

**MINUTES OF THE REGULAR MEETING OF LODI  
HOUSING AUTHORITY, 50 BROOKSIDE AVENUE,  
LODI, NEW JERSEY AT 7:00 PM ON THURSDAY,  
JANUARY 17, 2019**

**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, Vice Chairman Albert Di Chiara and the following Commissioners: Daniel J. Cody, Steven De Nobile, 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. Commissioners Paul V. Lynch and Gerald Woods were absent.

**Bids:** None

**Approval of Minutes:**

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

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

**Motion was made by Commissioner Cody and Seconded by Commissioner De Nobile  
to approve the Closed Session of the December 20, 2018 Regular Meeting.  
Upon Roll Call, the Board voted as follows:**

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

**Communications:** None

**MINUTES OF REGULAR MEETING – JANUARY 17, 2019 (cont'd)**

**Report of Attorney:**

- 1. Evictions/Notices to Cease/Related Hearings
  - o **C. Fuentes (former S-8 Participant)** – terminated from program for failure to pay arrearages owed of \$1,682 – Complaint filed – received Judgment but can't garnish social security income
- 2. Any Other Pending Litigation/Personnel Matters to be Discussed
  - o 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 called Dept. of Labor and waiting for response

**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 January 2019 Bills Agendas was made by  
Commissioner Cody and Seconded by Vice Chairman Di Chiara.  
Upon Roll Call, the Board voted as follows:**

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

**Report of Executive Director:**

- 1. Approximate total interest earned to date is total of **\$1,870.00±**
- 2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.		
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 DOE REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		



## MINUTES OF REGULAR MEETING – JANUARY 17, 2019 (cont'd)

3. LHA will be advertising for IPA services for FYE 09/30/19
4. HABC and State will be opening list for Section 8 Vouchers

### 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

### 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 Marra and Seconded by Commissioner Cody.  
Upon Roll Call, the Board voted as follows:**

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

1. Resolution #18-18	2 <sup>nd</sup> Rejection of Single Bid Received for Replacement of Fire Alarm System at Rennie Place Senior Citizen Complex
2. Resolution #18-19	Change Order #2 – Cost Change of \$6,176 – Removal/ Replacement of Fire Alarm System (Massey/North Main) – DavEd Fire Systems, Inc.

**Report of Commissioner:** None

**Unfinished Business:** None

**Old Business:** None

**New Business:** None

**Good & Welfare:** Commissioner Woods is still in the hospital recovering from surgery and is expected to remain there over the next several months. We wish him the best for a speedy recovery.

**Hearing of Citizens:** None in Attendance

## MINUTES OF REGULAR MEETING – JANUARY 17, 2019 (cont'd)

### Closed Session:

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

Motion to end Closed Session and return to Regular Order of Business was made by Vice Chairman Di Chiara and Seconded by Commissioner Cody.

Upon Roll Call, the Board voted as follows:

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

### Adjournment:

Motion to Adjourn was made by Commissioner De Nobile and Seconded by Commissioner Cody. Upon Roll Call, the Board voted as follows:

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

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



THOMAS DeSOMMA  
Executive Director/Secretary Treasurer



MARC N. SCHRIEKS, Chairman

Transcribed/Typed by:



CAROL A. FERRARA  
Housing Manager/Recording Secretary

**RESOLUTION NO. 18-18**

Governing Body Recorded Vote – Members:

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

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**2<sup>ND</sup> REJECTION OF SINGLE BID RECEIVED ON 12/28/18  
FOR REPLACEMENT OF FIRE ALARM SYSTEM AT  
RENNIE PLACE SENIOR CITIZEN COMPLEX**

**WHEREAS**, Lodi Housing Authority (Authority) publicly advertised, for the 2<sup>nd</sup> time, to receive sealed bids at 10:00 AM on December 28, 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**, 2<sup>nd</sup> bid received (determined to be the single bidder) was above the Authority's budgeted allocation (refer to Design & Inspection Engineer's correspondence of 01/09/19); and

**WHEREAS**, both the Architect and Attorney have recommended that, in the best interest of the Authority, the one (1) bid received be **Rejected**.

**NOW, THEREFORE, BE IT RESOLVED**, the 2<sup>nd</sup> 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 January 17, 2019

  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**RESOLUTION NO. 18-19**

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.

**CHANGE ORDER #2 – COST CHANGE OF \$6,176 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 #2 to said Contract reflecting an increase of \$6,176 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 #2, 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 #2.

**NOW, THEREFORE, BE IT RESOLVED**, by LHA's Board of Commissioners, Change Order #2 is hereby approved and awarded to DavEd Fire Systems, Inc. as follows:

\$80,000.00	Original Contract Award
6,336.00	Change Order #1
+ 6,176.00	Change Order #2
<u>\$92,512.00</u>	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 #2.

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 January 17, 2019

James Schrieks  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER