile	Commissioner	11/14/17 – 12/12/19	State/DCA	In Progress	--
Albert Di Chiara	Commissioner/ Vice Chairperson	06/11/14 – 06/10/19	Governing Body	X	--
Paul V. Lynch	Commissioner	06/11/18 – 06/10/23	Governing Body	X	--
Robert Marra	Commissioner	06/11/17 – 06/10/22	Governing Body	X	--
Marc N. Schrieks	Commissioner/ Chairperson	02/21/17 – 06/10/21 (Remainder of Vincent J. Caruso's Term)	Governing Body	X	--
Gerald Woods	Commissioner	02/20/16 – 02/19/21	Mayor/CEO	X	--

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 December 20, 2018*  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-10

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.

CHANGE ORDER #1 – COST CHANGE OF \$6,336 PERTAINING TO  
REMOVAL/REPLACEMENT FIRE ALARM SYSTEM (MASSEY/NORTH MAIN)  
DAVED FIRE SYSTEMS, INC.

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) previously awarded DavEd Fire Systems, Inc. the Contract to Remove/ Replace Fire Alarm System @ Massey/North Main S/C Complexes via Board Resolutions #17-34 & #17-36; and

WHEREAS, LHA’s Design & Inspection Engineer recommends Change Order #1 to said Contract reflecting an increase of \$6,336 to the original Contract for additional work requested by LHA (see Design Consultant’s correspondence dated 12/15/18); and

WHEREAS, LHA’s Counsel, Conrad M. Olear, Esq., has reviewed related documents and applicable NJSA related to such Public Contracts and related change orders; and

WHEREAS, said Change Order #1, as stated herein, is below the 20% allowable under NJSA; and

WHEREAS, LHA’s Executive Director hereby certifies the Funding Availability to award Change Order #1.

NOW, THEREFORE, BE IT RESOLVED, by LHA’s Board of Commissioners, Change Order #1 is hereby approved and awarded to DavEd Fire Systems, Inc. as follows:

\$80,000.00	Original Contract Award
+ 6,336.00	Change Order #1
\$86,336.00	Contract Grand Total

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director/ Secretary Treasurer is hereby authorized to execute any and all Contract Documents pertaining to Change Order #1.

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 December 20, 2018  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



DESIGN CONSULTANTS L.L.C.

415 TERRACE AVENUE  
HASBROUCK HEIGHTS, N.J. 07604

Tel: 201-288-5348  
Fax: 201-288-5327

December 5, 2018

Mr. Gary Luna Executive Deputy Director  
Lodi Housing Authority of the Borough of Lodi  
50 Brookside Avenue  
Lodi, New Jersey 07644-3256

Project: REMOVAL/ REPLACEMENT OF PARTIAL FIRE ALARM SYSTEM  
NJ 11-2A 15 MASSEY STREET COMPLEX  
NJ 11 2B 375 NORTH MAIN STREET COMPLEX

Dear Mr. Luna Executive Deputy Director:  
Please be advised our office is in receipt of the following, from DevEd Fire Systems Inc.

SCHEDULE of CHANGE ORDER Form HUD 51002  
Change Order No.1 Sum of \$ 6,336.00 For work authorize to repair and correct Fire Alarm system troubles. This work was necessary to repair and remove Trouble within the Panel. This work had to be completed in order the new Panel can function correctly without any problems., Included in this package all necessary documentation confirming the additional costs.

Very truly yours,

Russell A. Lipari  
President  
R&R DESIGN CONSULTANTS LLC.



RESOLUTION NO. 18-11

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.

REJECTION OF SINGLE BID RECEIVED ON 11/29/18  
FOR REPLACEMENT OF FIRE ALARM SYSTEM AT  
RENNIE PLACE SENIOR CITIZEN COMPLEX

**WHEREAS**, Lodi Housing Authority (Authority) publicly advertised to receive sealed bids at 10:00 AM on November 29, 2018 for the Replacement of the Fire Alarm System at its Rennie Place Senior Citizen Complex (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. (the Authority's Attorney); and

**WHEREAS**, said bid received (determined to be the single bidder) was above the Authority's budgeted allocation (refer to Design & Inspection Engineer's correspondence of 11/29/18); 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 re-advertised.

**NOW, THEREFORE, BE IT RESOLVED**, the public bid received pertaining to the Replacement of the Fire Alarm System at the Authority's Rennie Place Senior Citizen Complex is hereby **Rejected**.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Executive Director/ Secretary-Treasurer is authorized to re-advertise to received public bids for the Replacement of the Fire Alarm System its Rennie Place Senior Citizen Complex.

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 December 20, 2018

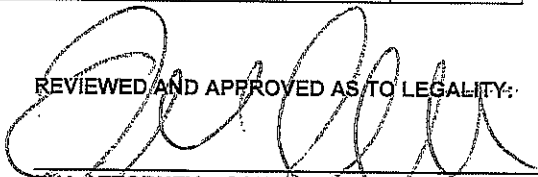
Conrad M. Olear  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-12

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
PA	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:  
  
CHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

**AUTHORIZATION FOR SUBMISSION OF APPLICATION FOR 2019  
BERGEN COUNTY COMMUNITY DEVELOPMENT (BCCD) GRANT  
FUNDING – FOR REMOVAL/REPLACEMENT OF BOILERS  
SERVICING THE MASSEY STREET/RENNIE PLACE  
SENIOR CITIZEN COMPLEXES**

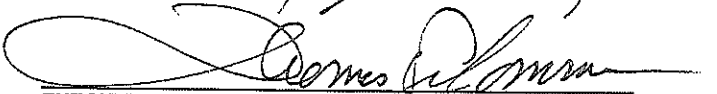
**WHEREAS**, the Board of Commissioners (Board) of the Lodi Housing Authority (Authority) wishes to submit an application to the County of Bergen for 2019 Community Development Block Grant Funding for the removal/replacement of boilers servicing the Massey Street/Rennie Place Senior Citizen Complexes; and

**WHEREAS**, the Mayor & Council of the Borough of Lodi Adopted the required endorsing Resolution (attached).

**NOW, THEREFORE, BE IT RESOLVED**, the application referenced herein for 2019 BCCD Funds is hereby approved.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Board hereby authorizes the Executive Director to forward a copy of the 2019 Funding Application to the County of Bergen requesting consideration to approve Lodi Housing Authority's 2019 BCCD Grant Application.

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 December 20, 2018  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

	AYE	NAY	ABSTAINED	ABSENT
m CM MARTIN	✓		✓	
CW LICATA			✓	
CM DICHARA			✓	
5 DEPUTY MAYOR CIMA	✓			
MAYOR CARAFA	✓			

December 18, 2018

**BOROUGH OF LODI  
COUNTY OF BERGEN  
STATE OF NEW JERSEY**

**RESOLUTION NO. 18-227**

**WHEREAS**, a Bergen County Community Development grant of \$300,000.00 has been proposed by the Lodi Housing Authority, County of Bergen for Infrastructure Boiler Replacement at the Massey Street Senior Citizen Complex; and

**WHEREAS**, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Mayor and Council; and

**WHEREAS**, the aforesaid project is in the best interest of the people of the Borough of Lodi; and

**WHEREAS**, this resolution does not obligate the financial resources of the municipality and is intended solely for the expenditure of the aforesaid CD funds.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Lodi hereby confirm endorsement of the aforesaid project; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

THIS IS TO CERTIFY THAT THIS IS A  
TRUE COPY AS ADOPTED BY THE  
BOROUGH COUNCIL OF THE BOROUGH  
OF LODI, NJ AT A MEETING HELD ON  
DECEMBER 18, 2018.

Carole L. D'Amico, RMC  
Carole L. D'Amico, R.M.C.  
Borough Clerk



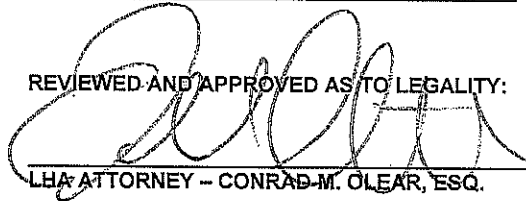
**RESOLUTION NO. 18-13**

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.

**REVISION TO CHARGES TO TENANTS – SPECIAL EXTERMINATING  
SERVICE CHARGE – EFFECTIVE FEBRUARY 1, 2019**

**WHEREAS**, Lodi Housing Authority (LHA) has periodically updated its Tenant Charges; and

**WHEREAS**, numerous tenants continue to refuse bi-monthly (every two months) exterminating services, as required under the provisions of their dwelling lease; and

**WHEREAS**, these refusals are considered a health concern, not only for the tenants refusing such required service, but also a health concern for the other LHA tenants; and

**WHEREAS**, LHA is required to provide exterminating services (at no cost), and while a tenant may occasionally refuse (due to health reasons, etc.), some tenants refusal continues in excess of 2-3 consecutive treatments; and

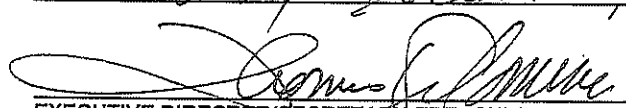
**WHEREAS**, any tenant refusing exterminating services for 2-3 consecutive treatments leaves LHA no alternative but to re-schedule these services, of which the cost not to exceed \$125.00 per visit is outside of the regular yearly contract fee; and

**WHEREAS**, refusal and related Special Exterminating Charges will be applied only after tenants 2<sup>nd</sup> Refusal of Regular Exterminating Services, provided the Executive Director, or designee, notifies tenant of re-scheduled exterminating service.

**NOW, THEREFORE, BE IT RESOLVED**, the LHA Board of Commissioners (Board) hereby approves the implementation of Re-Scheduled Exterminating Charges to be listed as Tenant Service Charge to be effective February 1, 2019.

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 December 20, 2018*



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

## RESOLUTION NO. 18-14

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. O'NEAR, ESQ.

## AUTHORIZATION OF RENTAL OF 1<sup>ST</sup> FLOOR OFFICE SPACE IN LHA ADMINISTRATION BUILDING, 50 BROOKSIDE AVENUE, LODI

**WHEREAS**, Lodi Housing Authority (LHA) has been in accordance with US Department of HUD (HUD) Performance Funding System (PFS) Rules and Regulations; and

**WHEREAS**, LHA has been financially solvent in accordance with PFS; and

**WHEREAS**, LHA manages and maintains 100 family public housing units (DVP) and 120 senior citizen dwelling units (40 each at its Rennie Place, Massey Street, and North Main Street sites); and

**WHEREAS**, it has been determined that non-dwelling space located on the 1<sup>st</sup> floor of LHA's Administration Building (50 Brookside Avenue, Lodi) is available for rental/lease and rental space available is not required for its Public Housing or its Section 8 Housing Choice Voucher Programs and said rental space was publicly advertised (refer to attachments); and

**WHEREAS**, it would be in the best interest of LHA to rent/lease its 1<sup>st</sup> floor office space and income received would assist LHA with its ACC commitment to provide safe and sanitary housing for its Public Housing low to moderate income residents

**NOW, THEREFORE, BE IT RESOLVED**, the LHA Board of Commissioners (Board) hereby authorizes leasing of the 1<sup>st</sup> floor office space (referenced herein) and further authorizes Thomas DeSomma, Executive Director, to enter and execute a Lease Agreement with the Boys & Girls Club of Lodi & Hackensack, 460 Passaic Avenue, Lodi, New Jersey for rental of its non-dwelling space for a period of three (3) years at \$16,800.00 for 2019, \$18,000.00 for 2020, and \$19,200.00 for 2021 with said lease term not to exceed three (3) years without further concurrence of LHA Board of Commissions.

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 December 20, 2018*

*Thomas DeSomma*

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 18-15

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
PA	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.

DECLARATION OF LODI HOUSING AUTHORITY  
VEHICLE & MAINTENANCE EQUIPMENT ARE  
NO LONGER USEFUL/VIALE FOR PUBLIC USE

- 1997 GMC YUKON (4WD – 2DOOR)
  - VIN 3GKEK 18R6V G5215 63 – MILEAGE 114,967
- 2 ARIENS SNOW BLOWERS
  - PURCHASED 12/19/94 – MODEL #924085
  - PURCHASED 01/21/00 – MODEL #924085

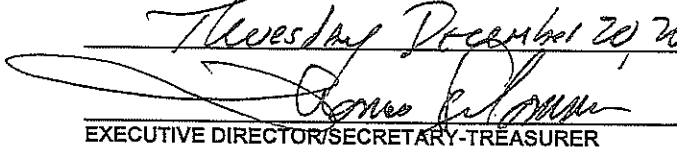
**WHEREAS**, the Executive Director of Lodi Housing Authority (LHA) has determined (due to age and condition) the vehicle and snow blowers referenced above are no longer viable for Public Use and no longer cost-effective to maintain; and

**WHEREAS**, said vehicle and estimated fair value (refer to attached) is below 15% of Bid Threshold requirement to offer said vehicles for Public Sale (refer to attached NJSA 40A:11-36).

**NOW, THEREFORE, BE IT RESOLVED**, by Board of Commissioners (Board) based upon Executive Director's determination referenced herein has hereby deemed the 1997 vehicle and Maintenance Equipment referenced above "Not Viable for Public Use."

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Executive Director is further authorized to offer the 1997 vehicle for sale and/or use and authorized to scrap the two (2) snow blowers.

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 December 20, 2018  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



## RESOLUTION NO. 18-16

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.

## 2018 ADOPTED BUDGET RESOLUTION

### LODI HOUSING AUTHORITY

#### FISCAL YEAR: FROM 10/01/2018 TO 09/30/2019

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

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption 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 of \$NA.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Lodi Housing Authority, at an open public meeting held on September 20, 2018 that the Annual Budget and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year period beginning October 1, 2018 and ending September 30, 2019, is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

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 December 20, 2018

  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

*Authority Budget of:*

***Lodi Housing Authority***

State Filing Year

2018

*For the Period:*

*October 1, 2018*

*to*

*September 30, 2019*

[www.lodihousing.org](http://www.lodihousing.org)  
Authority Web Address

**APPROVED COPY**



*Division of Local Government Services*

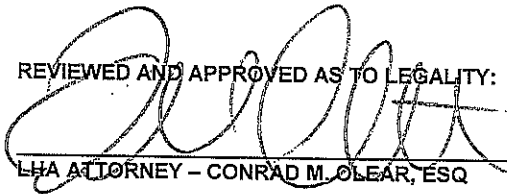
RESOLUTION NO. 18-17

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

AMENDMENT TO BY-LAWS

**WHEREAS**, the Executive Director/Secretary-Treasurer of Lodi Housing Authority (LHA) periodically reviews and makes recommendations/amendments to the By-Laws, as deemed in the best interest of LHA; and

**WHEREAS**, the Executive Director/Secretary-Treasurer has recently reviewed LHA's By-Laws and hereby recommends that the LHA Board of Commissioners (Board) consider adopting the attached changes (highlighted in yellow).

**NOW, THEREFORE, BE IT RESOLVED**, as recommended by the Executive Director/Secretary-Treasurer, the Board of Commissioners hereby adopts and approves the attached changes to LHA's By-Laws and said changes shall become effective 30 days after adoption of this Resolution #18-17.

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 December 20, 2018

  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER