

**MINUTES OF THE REGULAR MEETING OF LODI
HOUSING AUTHORITY, 50 BROOKSIDE AVENUE,
LODI, NEW JERSEY AT 7:00 PM ON THURSDAY,
SEPTEMBER 30, 2021**

Call to Order: Chairman Steven De Nobile called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman De Nobile 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 De Nobile also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

Roll Call: In addition to Chairman De Nobile, the meeting was attended by Vice Chairman Robert Riley and Commissioners Daniel J. Cody, Paul V. Lynch, and Robert Marra. Commissioners Albert Di Chiara and Marc N. Schrieke 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 June 24, 2021.
Upon Roll Call, the Board voted as follows:**

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

**Motion was made by Commissioner Cody and Seconded by Vice Chairman Riley to approve the Minutes of the Closed Session of the Regular Meeting held on June 24, 2021.
Upon Roll Call, the Board voted as follows:**

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

Communications:

- 1. Declaration of State of Emergency by Governor Murphy – Tropical Storm IDA (09/2021)
- 2. LHA's Monthly PIC Compliance Report for August – PH: 99.53 & Section 8: 98.44
- 3. LHA's 09/08/21 response to HUD's request for assessment of damages due to IDA
- 4. Thank you from Massey Street Senior Citizen to Maintenance for hard work during IDA

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 – SEPTEMBER 30, 2021 (cont'd)

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time

Bills Agenda:

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

**Motion to Approve the August 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 Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Schrieks

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

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

Report of Executive Director:

1. Approximate total interest earned for FY 2020-2021 – **\$1,200.00±**
2. **CONTRACT REPORT:** NONE

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	CGI FEDERAL, INC. 1001 LAKESIDE AVENUE CLEVELAND, OH 44114 216-416-6399	SECTION 8 HQS INSPECTIONS 2 ND YEAR CONTRACT \$33 PER UNIT
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		

MINUTES OF REGULAR MEETING – SEPTEMBER 30, 2021 (cont'd)

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. Re-scheduling Notice of LHA's September Meeting from 09/16/21 to 09/30/21
4. Report on Tropical Storm Ida (more info reported on the Deputy Executive Director's Report)
5. Following is a list of contracting work:
 - a. Expansion of Massey Street Parking Lot – completed – refer to Board Res. #20-44 Change Order #1 to seal/re-stripe parking lot
 - b. Replaced S/C benches – labor done in-house
 - c. Two (2) Massey Street balconies repaired – refer to Board Res. #20-50 to authorize an additional 3 balconies to be repaired
 - d. In-house Maintenance Staff gutted/installed new plumbing/shower stall, etc.in Massey Street unit
 - e. Bulkhead was reported to the Boro
 - f. Trimming/cutting of shrubs at DVP completed
6. Annual Inspections – 220 Public Housing dwelling units – outsourced and completed
7. Pull cord stations at S/C Complexes – inspection completed in-house – however, due to "Ida," system is inoperable, along with fire alarm system at certain complexes
8. 2nd Public Bid – S/C Boiler Repair – refer to Board Res. #20-43 reflecting single bidder & authorization to negotiate

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

1. Section 8 HCV – new Payment Standards effective 01/01/22
2. Section 8 Utilities Analysis 2021-2022 – updated
3. S/C Boiler Repairs/Restoration – bid presently under negotiation
4. 2nd Floor Office Renovations – substantially completed – Change Order #1 pending
5. Massey Street Parking Lot Expansion – substantially completed – Change Order #1 pending
6. Maintenance – in-house repairs at DVP #1C & #1D
7. Rennie Place Community Room & Maintenance Garage roof/skylight leaks – repaired by Lifetime Roofing
8. Massey Street #22 (2nd floor) – leak into bedroom ceiling repaired
9. Tropical Storm Ida Update – refer to related correspondence/price quotes received for emergency related work requiring immediate action – still ongoing – LHA Staff worked continuously before, during, and after Ida warning of impending flood by removing vehicles to higher ground and evacuating tenants before flood waters rose – FEMA claim submitted

MINUTES OF REGULAR MEETING – SEPTEMBER 30, 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 Cody and Seconded by Commissioner Marra. Upon Roll Call, the Board voted as follows:

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

1. Resolution #20-39	Declaration of Federal Disaster – Hurricane Ida – 09/01/21 – Authorization of Emergency Related Expenditures
2. Resolution #20-40	Declaration of Federal Disaster – Hurricane Ida – 09/01/21 – Authorization Applicable to All LHA Complexes & Residents
3. Resolution #20-41	Rent Write-Off FYE 09/30/21 – Bucaro (Massey #36)
4. Resolution #20-42	LHA Flat Rents – Effective 01/01/2022 & Rescinding of 2 nd Year Flat Rent Freeze Previously Adopted (Res. #20-32)
5. Resolution #20-43	Authorization to Re-Advertise (No Bidders-1 st Bid) & to Reject 2 nd Bid & Negotiate with Single Bidder for Repair/Restoration of Boiler Equipment at S/C Complexes & DVP
6. Resolution #20-44	Massey Street Parking Lot Expansion – Change Order #1 – Not to Exceed \$4,500
7. Resolution #20-45	Amendment to Annual Holidays – Juneteenth – Effective CY 2021
8. Resolution #20-46	IPA Contract – Amendment #1 – FYE 09/30/20 & 09/30/21
9. Resolution #20-47	FYS 2021 Budget Resolution – 10/01/21-09/30/22
10. Resolution #20-48	Contract Termination – Cammarota Landscaping, LLC – Effective August 2021
11. Resolution #20-49	Award of 3-Year Landscaping Services Contract to Billy V's Unique Landscaping, LLC (2021-2022-2023)
12. Resolution #20-50	Authorization to Award Repairs to 3 Massey Street Balconies

Report of Commissioner: None

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: None

Hearing of Citizens: None in Attendance

MINUTES OF REGULAR MEETING – SEPTEMBER 30, 2021 (cont'd)

Closed Session:

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

Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Marra and Seconded by Vice Chairman Riley.

Upon Roll Call, the Board voted as follows:

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

Adjournment:

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

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

Meeting was Adjourned at 8:03 PM and Chairman De Nobile declared the Regular Meeting closed.



THOMAS DeSOMMA
Executive Director/Secretary Treasurer



STEVEN De NOBILE, Chairman

Transcribed/Typed by:



CAROL A. FERRARA
Housing Manager/Recording Secretary

RESOLUTION NO. 20-39

Governing Body Recorded Vote – Members:

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

**HURRICANE IDA – SEPTEMBER 1, 2021
DECLARATION OF FEDERAL DISASTER &
AUTHORIZATION OF EMERGENCY RELATED EXPENDITURES**

WHEREAS, on or about September 1, 2021, President Joseph Biden declared the State of New Jersey a Federal Disaster Area due to excessive rain/flooding caused by Hurricane Ida (September 1, 2021); and

WHEREAS, Hurricane Ida has created widespread flooding damage resulting in emergency conditions which continue to endanger the health, safety, and welfare of the citizens of Lodi and more particularly the residents of Public Housing Senior Citizen Developments owned, operated and/or administered by Lodi Housing Authority; and

WHEREAS, the extensive rain and flooding caused the Authority to immediately evacuate senior citizen dwelling units and relocate 20 first floor residents of the LHA's Senior Citizen Complexes located at 20 Rennie Place; and

WHEREAS, Hurricane Ida's devastation has also endangered the health, safety and welfare of Residents in LHA's Public Housing Senior Citizen Complexes and the Participants of the Section 8 Rental Assistance Program administered by Lodi Housing Authority (some of which also required relocation); and

WHEREAS, the extensive flooding also created hazardous conditions threatening the health, safety and welfare of the employees of the Housing Authority; and

WHEREAS, the LHA Executive Director has certified that Emergency exists affecting public health, safety, and welfare of its Public Housing Residents and Section 8 Rental Assistance Participants as defined under NJSA 40A:11-6 (see attached Emergency Certification).

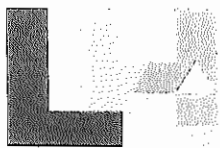
NOW, THEREFORE BE IT RESOLVED, the Federal Disaster/State of Emergency as declared by President Joseph Biden continues to endanger the health, safety and welfare of the Residents and Participants of LHA's Senior Citizen Complexes and its Section 8 Rental Assistance Participants.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to utilize any and all available Public Housing and Section 8 Operating/Administrative Reserves, including but not limited to any and all Capital Fund Program funds available including its Capital Fund Program funding and all related expenditures be classified as "Emergency Expenditures" (see attached Certification).

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:

Tuesday September 30, 2021


EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI
HOUSING
AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY
50 Brookside Avenue ■ Lodi, New Jersey 07644

September 30, 2021

**HURRICANE IDA – SEPTEMBER 1, 2021
EMERGENCY EXPENDITURES APPLICABLE TO THE
De VRIES PARK FAMILY COMPLEX AND THE SENIOR CITIZEN
COMPLEXES LOCATED AT MASSEY STREET, RENNIE PLACE,
AND NORTH MAIN STREET**

On or about September 1, 2021, President Joseph Biden and NJ Governor Phil Murphy declared the State of New Jersey a Federal Disaster Area due to excessive rain/flooding caused by Hurricane Ida; and

Hurricane Ida caused widespread flooding damage resulting in emergency conditions which continue to endanger the health, safety, and welfare of the citizens of Lodi and more particularly the citizens and residents of Public Housing Complexes and the participants of the Section 8 Rental Assistance Program (which are owned, operated and/or administered by Lodi Housing Authority, respectively); and

The extensive flooding caused by Hurricane Ida resulted in extensive damages throughout LHA's Public Housing Senior Citizen Complexes requiring the evacuation of senior citizen dwelling units and the relocation of all 20 Residents of the Senior Citizen Complex located at 20 Rennie Place, Lodi.

Therefore, as Executive Director, I hereby certify that such Emergency Conditions created hazardous conditions affecting the health, safety, and welfare of the residents and employees of the Authority.

Furthermore, I hereby certify any such related Expenditures be classified as "Emergency Expenditures" and fall within NJSA 40A:11-6.

THOMAS DeSOMMA
Executive Director

9/30/21
Date

RESOLUTION NO. 20-40

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody				
	Commissioner A. Di Chiara				
	Commissioner P. V. Lynch				
S	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. OLEAR, ESQ.

FEDERAL DISASTER DECLARATION DUE TO
HURRICANE IDA – SEPTEMBER 1, 2021
APPLICABLE TO ALL PUBLIC HOUSING COMPLEXES & RESIDENTS OF
De VRIES PARK FAMILY COMPLEX AND
THREE (3) SENIOR CITIZEN COMPLEXES LOCATED AT
MASSEY STREET, RENNIE PLACE, AND NORTH MAIN STREET

WHEREAS, on or about September 1, 2021, Hurricane Ida caused extensive flood damage at three (3) Senior Citizen Complexes (Massey Street, Rennie Place, & North Main Street) consisting of 120 dwelling units with the relocation of approximately 20± residents; and

WHEREAS, numerous participants on Lodi Housing Authority's (LHA) Section 8 Rental Assistance Program (exact number unknown at this time) were also evacuated and relocated; and

WHEREAS, Hurricane Ida has caused extensive damage to Lodi Housing Authority and buildings owned and operated by LHA; and

WHEREAS, President Joseph Biden and Governor Phil Murphy declared Bergen County (Boro of Lodi) a Federal Disaster area and the LHA Board of Commissioners has adopted a Declaration of Emergency due to Hurricane Ida (refer to Board Resolution #20-39) and Emergency Certification was executed by Executive Director on 09/30/21 (see attached copy).

NOW, THEREFORE BE IT RESOLVED, by Board of Commissioners that Authorization is hereby granted to Executive Director to:

1. Transfer & relocate any affected residents/participants requiring housing under the LHA jurisdiction to any open PH family dwelling units (regardless of family size), which will be classified as **Emergency Transfer**;
2. Take any and all steps necessary to remediate the threat to the health, safety, and welfare of those Public Housing Senior Citizen Residents and LHA owned/operated/administered buildings which may need clean-up, pumping, sanitizing, removal of garbage, furniture, appliances, etc., which would also include hiring part-time emergency help, outside contractors, etc.; and
3. Immediately retain Professional Services to analyze and prepare cost estimates of damages caused by Hurricane Ida, which has affected LHA buildings and its electrical systems (smoke detectors, call-to-aid, etc.), common areas, sidewalks, dwelling unit entrance steps, basement areas.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board of Commissioners hereby authorizes its Executive Director the direct authority to implement/make purchases/execute any and all contracts, on as needed basis, to maintain, house, repair those affected LHA owned buildings/common areas/dwelling units/electrical system, including but not limited to, fire alarm/call-to-aid, etc. as deemed necessary to ensure the health, safety, and welfare of all LHA Residents.

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 September 30 2021
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

September 30, 2021

RESOLUTION NO. 20-41

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. OLEAR, 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 \$670.00 due from deceased resident is hereby “written off” as uncollectible as of FYE 09/30/21.

FORMER TENANT	COMPLEX	AMOUNT	REASON
Michael Bucaro	Apt. #36 Massey Street S/C Complex	\$670.00	Tenant Deceased
TOTAL:		\$670.00	

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 September 30, 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 (Bucaro-Massey #36)

RESOLUTION NO. 20-42

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
<i>M</i>	Commissioner D. J. Cody	<input checked="" type="checkbox"/>			
	Commissioner A. Di Chiara				<input checked="" type="checkbox"/>
	Commissioner P. V. Lynch	<input checked="" type="checkbox"/>			
<i>S</i>	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. O'LEARY, ESQ.

**LHA FLAT RENTS – EFFECTIVE JANUARY 1, 2022
AND
RESCINDING OF 2ND YEAR FLAT RENT FREEZE
PREVIOUSLY ADOPTED (RES. #20-32)**

WHEREAS, the Executive Director previously recommended a Flat Rent freeze due to COVID-19 and the Board of Commissioners (Board) adopted such via Res. #20-32 (on May 27, 2021); and

WHEREAS, PIH Notice 2021-17 (HA) issued 09/13/21 "Updates Flat Rent Statutory Requirements" and further establishes Flat Rent Calculations for January 2022.

NOW, THEREFORE BE IT RESOLVED, the Board's previously adopted Flat Rent Freeze via Resolution #20-32 is hereby **Rescinded**.

NOW, THEREFORE, BE IT FURTHER RESOLVED, in compliance with US Dept. of HUD Mandate, applicable Flat Rents must be a **minimum** of 80% of the lower of LHA's FMR/SMAFR established by HUD for 2022 as reflected below:

LODI'S SAMFR		
1 B/R	2 B/R	3 B/R
\$1,390	\$1,630	\$2,030

NOW, THEREFORE, BE IT FURTHER RESOLVED, LHA's Flat Rents listed below include excess utilities and shall be effective for all LHA Residents admitted or recertified on or after January 1, 2022.

LHA FLAT RENTS		
1 B/R	2 B/R	3 B/R
\$1,112	\$1,304	\$1,624

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 September 30, 2021
Conrad M. O'Leary
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-43

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				✓
	Commissioner P. V. Lynch	✓			
S	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. OLEAR, ESQ.

**AUTHORIZATION TO RE-ADVERTISE FOR REPAIR/RESTORATION OF BOILER
EQUIPMENT AT MASSEY/NORTH MAIN AND DVP COMPLEXES –
NO BIDDERS FOR 1ST ROUND DUE 07/22/21 –
REJECTION OF SINGLE BID RECEIVED ON 2ND ROUND DUE 08/25/21 &
AUTHORIZATION TO NEGOTIATE WITH SINGLE BIDDER**

WHEREAS, Lodi Housing Authority (LHA) publicly advertised to receive bids (referenced above) on 07/22/21 (no bids) and 08/25/21 with one (1 bid received; and

WHEREAS, only a single bid was received on 08/25/21 from A&A Industrial Piping, Inc. which exceeded budget allocation with its proposed pricing believed to be incorrect; and

WHEREAS, both LHA's Counsel (Conrad M. Olear, Esq.) and LHA's Design A&E (Coppa Montalbano Architects) have both reviewed said proposal and have recommended the 08/25/21 single bid and further recommended consideration to proceed with contract negotiations with A&A Industrial Piping in compliance with NJSA 40A:11-5.3(b).

NOW, THEREFORE BE IT RESOLVED, as referenced in the preceding paragraph (refer to Counsel's correspondence of 09/02/21 and A&E's email of 09/13/21, Authority hereby Authorizes the action taken by Executive Director as captioned above and referenced herein.

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 September 30, 2021*

Thomas De Nobile
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-44

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				✓
	Commissioner P. V. Lynch	✓			
S	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. OLEAR, ESQ.

**MASSEY STREET PARKING LOT EXPANSION
CHANGE ORDER #1 – NOT TO EXCEED \$4,500.00**

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) previously awarded 4 Clean Up, Inc. the Contract for the Expansion of the Masset Street Parking Lot via Board Resolutions #20-34; and

WHEREAS, LHA's Design & Inspection Engineer recommends Change Order #1 to said Contract reflecting an increase Not to Exceed \$4,500.00 to the original Contract for additional work requested by LHA (see Design Consultant's correspondence dated 08/26/21); 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 #1, 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 #1.

NOW, THEREFORE, BE IT RESOLVED, by LHA's Board of Commissioners, Change Order #1 is hereby approved and awarded to 4 Clean Up, Inc. as follows:

\$108,245.00	Original Contract Award
<u>4,500.00</u>	Change Order #1
\$112,745.00	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 #1.

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, September 30, 2021
[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-45

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				✓
	Commissioner P. V. Lynch	✓			
S	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. OLEAR, ESQ.

**AMENDMENT TO INCLUDE ANNUAL HOLIDAY OF JUNETEENTH
EFFECTIVE CY 2021**

WHEREAS, the Federal Government and State of NJ declared Juneteenth (06/19/21) a holiday; and

NOW, THEREFORE, BE IT RESOLVED, LHA's Board of Commissioners hereby authorizes Juneteenth as a paid Federal Holiday for all regular/full-time employees.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Employee Personnel Policy, Section IV entitled Annual Holidays is hereby amended to reflect Juneteenth (06/19) as a paid holiday.

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 September 30, 2021

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-46

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
<i>M</i> Commissioner D. J. Cody	✓			✓
Commissioner A. Di Chiara				
Commissioner P. V. Lynch	✓			
<i>S</i> 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.

INDEPENDENT PUBLIC AUDIT (IPA) CONTRACT

AMENDMENT #1: FYE 09/30/20 – +\$400.00

FYE 09/30/21 – +\$400.00

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) previously awarded IPA Contract for FYE 09/30/20 & 09/30/21 (via Board Resolution #18-45) in the amount of \$8,000 per year; and

WHEREAS, Francis J. McConnell, CPA, who was awarded said contract, has requested an increase of \$400 per year due to unforeseen increases (costs associated with travel, additional mailings, etc.) as a result of the COVID-19 Pandemic and has demonstrated said increases to the Executive Director..

NOW, THEREFORE, BE IT RESOLVED, as Executive Director, I hereby recommend approval of the requested \$400 yearly Contract increase for FYE 09/30/20 & FYE 09/30/21.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby approves Contract Amendment #1 and further authorizes the Executive Director to execute any and all related documents pertaining to said Amendment.

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 September 30, 2021


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-47

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'LEAR, ESQ.

FYS 2021 BUDGET RESOLUTION

HOUSING AUTHORITY OF THE BOROUGH OF LODI
FISCAL YEAR: FROM 10/01/2021 TO 09/30/2022

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2021 and ending September 30, 2022 has been presented before the Members of the Lodi Housing Authority at its open public meeting of September 30, 2021; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$8,864,382, Total Appropriations, including any Accumulated Deficit, if any, of \$8,743,625 and Total Unrestricted Net Position utilized of \$N/A; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$442,633 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$N/A; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to NJAC 5:31-2, does not confer any authorization to raise or spend funds; rather, it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, in a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE, BE IT RESOLVED, by the governing board of the Lodi Housing Authority, at an open public meeting held on September 30, 2021 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2021 and ending September 30, 2022, is hereby approved; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/ expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the governing body of the Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on December 16, 2021.

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 September 30, 2021

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-48

Governing Body Recorded Vote – Members:

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

CONTRACT TERMINATION EFFECTIVE AUGUST 2021
CAMMAROTA LANDSCAPING, LLC

WHEREAS, Lodi Housing Authority (LHA) previously awarded a three-year Landscaping Service Contract (2020-2021-2022) to Cammarota Landscaping, LLC; and

WHEREAS, said Contractor failed to perform work as specified.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners hereby authorizes said contract termination.

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, September 30, 2021

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-49

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	<input checked="" type="checkbox"/>			
	Commissioner A. Di Chiara				<input checked="" type="checkbox"/>
	Commissioner P. V. Lynch	<input checked="" type="checkbox"/>			
S	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 MOLEAR, ESQ.

AWARD OF 3-YEAR LANDSCAPING SERVICES CONTRACT TO
BILLY V's UNIQUE LANDSCAPING, LLC, 16 INDUSTRIAL AVENUE,
RIDGEFIELD PARK, NEW JERSEY 07660
(2021-2022-2023)

WHEREAS, as a result of the recent landscaping contract termination issued to Cammarota Landscaping, LLC (Board Res. #20-48), effective August 2021 for failure to perform specified work; and

WHEREAS, the Executive Director of Lodi Housing Authority (LHA) and in compliance with NJSA 40:A11-3, covering awards/solicitations for purchases and contractor agreements not required to be advertised, I hereby certify that LHA re-solicited price quotes for such contracting services in compliance with the aforementioned NJ Statute and the US Department of HUD "Competitive Process" required under 24CFR 85:36 Procurement, and under LHA's By-Laws, Section 9,

I hereby recommend landscaping services for all LHA Complexes be awarded to Billy V's Unique Landscaping, LLC, not to exceed \$17,400.00 **as was mutually agreed upon between LHA and Contractor that LHA shall establish start/end of cutting season and LHA shall have sole discretion for cutting/edging per complex on a weekly basis; and**

WHEREAS, the Division of Local Finances requires "Certification of Funding Availability" when awarding contracts.

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

NOW, THEREFORE, BE IT FURTHER RESOLVED, Billy V's Unique Landscaping, LLC is hereby awarded the landscaping service contract referenced herein and the Executive Director is hereby authorized to execute any and all related contract documents necessary.

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 September 30, 2021

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 20-50

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Cody	✓			✓
	Commissioner A. Di Chiara				
	Commissioner P. V. Lynch	✓			
S	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'LEAR, ESQ.

**AUTHORIZATION TO AWARD CONTRACT FOR REPAIRS OF
THREE (3) MASSEY STREET BALCONIES (NORTH SIDE ONLY) TO
LIFETIME ROOFING & CHIMNEYS IN THE AMOUNT OF \$8,500.00**

WHEREAS, Lodi Housing Authority (LHA) on or about 05/13/21 solicited and awarded the repair of two (2) Massey Street balconies (photos attached) to Lifetime Roofing & Chimneys of 261 Huyler Street, South Hackensack, NJ 07606 in the amount of \$9,500; and

WHEREAS, a subsequent inspection was made of the three (3) remaining Massey Street balconies (North Side), at which time it was determined that, due to deterioration of wood-base and extensive cracking/separation of the decking, there existed a threat to tenant safety.

NOW, THEREFORE, BE IT RESOLVED, as the Executive Director, I emailed all Commissioners on 08/27/21 and requested and received responses authorizing the addition of repairs to said three (3) additional Massey Street balconies.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board of Commissioners hereby approves this contract award in the amount of \$8,500.00 to Lifetime Roofing & Chimneys (refer to attachments).

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 September 30, 2021

[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER