

**MINUTES OF THE REGULAR MEETING OF LODI
HOUSING AUTHORITY, 50 BROOKSIDE AVENUE,
LODI, NEW JERSEY AT 7:00 PM ON THURSDAY,
MARCH 18, 2021**

Call to Order: Due to the absence of Chairman Steven De Nobile (who is still recuperating from surgery), 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 Riley, the meeting was attended by Commissioners Daniel J. Cody, Paul V. Lynch, Robert Marra, and Marc N. Schrieks. Chairman Steven De Nobile and Commissioner Albert Di Chiara were absent.

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 February 25, 2021. Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Schrieks and Seconded by Commissioner Marra to approve the Minutes of the Closed Meeting held on February 25, 2021. Upon Roll Call, the Board voted as follows:

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

Communications: None

Report of Attorney:

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

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

MINUTES OF REGULAR MEETING – MARCH 18, 2021 (cont'd)

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time

Bills Agenda:

Motion to Approve the March 2021 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 Lynch Commissioner Marra Commissioner Schrieks Vice Chairman Riley	NONE	NONE	Commissioner Di Chiara Chairman De Nobile

Report of Executive Director:

- 1. Approximate total interest earned for FY 2020-2021 – **\$850.00±**
- 2. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	HOLES Infrastructure Solutions 222 Delawanna Avenue Clifton, NJ 07014 973-779-4653	Parking Lot Blacktop Repair \$4,798.13
2.	ON THE SPOT Home Improvements 24 Market Street Saddle Brook, NJ 07663 201-843-1200	Admin Building Roof Repair \$1,125.00
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. 2nd Public Advertisement (ReBid) – Massey Street Parking Lot Expansion – Pre-Bid Meeting (03/30/21) – Bid Opening scheduled for 04/15/21
- 4. Re-scheduling of window replacement at DVP due to COVID restrictions – still pending
- 5. US Overall Cleaning Service – no longer being used – Maintenance uniforms being purchased by LHA and employees chose to wash their own clothing
- 6. DVP Residents in Building #19 reported noise in attic – traps set by Maintenance Dept.
- 7. Directive sent to Maintenance Employees – worksite restrictions due to COVID rescinded

MINUTES OF REGULAR MEETING – MARCH 18, 2021 (cont'd)

- 8. Notice to all LHA Residents – Board approved reduction/savings for all residents paying excess utility charges for air conditioning costs
- 9. Executive Director’s response to resident’s request for visitor/long-distance relationship
- 10. Employees – were discussed

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

- 1. BCCD – final payment for CCTV Contract (\$62,000±) – still pending
- 2. S/C domestic hot water tank – cleaning completed
- 3. DVP domestic hot water tank leak – anodes, water softener, filters were discussed

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 Lynch. Upon Roll Call, the Board voted as follows:

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

1. Resolution #20-22	2 nd Floor Office Renovations – Contract Awarded to K&B Contractors, LLC – Under 2 nd CARES Act Funding
2. Resolution #20-23	Amended A&E Contract (+\$1,900) to Coppa Montalbano Architects for Design/Inspection for Removal/Replacement of Boilers at LHA S/C Complexes
3. Resolution #20-24	Fee Accountant Contract Award
4. Resolution #20-25	Fee Attorney Contract Award
5. Resolution #20-26	PH/S8 Operating Budget – Revision #2 – FYE 09/30/21
6. Resolution #20-27	Approval & Adoption of FY2021 CFP Grant NJ39P01150121 (\$442,633)

Report of Commissioner: None
Unfinished Business: None
Old Business: None
New Business: None

MINUTES OF REGULAR MEETING – MARCH 18, 2021 (cont'd)

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

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

**Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Lynch and Seconded by Commissioner Schrieks.
Upon Roll Call, the Board voted as follows:**


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


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

Meeting was Adjourned at 7:33 PM and the Vice Chairman 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

MONTHLY BILLS AGENDA -- MARCH 2021
PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

2/7/21 - 2/20/21 THRU 2/21/21 - 3/6/21

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Maztek IT	2/26/21	12992	Computers & Managed Services	\$ 9,271.18
2	Optimum	3/2/21	12993	TV, Phones, Internet	\$ 548.24
3	Wallington Plumbing & Heating	3/2/21	12994	Maintenance Supplies	\$ 922.44
4	Capital One	3/2/21	12995	Maintenance Supplies	\$ 1,915.77
5	United Rentals	3/2/21	12996	Machine Rental	\$ 502.86
6	Pitney Bowes	3/2/21	3321	Lease	\$ 150.08
7	West Side Plumbing Supply	3/4/21	12997	Maintenance Supplies	\$ 376.32
8	Verizon	3/9/21	12998	Phones	\$ 34.17
9	Garfield Lumber & Millworks, Inc.	3/9/21	12999	Maintenance Supplies	\$ 59.28
10	State of NJ-Division of Employer Accts	3/9/21	13000	Quarterly Charge	\$ 43.36
11	Riccardi Brothers	3/9/21	13001	Paint Supplies	\$ 722.63
12	US Overalls	3/9/21	13002	Uniform Cleaning	\$ 260.00
13	SGTS Maintenance, LLC	3/9/21	13003	Feb 2021 Office Cleaning	\$ 940.00
14	Frank Turi	3/9/21	13004	Overpayment of Rent	\$ 5.00
15	AMS Ties, Inc.	3/9/21	13005	PH Feb 2021 Background Chks	\$ 75.00
16	Interstate Waster Services	3/9/21	13006	Trash Removal	\$ 872.07
17	Jersey Elevator	3/9/21	13007	Monthly Elevator Maintenance	\$ 166.92
18	CGI Federal, Inc.	3/9/21	3322	S8 Inspections	\$ 731.00
19	AMS Ties, Inc.	3/9/21	3323	S8 Feb 2021 Background Chks	\$ 50.00
20	Frank Turi	3/9/21	1479	Security Deposit Refund	\$ 105.56
21	Delta Dental of New Jersey	3/11/21	Online	PH Employee Dental	\$ 1,490.46
22	Delta Dental of New Jersey	3/11/21	Online	S8 Employee Dental	\$ 837.40
23	NJ Division of Pensions and Benefits	3/14/21	Online	PH Active Employee	\$ 16,024.77
24	NJ Division of Pensions and Benefits	3/14/21	Online	S8 Active Employee	\$ 3,914.64
25	NJ Division of Pensions and Benefits	3/14/21	Online	PH Retired Employee	\$ 1,810.65
26	NJ Division of Pensions and Benefits	3/14/21	Online	S8 Retired Employee	\$ 2,172.78
27	Noreika Service Station	3/15/21	13008	Feb 2021 Fuel	\$ 255.00
28	Conrad M. Olear, Esq.	3/15/21	13009	PH Mar 21 Legal Retainer	\$ 1,166.66
29	Verizon	3/15/21	13010	Phones	\$ 310.26
30	Wallace P. Nowosielecki	3/15/21	13011	PH Mar 21 Acct. Retainer	\$ 1,166.66
31	Lodi Old Timers Little League	3/15/21	13012	2021 Sign Sponsorship	\$ 125.00
32	T-Mobile	3/15/21	13013	Cell Phones	\$ 154.53
33	Presto Printing	3/15/21	13014	Envelopes	\$ 180.00
34	Arcari + Iovino	3/15/21	3324	Design Consultant Fees	\$ 5,052.50
35	Ricoh USA, Inc.	3/15/21	3325	Lease	\$ 475.00
36	Wallace P. Nowosielecki	3/15/21	3326	S8 Mar 21 Acct. Retainer	\$ 1,166.67
37	Conrad M. Olear, Esq.	3/15/21	3327	S8 Mar 21 Legal Retainer	\$ 1,166.66
38	North Jersey Media Group	3/17/21	13015	Public Notice	\$ 152.10
39	Buggin Out, LLC.	3/17/21	13016	Exterminating Services	\$ 965.00
40	Maztek IT	3/17/21	13017	IT Managed Services	\$ 1,457.18
41	Rob's Repair	3/17/21	13018	Machine Maintenance	\$ 113.00
42	Jay Bee Flooring, LLC	3/17/21	13019	DVP 20A Floor Repair	\$ 428.00
43	W.B. Mason	3/17/21	3329	Office Supplies	\$ 401.50
44	Ready Refresh	3/18/21	13020	Rent	\$ 22.96
45	DavEd Fire Systems, Inc.	3/18/21	13021	Onsite Alarm Repairs	\$ 1,699.49

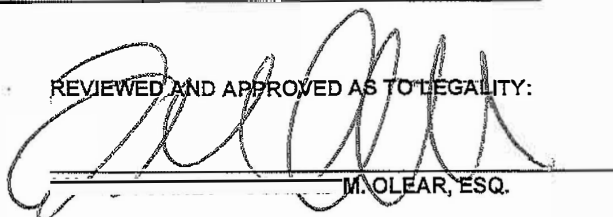
RESOLUTION NO. 20-22

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				✓
S	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:



 M. OLEAR, ESQ.

**2ND FLOOR OFFICE RENOVATIONS – CONTRACT AWARDED
(UNDER 2ND CARES ACT) TO K&B CONTRACTORS, LLC,
5 VETRONE DRIVE, WOODLAND PARK, NJ 07424 - \$89,500.00**

WHEREAS, Lodi Housing Authority (LHA) has been awarded its 2nd CARES Act Funding for its Housing Choice Voucher Program (HCV) to prevent, prepare, and respond to COVID-19; and

WHEREAS, PIH Notice 2020-18 allows use of this funding for physical improvement for expansion/remodeling of office space; and

WHEREAS, the remodeling of its Administration Building's office space (referenced herein) will enable LHA "to maintain its normal operations and further provide all its employees, Public Housing/Section 8 (HCV) Participants (including landlords) a safe environment" to deal with the COVID-19 Pandemic; and

WHEREAS, LHA publicly advertised, received, and opened sealed bids on 02/05/21, which were subsequently reviewed by LHA's Design A&E and LHA's Counsel (see correspondence dated 02/08/21 and 03/04/21, respectively; and

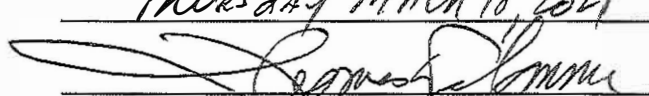
WHEREAS, K&B Contractors, LLC have been qualified as the lowest responsive public bidder; and

WHEREAS, the Division of Local Finance requires certification of funding availability.

NOW, THEREFORE, BE IT RESOLVED, as Executive Director, I hereby certify funding availability to award said contract referenced herein.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board of Commissioners hereby authorizes award of the 2nd Floor Office Renovations to execute any and all contract documents necessary, and such related expenditures shall be charged to the 2nd CARES Act Funding and/or available PH/S-8 Operating Program Funds.

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 March 18, 2021

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

CONRAD M. OLEAR, ESQ.
26 MERRILL DRIVE
MAHWAH, NEW JERSEY 07430
ATTORNEY AT LAW
NJ & NY BAR

March 4, 2021

VIA ELECTRONIC MAIL

Mr. Thomas DeSomma, Executive Director
Lodi Housing Authority
50 Brookside Avenue - DeVries Park
Lodi, New Jersey 07644

Mr. Gary Luna, Deputy Director
Lodi Housing Authority
50 Brookside Avenue - DeVries Park
Lodi, New Jersey 07644

Re: *Bid Review*
2nd Floor Renovation
50 Brookside Avenue, Lodi, NJ

Dear Mr. DeSomma and Mr. Luna:

Pursuant to your request I have reviewed your correspondence requesting a review of the bid documents submitted in connection with the proposed 2nd floor renovation of the housing authority's administration building located at 50 Brookside Avenue, Lodi, New Jersey. I have reviewed the bids submitted. Additionally, I also reviewed the comments of LHA's consultants on the project, Arcari + Iovino, AIA (hereinafter referred to at times as "A+I").

After reviewing the submitted bids, A+I recommended that contract be awarded to K&B Contractors LLC. Please be advised that I have reviewed the bid of K&B, specifically to determine if the bid package is complete and in accord with the requirements of the Local Public Contracts Law (see N.J.S.A. 40A:11-1 et seq.). Please be advised that the said bid is complete and in accord with the requirements of N.J.S.A. 40A:11-1 et seq.

Lodi Housing Authority
March 4, 2021
Page 2

As such, LHA may submit the successful bid to the Board of Commissioners for consideration and award should the Board see fit.

Should you have any questions regarding the above, kindly contact the undersigned at your earliest convenience.

Very truly yours,

Conrad M. Olear

Conrad M. Olear

arcari iovino

ARCHITECTS PC

One Katherine Street
Little Ferry, NJ 07643

tel: 201.641.0600
fax: 201.641.0626

www.aiarchs.com

Edward Arcari, AIA, PP
Anthony Iovino, AIA, PP, LEED



February 8, 2021

Mr. Gary Luna
Lodi Housing Authority
50 Brookside Avenue
Lodi, NJ 07644

**RE: LODI HOUSING AUTHORITY – 2ND FLOOR OFFICE RENOVATION
BID EVALUATION SUMMARY**

Dear Mr. Luna,

We have evaluated the bid packages obtained from the Bid Opening held on February 5, 2021 for the 2nd Floor Office Renovation project. The bid results are attached for your review.

We have reviewed the Bid Package of the low bidder K&B Contractors LLC and we find them to be responsive in their bid. We have checked the current "Debarred List" by the New Jersey Department of Labor and they are not currently debarred. We have confirmed that they are "Registered Contractors" with the New Jersey Department of Labor. We have contacted references and attached are the phone records for your review.

We contacted K&B Contractors LLC regarding our concern with their bid amount and they confirmed they have a full understanding of the scope of work and they are comfortable with their bid.

With that, it is our opinion that K&B Contractors LLC is the Lowest Responsible Bidder. Of course, you as "Owner" have the final choice in this matter.

We hope that our review has assisted you in your decision. Please feel free to contact us for additional information if needed.

Sincerely,

Anthony Iovino, AIA, PP, LEED
Arcari + Iovino Architects, P.C.

A r c h i t e c t u r e

P l a n n i n g

I n t e r i o r D e s i g n

ARCHITECTS PC

Opening: February 5, 2021

[illegible]

arcari iovino

ARCHITECTS PC

One Katherine Street
Little Ferry, NJ 07643

tel: 201.641.0600
fax: 201.641.0626

www.aiarchs.com

Reference Investigation

Project: Lodi Housing Authority – 2nd Fl. Office Renovation
Date Performed: February 8, 2021
Bidder: K&B Contractors, LLC.

Project of Reference: Ramapo College of NJ – Village Dorms
Contact: Bob Djuric, Slate Construction
Phone: 973-570-7750

The following are summary responses to questions asked of each contact listed as a reference within the *Bidder's Qualification Form* submitted with each Bidder's Bid.

1. Comment regarding the ability of the Contractor to adhere with the project schedule and budget.
Project was finished on-time.
2. Comment regarding the quality of workmanship.
Very good.
3. Comment regarding the process and position of Change Orders.
Not contractors who look for change orders.
4. Comment on responsiveness to Owner / Architect contacts.
Good & responsive.
5. Comment on Contractors control of subcontractors.
No subcontractors.
6. Additional Comments.
Used them multiple times, very good.

A r c h i t e c t u r e

P l a n n i n g

I n t e r i o r D e s i g n

arcari iovino

ARCHITECTS PC

One Katherine Street
Little Ferry, NJ 07643

tel: 201.641.0600
fax: 201.641.0626

www.aiarchs.com

Reference Investigation

Project: Lodi Housing Authority – 2nd Fl. Office Renovation
Date Performed: February 8, 2021
Bidder: K&B Contractors, LLC.

Project of Reference: Yonkers Public School – Painting & General Construction
Contact: Simon, Northeastern Interior Services
Phone: 347-909-5587

The following are summary responses to questions asked of each contact listed as a reference within the Bidder's Qualification Form submitted with each Bidder's Bid.

1. Comment regarding the ability of the Contractor to adhere with the project schedule and budget.
Project was finished on-time and within budget.
2. Comment regarding the quality of workmanship.
5 stars – very professional.
3. Comment regarding the process and position of Change Orders.
They are fair.
4. Comment on responsiveness to Owner / Architect contacts.
Kevin & Boris are very professional.
5. Comment on Contractors control of subcontractors.
Good with subcontractors, on-time and professional.
6. Additional Comments.
They have worked on a lot of jobs for us. Very good overall.

[Wage & Hour](#) | [Default View](#) [Printer Friendly](#) | [Store Query](#)

Registered Public Works Contractors

[Show Search Criteria](#)

Results

Registered Contractors

[Download](#)

<u>Contractor/Subcontractor</u>	<u>Address</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>State</u>	<u>Zip</u>	<u>Registration</u>	<u>Expiration</u>	<u>Certificate</u>
<u>Name</u>	<u>Line 1</u>	<u>Line 2</u>					<u>Date</u>	<u>Date</u>	<u>No.</u>
K&B Contractors LLC	5 Vetrone Drive		Woodland Park	Passaic	NJ	07424	01/31/2020	01/30/2022	718698

[New Search](#)

[Wage & Hour](#) | [Default View](#) | [Printer Friendly](#) | [Store Query](#)

Registered Public Works Contractors

[Show Search Criteria](#)

Results

Registered Contractors

[Download](#)

<u>Contractor/Subcontractor</u>	<u>Address</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>State</u>	<u>Zip</u>	<u>Registration</u>	<u>Expiration</u>	<u>Certificate</u>
<u>Name</u>	<u>Line 1</u>	<u>Line 2</u>					<u>Date</u>	<u>Date</u>	<u>No.</u>
Apollo Mac LLC	226 Wessington Ave		Garfield	Burlington	NJ	07026	07/06/2020	07/05/2022	682969

[New Search](#)

RESOLUTION NO. 20-23

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody				
	Commissioner A. Di Chiara				✓
S	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 M. O'LEARY, ESQ.

**AMENDED A&E CONTRACT (+\$1,900.00) TO
COPPA MONTALBANO ARCHITECTS FOR DESIGN/INSPECTION
FOR REMOVAL/REPLACEMENT OF BOILERS AT
LHA SENIOR CITIZEN COMPLEXES**

WHEREAS, Lodi Housing Authority (LHA) received RFQ for Professional Services in compliance with the Department of HUD Rules and Regulations under CFR 85.36 and LHA's Procurement Policy, along with the NJ Public Bidding Laws (40A:11-5(a)(i); and

WHEREAS, the qualified quote received was reviewed by the Deputy Executive Director and has recommended to the Executive Director to be in compliance with NJ Public Bidding Statutes, provided the prospective Design Profession submits all required documents referenced herein within said RFQ; and

WHEREAS, the Board of Commissioners (Board) previously awarded said A&E Contract (under Res. #19-17) to Coppa Montalbano Architects for Removal/Replacement of Senior Citizen Boilers (as referenced above) in the amount of \$11,750.00; and

WHEREAS, it has been determined by Executive Director and Deputy Executive Director to **revise** said scope of award referenced above; and

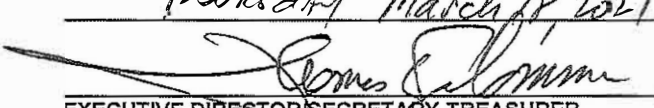
WHEREAS, the **revised** scope of services detailed in the attached HUD Form 51915 results in a contract increase of \$1,900.00; and

WHEREAS, the Division of Local Finance requires certification of funding availability when awarding contracts.

NOW, THEREFORE, BE IT RESOLVED, as Executive Director, I hereby certify funding availability to amend said contract referenced herein in the amount of \$1,900.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby approves Amendment of A&E Professional Service Contract to be increased by \$1,900.00 and authorizes Executive Director to execute all required contract documents, and such related expenditures shall be charged to BCD CD Funding and/or available PH Operating Program Funds.

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 March 18, 2021

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Addendum (If any)

(Additional Services and other modifications)

The LHS's current goal is to utilize the funds available to refurbish the existing equipment at 15 Massey, and now similar at 575 North Main for incorporation into the project as well.

Project scope for Massy and North Main will include:

1. Cleaning of all boilers and refurbishment of components.
2. Replacement of circulating and hot water pumps.
3. Repair / Replacement of Domestic Hot water heat exchangers. (LHA investigating TBD)
4. Possible boiler control replacement at North Main Complex. (LHA investigating TBD)

Bid alternates will be included in new bid package to meet budget.

Original Professional Service Fee Agreement	\$11,750
Completed services to date up to Bidding	\$ 7,050
Remaining Credit on Original Contact	\$ 4,700

Lump Sum Fee Breakdown based on Revised Project Scope

Preliminary Study Phase	\$1,300
Estimating and Meetings	\$1,000
Construction documents	\$2,800
Bidding and Construction Administration	\$1,500
Proposed Total Fee	\$6,600

Remaining Credit on Original Contact	\$4,700
Net Add to original fee	\$1,900

This is an Addendum to a Standard Form of Agreement between Owner and Design Professional signed and dated the 10 day of March in the year (yyyy) of 2021 between the Owner Lodi Housing Authority and Design Professional Coppa Montalbano Architect on Project Boiler Refurbish. The parties to that Agreement agree to modify the Agreement by the above delineated Additional Services and modifications.

This Addendum is dated this 10 day of March in the year (yyyy) of 2021

Owner

Design Professional

Lodi Housing Authority

Coppa Montalbano Architect

Thomas De Somma

Mark B. Montalbano AIA

(Signature)

(Signature)

Thomas De Somma

Mark B. Montalbano AIA

(Print Name)

(Print Name)

Executive Director

Partner

(Print Title)

(Print Title)

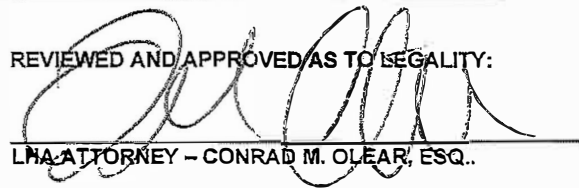
RESOLUTION NO. 20-24

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara	✓			✓
S	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 M. O'LEARY, ESQ..

FEE ACCOUNTANT CONTRACT AWARD

WHEREAS, as the Executive Director/Secretary-Treasurer of Lodi Housing Authority (LHA) and in compliance with NJSA 40:A11-3, 40A:11-4, covering awards/solicitations for Professional Services, I hereby certify that LHA advertised for such professional services in March/April 2019* for such professional services contracts, and in compliance with the aforementioned NJSA 40:A11-3 and 40A:11-4 and the US Department of HUD "Competitive Process" required under 24CFR 85:36 Procurement, and under the Authority's By-Laws, Section 9; and

WHEREAS, in further compliance with NJSA 40A: 11-3, 11-4 and in the best interest of LHA and due to the COVID-19 Pandemic restrictions limiting access for personal interviews of prospective professional contracts, such as Fee Accountant referenced herein:

I hereby recommend that Wallace Nowosielecki, CPA, of One Garners Lane, Elmwood Park, New Jersey 07407 be appointed to the position of Fee Accountant for the Authority's Public Housing and Section 8 Rental Assistance Programs for the remaining one-year contract 05/01/21-04/30/22 and further recommend extension of the Fee Accountant Contract for a 2nd year (05/01/22-04/30/23) and 3rd year (05/01/23-04/30/24) as referenced below:

***1st Year Contract Award – May 1, 2021 thru April 30, 2022:**

- \$16,000 Retainer for Public Housing Program
- \$16,000 Retainer for Section 8 Program
- \$75.00 per hour for Extraordinary Services

2nd Year Contract Award Extended – May 1, 2022 thru April 30, 2023:

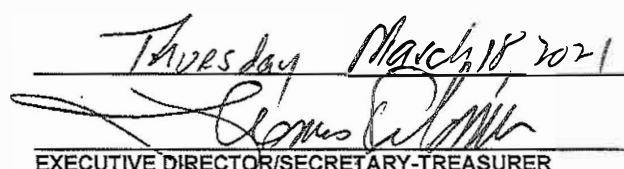
- \$16,000 Retainer for Public Housing Program
- \$16,000 Retainer for Section 8 Program
- \$75.00 per hour for Extraordinary Services

3rd Year Contract Award Extended – May 1, 2023 thru April 30, 2024:

- \$16,000 Retainer for Public Housing Program
- \$16,000 Retainer for Section 8 Program
- \$75.00 per hour for Extraordinary Services

NOW, BE IT RESOLVED, by the Housing Authority, Wallace Nowosielecki, CPA, be and is hereby appointed to said position as Fee Accountant as defined in the preceding breakdown and the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of Wallace Nowosielecki, CPA as Fee Accountant.

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 March 18, 2021

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

March 18, 2021

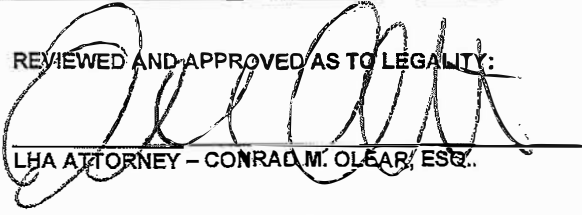
RESOLUTION NO. 20-25

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	<input checked="" type="checkbox"/>			
Commissioner A. Di Chiara				<input checked="" type="checkbox"/>
Commissioner P. V. Lynch	<input checked="" type="checkbox"/>			
Commissioner R. Marra	<input checked="" type="checkbox"/>			
Commissioner M. N. Schrieks	<input checked="" type="checkbox"/>			
Vice Chairman R. Riley, Jr.	<input checked="" type="checkbox"/>			
Chairman S. De Nobile				<input checked="" type="checkbox"/>

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

FEE ATTORNEY CONTRACT AWARD

WHEREAS, as the Executive Director/Secretary-Treasurer of Lodi Housing Authority (LHA) and in compliance with NJSA 40:A11-3, 40A:11-4, covering awards/solicitations for Professional Services, I hereby certify that LHA advertised for such professional services in March/April 2019* for such professional services contracts, and in compliance with the aforementioned NJSA 40:A11-3 and 40A:11-4 and the US Department of HUD "Competitive Process" required under 24CFR 85:36 Procurement, and under the Authority's By-Laws, Section 9; and

WHEREAS, in further compliance with NJSA 40A: 11-3, 11-4 and in the best interest of LHA and due to the COVID-19 Pandemic restrictions limiting access for personal interviews of prospective professional contracts, such as Fee Attorney referenced herein:

I hereby recommend that Conrad M. Olear, Esq. of 26 Merrill Drive, Mahway, NJ 07430 be appointed to the position of Fee Attorney for the Authority's Public Housing and Section 8 Rental Assistance Programs for the remaining one-year contract 05/01/21-04/30/22 and further recommend extension of the Fee Attorney Contract for a 2nd year (05/01/22-04/30/23) and 3rd year (05/01/23-04/30/24) as referenced below:

***1st Year Contract Award – May 1, 2021 thru April 30, 2022:**

- \$16,000 Retainer for Public Housing Program
- \$16,000 Retainer for Section 8 Program
- \$75.00 per hour for Extraordinary Services

2nd Year Contract Award Extended – May 1, 2022 thru April 30, 2023:

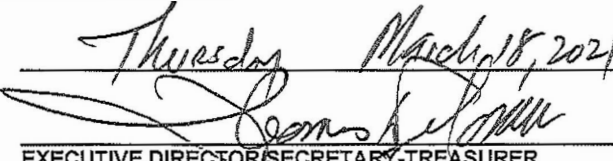
- \$16,000 Retainer for Public Housing Program
- \$16,000 Retainer for Section 8 Program
- \$75.00 per hour for Extraordinary Services

3rd Year Contract Award Extended – May 1, 2023 thru April 30, 2024:

- \$16,000 Retainer for Public Housing Program
- \$16,000 Retainer for Section 8 Program
- \$75.00 per hour for Extraordinary Services

NOW, BE IT RESOLVED, by the Housing Authority, Conrad M. Olear, Esq., be and is hereby appointed to said position as Fee Attorney as defined in the preceding breakdown and the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of Conrad M. Olear, Esq. as Fee Attorney.

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

RESOLUTION NO. 20-26

Governing Body Recorded Vote -- Members:

	Board Members	Aye	Nay	Abstain	Absent
m	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara	✓			✓
S	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 M. O'LEARY, ESQ.

**PUBLIC HOUSING/SECTION 8 OPERATING BUDGET
REVISION #2 – FYE 09/30/21**

WHEREAS, Lodi Housing Authority (LHA) FYE 09/30/21 Public Housing & Section 8 Operating Budgets were previously adopted/approved via Res. #19-32 & Res. #19-42; and

WHEREAS, recently and unforeseen Income and Expenses will impact the LHA FYE 09/30/21 Public Housing & Section 8 Operating Budgets; and

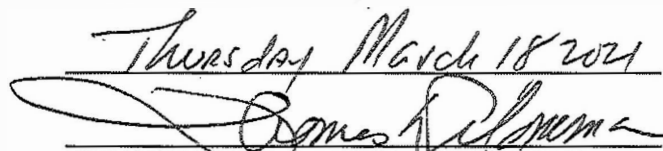
WHEREAS, the US Department of Housing and Urban Development (HUD) recommends a Budget Revision be processed explaining such changes to Income and Expenses; and

WHEREAS, due to changes both to the PH & Section 8 Operating Budgets (such as #4410 Admin Salaries/#4410 Maintenance Salaries/#3610 Interest Income/#4540 Employee Benefits/#7520 Betterments & Additions) as listed in the attached.

NOW, THEREFORE, BE IT RESOLVED, as Executive Director, I hereby recommend Adoption of this Budget Revision #2, as referenced herein, and further certify funding availability and such adoption will not adversely affect LHA's PH & Section 8 Financial Solvency.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board of Commissioners, based upon the Executive Director/Secretary Treasurer's recommendation, hereby approves this Budget Revision #2 and further authorizes the implementation of all changes reflected in Revision #2 and submission of all required changes/notices to HUD and the Division of Local Government Services, if applicable.

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 March 18 2021

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-27

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			✓
	Commissioner A. Di Chiara	✓			
S	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 M. GLENN-ESQ.

**APPROVAL AND ADOPTION OF FY2021
CAPITAL FUND PROGRAM GRANT – NJ39P01150121 – \$442,633**

WHEREAS, Lodi Housing Authority (LHA) has been awarded under the Capital Fund Program (CFP) \$442,633 for FY 2021 to be referred to under CFG Number NJ39P01150121; and

WHEREAS, FY 2021 CFP awards, require all PHAs to have a CFP 5-Year Action Plan that covers 2021 in Energy and Performance Information Center (EPIC); and

WHEREAS, LHA has an approved Fixed 5-Year Action Plan that covers 2021; therefore, LHA is not required to submit a new CFP 5-Year Action Plan; and

WHEREAS, in accordance with 24 CFR Part 990, LHA has less than 250 Public Housing Units and is a recognized High Performer, CFP is assigned to BLI 1406; and

WHEREAS, once CFP is placed on BLI 1406, Operations, LHA must follow requirements in accordance with 24 CFR 990; and

WHEREAS, LHA, in accordance with 24 CFR Part 905, including Approved HUD Form 50077 for Non-Qualified PHA in compliance with Public Hearing Notification; and

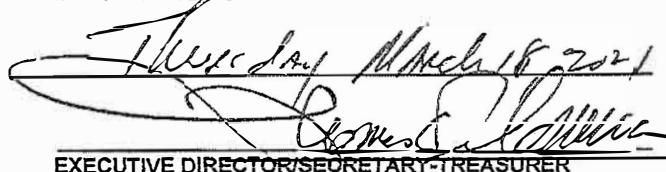
WHEREAS, due to COVID Pandemic, LHA is following CDC guidelines, Public Notification on the web; and

WHEREAS, ACC Amendment transmitted to PHAs, requires a "Physical Signature" by Executive Director and submit signed ACC Amendment Electronically; and

WHEREAS, CFR Grant NJ39P01150121 has been prepared in accordance with FY 2021 Capital Fund revised processing information.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioner of the Lodi Housing Authority, in reference to CFP Grant NJ39P01150121, is hereby approved and adopted.

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, March 18, 2021

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

2021 Capital Fund

Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Whereas, (Public Housing Authority) Housing Authority of the Borough of Lodi NJ011 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions
Contract(s) ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Section 235 of Public Law 116-6, Division H, Title II,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the
purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that
such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the
PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \$442,633.00 for Fiscal Year 2021 to be referred to under Capital Fund Grant Number NJ39P01150121.
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 8(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).

(mark one): Yes ☐ No ☒

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the grant funding.

The parties have executed this CFP Amendment, and it will be effective on February 23, 2021. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development
By Date: 02/23/2021

/s/ Robert E. Mulderig
Title

Deputy Assistant Secretary, Office of Public Hsg Investments

Previous versions obsolete

PHA (Executive Director or authorized agent)

By Date: 3/16/21

Title Executive Director

form HUD-52840-A OMB Approval No. 2577-0157 (exp. 11/30/2023)