

**MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, OCTOBER 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:** The meeting was attended by Chairman Marc N. Schrieks, and Commissioners Daniel J. Cody, Commissioner Steven De Nobile, Paul V. Lynch, Robert Marra, and Robert Riley, Jr. Vice Chairman Albert Di Chiara was absent.

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.

**Bids:** None

**Approval of Minutes:**

**Motion was made by Commissioner Marra and Seconded by Commissioner Lynch to approve the Minutes of the Open Session of the September 26, 2019 Regular Meeting. Upon Roll Call, the Board voted as follows:**

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

**Motion was made by Commissioner Cody and Seconded by Commissioner Lynch to approve the Minutes of the Closed Session of the September 26, 2019 Regular Meeting. Upon Roll Call, the Board voted as follows:**

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

**Communications:**

1. Received approval of LHA's FY 10/01/19-09/30/20 PH & S-8 Operating Budgets – Final Approval Resolution will be on 12/19/19 Regular Meeting Agenda

**Report of Attorney:**

1. Evictions/Notices to Cease/Related Hearings
2. Any Other Pending Litigation/Personnel Matters to be Discussed

**REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS FOR RELATED CORRESPONDENCE**

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

**Report of Accountant:** Nothing at this time.

**Report of Security:** Nothing at this time

**Bills Agenda:**

**Motion to Approve the FYE 09/30/2019 Bills Agenda 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 Commissioner Riley Chairman Schrieks	NONE	NONE	Vice Chairman Di Chiara

**Motion to Approve the October 2019 Bills Agenda 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 Commissioner Riley Chairman Schrieks	NONE	NONE	Vice Chairman Di Chiara

**Report of Executive Director:**

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

2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	Buggin Out, LLC 159 Corabelle Avenue Lodi, NJ 07644 201-566-6852	General Exterminating Services at all LHA Complexes 2-Year Contract – 01/01/2020 thru 12/31/2021 \$4,740 (1 <sup>st</sup> year) & \$5,220 (2 <sup>nd</sup> year)
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.		
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 REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

3. Massey Street balcony repair at Units 7 & 8 – refer to photos & price quote – to be repaired by Maintenance (in-house)

4. HUD Personnel met at LHA (on 10/08/19) to discuss Section 8 VMS and PH



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

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

1. Deputy Executive Director reported 473 HCV/Section 8 Participants presently on the program
2. FEMA – discussed LHA Counsel's recommendation
3. CCTV Public Bid – Contract Awarded
4. Westmont Gardens (formerly Wrights Village) – discussed in-house decision pertaining to Notice of Increase (ranging from 5% to 7%) for LHA's Section 8 Participants – they were previously honoring LHA's cap at 3%
5. PK Mechanical is on site making the necessary repairs to LHA's domestic hot water tank at the DVP Family Complex
6. Discussed pedestrian walkway @ DVP (Union Street) and North Main Street S/C Complex

**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 listed below by Consent Agenda was made by Commissioner Cody and Seconded by Commissioner Riley.  
Upon Roll Call, the Board voted as follows:**

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

1. Resolution #19-01	Contract Award – Three-Year Contract for Scavenger Service at all LHA Senior Citizen Complexes – 01/01/2020 thru 12/31/2022
2. Resolution #19-02	Approval of Board Meeting Dates for CY 2020

**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 De Nobile.  
Upon Roll Call, the Board voted as follows:**

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

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

**Motion to end Closed Session and return to Regular Order of Business was made by Commissioner Marra and Seconded by Commissioner Riley.**

**Upon Roll Call, the Board voted as follows:**

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

**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 Lynch Commissioner Marra Commissioner Riley Chairman Schrieks	NONE	NONE	Vice Chairman Di Chiara

Meeting was Adjourned at 7:28 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. 19-01**

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 R. Riley, Jr.	✓			
Vice Chairman A. Di Chiara			✓	
Chairman M. N. Schrieks	✓			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

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

**3-YEAR CONTRACT TO PROVIDE SCAVENGER SERVICE  
(GARBAGE PICK UP) FOR ALL S/C COMPLEXES  
JANUARY 1, 20120 THRU DECEMBER 31, 2022**

**WHEREAS**, it is the intention of Lodi Housing Authority to provide disposal of all garbage, rubbish and other solid waste in a safe and sanitary manner to all residents within Lodi Housing Authority's Senior Citizen Complexes; and

**WHEREAS**, Lodi Housing Authority solicited proposals (publicly advertised) from scavenger contractors in accordance with competitive pricing regulations; and

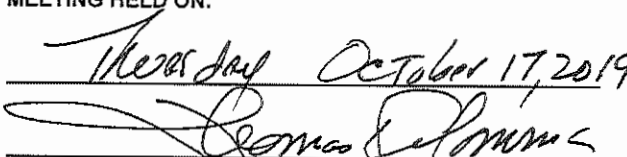
**WHEREAS**, a review has been made by the Lodi Housing Authority Attorney of the proposal received, which has been found to be in compliance with Lodi Housing Authority's Procurement Policy as well as the provisions of the New Jersey Statutes as promulgated by the Department of Public Utilities, Board of Public Utilities Commissioner, including NJ Local Unit Pay-to-Play Law under NJSA 19:44A-20.4 et.seq.; and

**NOW, THEREFORE, BE IT RESOLVED** by the Lodi Housing Authority that a 3-Year Contract for waste disposal for all Senior Citizen Complexes be awarded to **Interstate Waste Services of New Jersey, Inc., 300 Frank W. Burr Boulevard, Suite 39, Teaneck, NJ 07666**, as the lowest qualified bidder, in the **total contract amount for three (3) years of \$31,708.44**, on a yearly basis as follows:

01/01/20 – 12/31/20	\$10,464.84 – 1 <sup>st</sup> year (\$872.07 monthly)
01/01/21 – 12/31/21	\$10,464.84 – 2 <sup>nd</sup> year (\$872.07 monthly)
01/01/22 – 12/31/22	\$10,778.76 – 3 <sup>rd</sup> year (\$898.23 monthly)

**BE IT FURTHER RESOLVED**, the Authority's Public Housing yearly Operating budget allocations be amended to coincide with this 3-Year Scavenger Service Contract amount, which is effective from January 1, 2020 through December 31, 2022.

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 October 17, 2019  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**RESOLUTION NO. 19-02**

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 R. Riley, Jr.	✓			
Vice Chairman A. Di Chiara			✓	
Chairman M. N. Schrieks	✓			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

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

**APPROVAL OF BOARD MEETING DATES FOR CY 2020**

**BE IT RESOLVED**, by the Housing Authority of the Borough of Lodi that the Public Meetings of the Housing Authority of the Borough of Lodi will be held at the Lodi Housing Authority Community Room, 50 Brookside Avenue, Lodi, New Jersey in accordance with the Sunshine Law. Regular Meetings will be held according to the following schedule:

REGULAR MEETING	DAY	TIME
JANUARY 16, 2020	THURSDAY	7:00 P.M.
FEBRUARY 20, 2020	THURSDAY	7:00 P.M.
MARCH 19, 2020	THURSDAY	7:00 P.M.
APRIL 16, 2020	THURSDAY	7:00 P.M.
MAY 28, 2020 ANNUAL REORGANIZATION MEETING (REGULAR MEETING TO FOLLOW)	THURSDAY	7:00 P.M.
JUNE 18, 2020	THURSDAY	7:00 P.M.
JULY 16, 2020	THURSDAY	7:00 P.M.
AUGUST 20, 2020	THURSDAY	7:00 P.M.
SEPTEMBER 17, 2020	THURSDAY	7:00 P.M.
OCTOBER 15, 2020	THURSDAY	7:00 P.M.
NOVEMBER 19, 2020	THURSDAY	7:00 P.M.
DECEMBER 17, 2020	THURSDAY	7:00 P.M.

The following is the Regular Meeting Agenda of the Housing Authority of the Borough of Lodi:

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- NOTICE OF MEETING
- ROLL CALL
- BIDS
- APPROVAL OF MINUTES
- COMMUNICATIONS
- REPORT OF ATTORNEY
- REPORT OF ACCOUNTANT
- REPORT OF SECURITY
- MONTHLY BILLS – PUBLIC HOUSING & SECTION 8
- REPORT OF EXECUTIVE DIRECTOR
- REPORT OF DEPUTY EXECUTIVE DIR./ADMIN. OF SECTION 8/HOUSING MANAGER
- RESOLUTIONS
- REPORT OF COMMISSIONERS
- UNFINISHED BUSINESS
- OLD BUSINESS
- NEW BUSINESS
- GOOD AND WELFARE
- HEARING OF CITIZENS
- CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS
- ADJOURNMENT

Any changes to the above-scheduled Regular Meeting dates require 48-hour notice. Any Special Meeting will be held with 48-hour notice prior to Special Meeting.

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 October 17, 2019  
  
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER