

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, APRIL 15, 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, and Marc N. Schrieks. Chairman Steven De Nobile and Commissioners Albert Di Chiara and Robert Marra 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 March 18, 2021. 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 Cody and Seconded by Commissioner Schrieks to approve the Minutes of the Closed Meeting held on March 18, 2021. 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: 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 – APRIL 15, 2021 (cont'd)

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time

Bills Agenda:

Motion to Approve the April 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 Schrieks Vice Chairman Riley	NONE	NONE	Commissioner Di Chiara Commissioner Marra Chairman De Nobile

Report of Executive Director:

1. Approximate total interest earned for FY 2020-2021 – **\$1,050.00±**
2. **CONTRACT REPORT:** NONE

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. 2nd Public Advertisement – Massey Street Parking Lot Expansion – Bid Opening 04/15/21
4. Window replacement at DVP (previously delayed due to COVID restrictions – completed
5. General Exterminating services have resumed beginning April 2021
6. HUD general notice listing eligible activities related to COVID expenditures – to be discussed

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

1. BCCD – refer to Executive Director's response pertaining to final payment for CCTV Contract (\$62,000±) & other Grants
2. 2nd Floor Office Renovations scheduled
3. DVP/SC parking lot pot hole repair

MINUTES OF REGULAR MEETING – APRIL 15, 2021 (cont'd)

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 Schrieks 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

1. Resolution #20-28	Rent Write-Off FYE 09/30/21 – Luterzo – DVP #21F
2. Resolution #20-	

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 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

**Motion to End Closed Session and return to Regular Order of Business 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


Adjournment:

Motion to Adjourn 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

Meeting was Adjourned at 7:37 PM and Vice Chairman Riley declared the Regular Meeting closed.


THOMAS DeSOMMA
Executive Director/Secretary Treasurer


STEVE

Transcribed/Typed by: 
CAROL A. FERRARA
Housing Manager/Recording Secretary

April 15, 2021

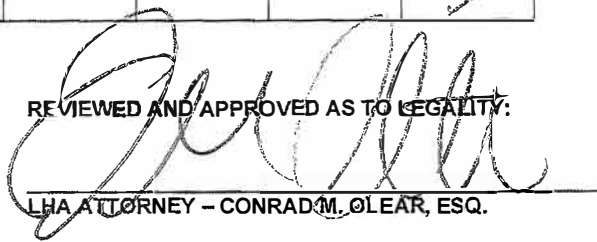
RESOLUTION NO. 20-28

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 M. O'LEARY, ESQ.

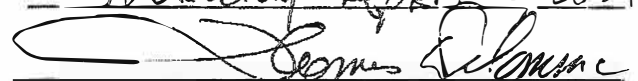
RENT WRITE-OFF FYE 09/30/21

WHEREAS, former/deceased tenant listed below has an outstanding balance due Lodi Housing Authority thus requiring the outstanding balance 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 \$167.13 due from deceased resident (rent due of \$272.00 for March 2021 less security deposit of \$104.87) is hereby "written off" as uncollectible as of FYE 09/30/21.

FORMER TENANT	COMPLEX	AMOUNT	REASON
Joan Luterzo	Apt. #21F De Vries Park Family Complex	\$167.13	Tenant Deceased
TOTAL:		\$167.13	

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 April 15 2021

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Cc: Carol A. Ferrara, Housing Manager/HRO
Nicole Ferrara, Principal Account Clerk
Wallace Nowosielecki, CPA, Fee Account
Former Resident's File (Luterzo-DVP #21F)