

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, OCTOBER 21, 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, Albert Di Chiara, and Paul V. Lynch. Commissioners Robert Marra and Marc N. Schrieks 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 September 30, 2021. Upon Roll Call, the Board voted as follows:

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

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 September 30, 2021. Upon Roll Call, the Board voted as follows:

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

Communications:

1. BCCD Notification of 2021-2022 Funding Award of \$120,000 for Boiler Replacement
2. Notice extending FEMA Federal Disaster Application to 11/04/21
3. BCCD Notice of Open Application for 2022-2023 Funding
4. LHA's Monthly PIC Compliance Report for September – PH @100% & S8 @97.58%
5. Certification to NJDCA of LHA's FYE 09/30/22 Budget

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

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

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time

Bills Agenda:

Motion to Approve the FYE 09/30/2021 Bills Agenda was made by Commissioner Cody and Seconded by Commissioner Di Chiara. Upon Roll Call, the Board voted as follows:

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

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

Report of Executive Director:

1. Approximate total interest earned for FYS 10/01/2021 – **\$200.00±**
2. **CONTRACT REPORT:** NONE

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	NONE	
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.	NONE	
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		

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

3. Update on Tropical Storm Ida – refer to Deputy Executive Director’s Report
4. S/C Boiler Repairs – ongoing negotiations with single bidder
5. Massey Street Parking Lot Expansion & re-surfacing/re-striping was completed
6. Effective 11/01/21, Office Staff will return to regular work schedule

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

1. S/C Boiler Repairs/Restoration – update needed on negotiations
2. 2nd Floor Office Renovations – substantially completed – Change Order #1 pending
3. Massey Street Parking Lot Expansion –completed – payment request sent to BCCD
4. Massey Street balconies – remaining 3 completed
5. Tropical Storm Ida Update – presently preparing actual related flood bills for submission to LHA FEMA NIFP – as related to covered insurance on buildings only

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 Di Chiara and Seconded by Commissioner Cody. Upon Roll Call, the Board voted as follows:

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

1. Resolution #21-01	Authorization to Renew 3-Year Lease with Boys & Girls Club of Lower Bergen County for Rental of 1 st Floor Office Space in LHA Admin Building
2. Resolution #21-02	Authorization for Submission of Application for 2022 BCCD Grant Funding for Removal/Replacement of Damaged/Obsolete Smoke Alarm/Call to Aid System at all LHA’s S/C Complexes
3. Resolution #21-03	Adoption of Statutory Regulatory Waivers as a PHA Located in Major Disaster Declaration (MDD) Area – Provided Under HUD PIH Notice No. 21-134 & No. 21-135

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 – OCTOBER 21, 2021 (cont'd)

Closed Session:

Motion to End Regular Order of Business and go into Closed Session was made by Vice Chairman Riley and Seconded by Commissioner Di Chiara.

Upon Roll Call, the Board voted as follows:

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

Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Riley and Seconded by Commissioner Di Chiara.

Upon Roll Call, the Board voted as follows:

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

Adjournment:

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

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

Meeting was Adjourned at 7:33 PM and Chairman De Nobile declared the Regular Meeting closed.


THOMAS DeSOMMA
 Executive Director/Secretary Treasurer


STEVEN De NOBILE, Chairman

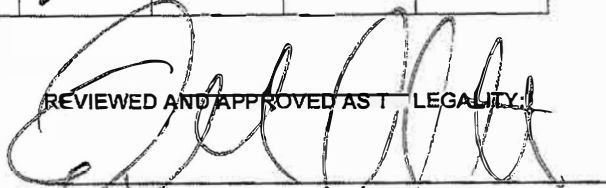
Transcribed/Typed by: Carol A. Ferrara
CAROL A. FERRARA
 Housing Manager/Recording Secretary

RESOLUTION NO. 21-01

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.

AUTHORIZATION TO RENEW 3-YEAR LEASE FOR RENTAL OF 1ST FLOOR OFFICE SPACE IN LHA ADMINISTRATION BUILDING, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY

WHEREAS, Lodi Housing Authority (LHA) has been in accordance with US Department of HUD (HUD) Performance Funding System (PFS) Rules and Regulations; and

WHEREAS, LHA has been financially solvent in accordance with PFS; and

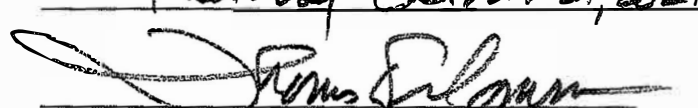
WHEREAS, LHA manages and maintains 100 family public housing units (DVP) and 120 senior citizen dwelling units (40 each at its Rennie Place, Massey Street, and North Main Street sites); and

WHEREAS, it has been determined that non-dwelling space located on the 1st floor of LHA's Administration Building (50 Brookside Avenue, Lodi) is available for rental/lease and rental space available is not required for its Public Housing or its Section 8 Housing Choice Voucher Programs and said rental space was publicly advertised (refer to attachments); and

WHEREAS, it would be in the best interest of LHA to rent/lease its 1st floor office space and income received would assist LHA with its ACC commitment to provide safe and sanitary housing for its Public Housing low to moderate income residents

NOW, THEREFORE, BE IT RESOLVED, the LHA Board of Commissioners (Board) hereby authorizes the Renewal of a 3-Year Lease of the 1st floor office space (referenced herein) and further authorizes Thomas DeSomma, Executive Director, to enter and execute a Lease Agreement with the Boys & Girls Club of Lower Bergen County, 50 Brookside Avenue, Lodi, New Jersey for rental of its non-dwelling space for a period of three (3) years at \$1,700 per month for 2022, \$1,800 per month for 2023, and \$1,900 per month for 2024 with said lease term not to exceed three (3) years without further concurrence of LHA Board of Commissions.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

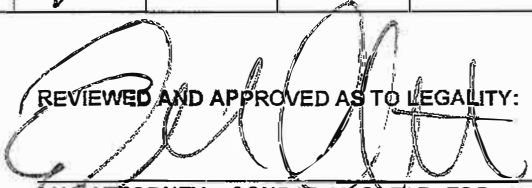
Thursday October 21, 2021

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 21-02

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.

AUTHORIZATION FOR SUBMISSION OF APPLICATION FOR 2022 BERGEN COUNTY COMMUNITY DEVELOPMENT (BCCD) GRANT FUNDING FOR REMOVAL/REPLACEMENT OF DAMAGED/OBSOLETE SMOKE ALARM/CALL-TO-AID SYSTEM AT LHA'S SENIOR CITIZEN COMPLEXES (RENNIE/MASSEY/NORTH MAIN)

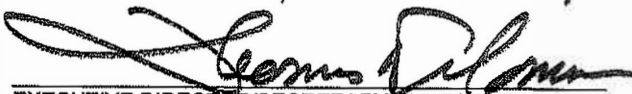
WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners (Board) wishes to submit an application to the County of Bergen for the 2022 Community Development Block Grant Funding for the Removal/Replacement of the smoke alarm/call-to-aid system which became damaged/functionally inoperable due to Tropical Storm Ida 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 the 2022 BCCD Funding is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes the Executive Director to forward a copy of the 2022 Funding Application to the County of Bergen requesting consideration to approve Lodi Housing Authority's 2022 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:

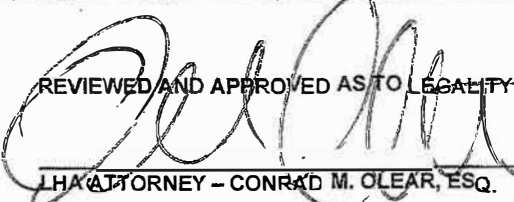
Thursday October 21, 2021

 EXECUTIVE DIRECTOR/SECRETARY/TREASURER

RESOLUTION NO. 21-03

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.

ADOPTION OF STATUTORY REGULATORY WAIVERS AS A PHA LOCATED IN A MAJOR DISASTER DECLARATION (MDD) AREA – PROVIDED UNDER HUD PIH NOTICE NO. 21-134 & NO. 21-135

WHEREAS, the US Department of Housing and Urban Development (HUD) is offering Public Housing Authorities (PHAs) located in an active Major Disaster Declaration (MDD) area the flexibility to adopt/apply for administrative Statutory Waivers/Alternative Requirements to its various Public Housing Programs; and


WHEREAS, Lodi Housing Authority (LHA) is a PHA located/designated within said MDD area; and

WHEREAS, LHA’s Board of Commissioners (Board) hereby authorizes the formal adoption of any and all applicable administrative Statutory Waivers/Alternative Requirements and further authorizes its Executive Director to implement any and all Statutory Waivers/Alternative Requirements on a case-by-case basis and applicable to the administration of the Public Housing (PH) and Housing Choice Voucher (HCV) Programs; and

WHEREAS, by adoption of this Resolution #21-03, let it be clearly understood that any and all Statutory Waivers/Alternative Requirements and time-period extensions are hereby adopted, and should HUD, a Presidential Emergency Declaration, and/or any Executive Order further extend these waivers/alternative requirements, such changes shall automatically be applied and extended to LHA.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby authorizes and adopts the application for Statutory Waivers/Alternative Requirements as they apply to LHA’s PH/HCV Programs and as authorized for PHAs located in MDD areas.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday October 21, 2021

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER