

**MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, JANUARY 21, 2021 .**

**Call to Order:** Due to the absence of Chairman Steven De Nobile, Vice Chairman Robert Riley, Jr. called the Regular Meeting to Order at 7:00 PM.

**Pledge of Allegiance:** Vice Chairman Riley requested everyone stand for the Pledge of Allegiance. After the Pledge, the Vice 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." Vice Chairman Riley also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

**Roll Call:** In addition to Vice Chairman Robert Riley, Jr., the meeting was attended by Commissioners Daniel J. Cody, Paul V. Lynch, and Marc N. Schrieks. Chairman Steven De Nobile and Commissioners Albert Di Chiara and Robert Marra were absent. Also absent was 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 were also present.

**Bids:** None

**Approval of Minutes:**

**Motion was made by Commissioner Cody and Seconded by Commissioner Lynch to approve the Minutes of the Regular Meeting held on December 22, 2020. Upon Roll Call, the Board voted as follows:**

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

**Motion was made by Commissioner Lynch and Seconded by Commissioner Cody to approve the Minutes of the Closed Meeting held on December 22, 2020. Upon Roll Call, the Board voted as follows:**

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

**Communications:**

1. Notice of 2020-2021 BCCD Grant Award (\$100,000)
2. Notice to County – Bid Documents for Massey Street Parking Lot Expansion

**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 – JANUARY 21, 2021 (cont'd)**

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

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

**Bills Agenda:**

**Motion to Approve the January 2021 Bills Agenda was made by Commissioner Cody and Seconded by Commissioner Schrieks. Upon Roll Call, the Board voted as follows:**

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

**Report of Executive Director:**

1. Approximate total interest earned for FYS 10/01/20 – **\$250.00±**
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.		
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. LHA distributed approximately 20 application packets to Lodi High School students for part-time/seasonal employment (snow removal, summer work, etc.) – to date, none returned
4. Public Bid Advertisement (01/16/21 & 01/19/21) – 2<sup>nd</sup> floor office renovations (COVID) – Pre-Bid Meeting (01/26/21) – Bid Opening (02/05/21)
5. Public Bid Advertisement (01/26/21 & 02/01/21) – Massey Street Parking Lot Expansion – Pre-Bid Meeting (02/11/21) – Bid Opening (02/24/21)
6. Re-scheduling of window replacement at DVP due to COVID restrictions
7. LHA has authorized purchase of Bobcat utility vehicle – as provided in FYE 09/30/21 Budget Appropriations

**MINUTES OF REGULAR MEETING – JANUARY 21, 2021 (cont'd)**

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

1. Deputy Executive Director reported **460** HCV/Section 8 Participants presently on the program
2. BCCD – final payment for CCTV Contract (\$62,000±) – still pending
3. Submission to HUD – Utility Allowance for PH/S-8 Programs – waiting for HUD approval
4. DVP – underground water pipe leak (Bldgs. #12 & #13)
5. DVP domestic hot water tank leak – PK Mechanical was contacted and will be in on 01/22/21 to make necessary repairs

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

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

1. Resolution #20-15	Authorization for Submission of 2021 BCCD Grant Application for Removal/Replacement of Boilers Servicing LHA's S/C Complexes
2. Resolution #20-16	Authorization for Submission of 2021 BCCD Grant Application for Removal/Replacement of Obsolete Smoke Alarm/Call-to-Aid System at LHA's S/C Complexes

**Report of Commissioner:** None

**Unfinished Business:** None

**Old Business:** None

**New Business:** None

**Good & Welfare:** None

**Hearing of Citizens:** None in Attendance

**Closed Session:**



**MINUTES OF REGULAR MEETING – JANUARY 21, 2021 (cont'd)**

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

**Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Cody and Seconded by Commissioner Schrieks.**

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

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

**Adjournment:**

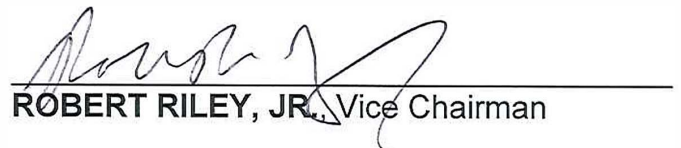
**Motion to Adjourn was made by Commissioner Schrieks and Seconded by Commissioner Cody. Upon Roll Call, the Board voted as follows:**

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

Meeting was Adjourned at 7:20 PM and Vice Chairman Riley declared the Regular Meeting closed.



**THOMAS DeSOMMA**  
Executive Director/Secretary Treasurer



**ROBERT RILEY, JR.**, Vice Chairman

Transcribed/Typed by:



**CAROL A. FERRARA**  
Housing Manager/Recording Secretary

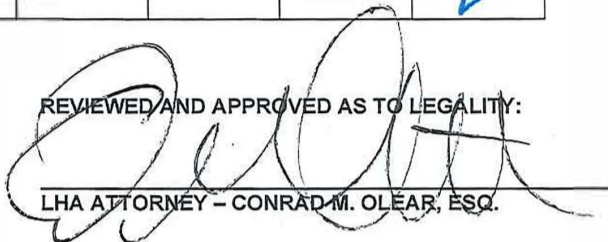
RESOLUTION NO. 20-15

Governing Body Recorded Vote – Members:

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

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:



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

**AUTHORIZATION FOR SUBMISSION OF APPLICATION FOR 2021 BERGEN COUNTY COMMUNITY DEVELOPMENT (BCCD) GRANT FUNDING (Infrastructure Boiler 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 2021 Community Development Block Grant Funding for the removal/replacement of boilers servicing the Massey Street/Rennie Place Senior Citizen Complexes; and

**WHEREAS**, upon the Borough of Lodi's Mayor/Council's adoption of the required endorsing resolution, said resolution will be forwarded.

**NOW, THEREFORE, BE IT RESOLVED**, the application referenced herein for 2021 BCCD Funds is hereby approved.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Board hereby authorizes the Executive Director to forward a copy of the 2021 Funding Application to the County of Bergen requesting consideration to approve Lodi Housing Authority's 2021 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 January 21 2021



EXECUTIVE DIRECTOR/SECRETARY-TREASURER



**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  
[thomasd@lodihousing.org](mailto:thomasd@lodihousing.org)

January 22, 2021

Vincent J. Caruso, Borough Manager  
Scott A. Luna, Mayor  
Vincent Martin, Deputy Mayor  
Emil Carafa, Jr., Councilman  
Albert Di Chiara, Councilman  
Joseph P. Leto IV, Councilman  
One Memorial Drive  
Lodi, NJ 07644

**RE: FY 2021 BCCD GRANT APPLICATION – LHA REQUESTING  
MAYOR & COUNCIL’S ENDORSEMENT OF BOARD RESOLUTION #20-15**

Dear Borough Officials:

Lodi Housing Authority would greatly appreciate any consideration you can give to adopting the required endorsement of Resolution #20-15 for Removal/Replacement of the Boilers Servicing LHA’s Senior Citizen Complexes (see attached).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thomas DeSomma', is written over a blue circular stamp.

Thomas DeSomma  
Executive Director

TDS:caf

Attachment

Cc: Gary Luna, Deputy Executive Director  
Carol A. Ferrara, Housing Manager  
LHA Commissioners/Attorney  
Carole D’Amico, RMC, Boro Clerk  
2021 BCCD File




**RESOLUTION NO. 20-16**

Governing Body Recorded Vote – Members:

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

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

  
LHA ATTORNEY - CONRAD MOLEAR, ESQ.

**AUTHORIZATION FOR SUBMISSION OF APPLICATION FOR 2021 BERGEN COUNTY COMMUNITY DEVELOPMENT (BCCD) GRANT FUNDING FOR REMOVAL/REPLACEMENT OF OBSOLETE SMOKE ALARM/CALL-TO-AID SYSTEM AT LHA'S SENIOR COMPLEXES (MASSEY STREET/RENNIE PLACE/NORTH MAIN STREET)**


**WHEREAS**, the Board of Commissioners (Board) of the Lodi Housing Authority (Authority) wishes to submit an application to the County of Bergen for 2021 Community Development Block Grant Funding for the removal/replacement of the Obsolete Smoke Alarm/Call-to-Aid System at LHA's Senior Citizen Complexes (as referenced above); and

**WHEREAS**, upon the Borough of Lodi's Mayor/Council's adoption of the required endorsing resolution, said resolution will be forwarded.

**NOW, THEREFORE, BE IT RESOLVED**, the application referenced herein for 2021 BCCD Funds is hereby approved.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Board hereby authorizes the Executive Director to forward a copy of the 2021 Funding Application to the County of Bergen requesting consideration to approve Lodi Housing Authority's 2021 BCCD Grant Application.

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Executive Director/Secretary-Treasurer  
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Albert Di Chiara, Councilman  
Joseph P. Leto IV, Councilman  
One Memorial Drive  
Lodi, NJ 07644

**RE: FY 2021 BCCD GRANT APPLICATION – LHA REQUESTING  
MAYOR & COUNCIL’S ENDORSEMENT OF BOARD RESOLUTION #20-16**

Dear Borough Officials:

Lodi Housing Authority would greatly appreciate any consideration you can give to adopting the required endorsement of Resolution #20-16 for Removal/Replacement of the Smoke Alarm/Call-to-Aid System LHA’s Senior Citizen Complexes (see attached).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thomas DeSomma', is written over a faint, larger version of the signature.

Thomas DeSomma  
Executive Director

TDS:caf

Attachment

Cc: Gary Luna, Deputy Executive Director  
Carol A. Ferrara, Housing Manager  
LHA Commissioners/Attorney  
Carole D’Amico, RMC, Boro Clerk  
2021 BCCD File