

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, JANUARY 20, 2022

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, and 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 Riley and Commissioners Daniel J. Cody, Albert Di Chiara, Paul V. Lynch and Robert Marra.

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 Di Chiara to approve the Minutes of the Regular Meeting held on December 21, 2021. Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Commissioner Di Chiara to approve the Minutes of the Closed Session of the Regular Meeting held on December 21, 2021. Upon Roll Call, the Board voted as follows:

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

Communications:

1. FYE 09/30/20 IPA (Single Audit) was submitted to REAC & Federal Clearinghouse

Report of Attorney:

1. **New:**
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 – JANUARY 20, 2022 (cont'd)

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time

Bills Agenda:

**Motion to Approve the January 2022 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 Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	NONE

Report of Executive Director:

1. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT 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 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		

2. Public Ad for A&E Services for repair/replacement of fire alarm/call to aid system at all S/C Complexes
3. FEMA insurance coverage payment received to date is \$389,137.95 – LHA has submitted its 2nd payment request in the amount of \$172,371.13 – FINAL Report by FEMA Adjuster indicated NOT accepting LHA's 2nd payment request – Executive Director & Deputy Executive Director may recommend retaining professional FEMA adjuster services to appeal rejection of 2nd payment request
4. NJ JIF Risk Control Assessment was rescheduled for 01/21/22

MINUTES OF REGULAR MEETING – JANUARY 20, 2022 (cont'd)

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

1. S/C Boiler Repairs/Restoration – update given
2. 2nd Floor Office Renovations – substantially completed – Change Orders pending
3. Update on progress in the Rennie Place 1st floor dwelling units due to flooding by Tropical Storm Ida

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

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

1. Resolution #21-13	Emergency Placement of Displaced Senior Citizen Residents due to Hurricane Ida (September 2021)
2. Resolution #21-14	Change Orders #1, #2, #3, & #4 (Time Extension) – A&A Industrial Piping, Inc. for DVP & S/C Boilers – Funded by BCCD
3. Resolution #21-	
4. Resolution #21--	

Report of Commissioner:

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: None

Hearing of Citizens: None in Attendance

MINUTES OF REGULAR MEETING – JANUARY 20, 2022 (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 Di Chiara Commissioner Lynch Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	NONE

**Motion to End Closed Session and return to Regular Order of Business 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 Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	NONE


Adjournment:

Motion to Adjourn 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 Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	NONE

Meeting was Adjourned at 7:20 PM and Chairman De Nobile declared the Regular Meeting closed.


THOMAS DeSOMMA
 Executive Director/Secretary Treasurer


STEVEN De NOBILE, Chairman or
ROBERT RILEY, JR., Vice Chairman

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

RESOLUTION NO. 21-13

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

EMERGENCY PLACEMENT OF DISPLACED S/C RESIDENTS DUE TO HURRICANE IDA (SEPTEMBER 2021)

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) approved Resolutions #20-39 & #20-40 (Declaration of Federal Disaster & Authorization of Emergency Expenditures) bot due to Hurricane Ida (09/2021) for LHA S/C Complexes; and

WHEREAS, the US Department of Housing and Urban Development (HUD) Newark Area Office has recommended that local PHAs (Bergen County) consider adopting the above-referenced Resolution, specifically, for those senior residents from the Vincent K. Tibbs Senior Building under the jurisdiction of the Englewood Housing Authority that were and still remain displaced by Hurricane Ida; and

WHEREAS, the Board has discussed and is receptive to providing Emergency Placement for the displaced Englewood senior citizens referenced herein but the Board further emphasizes its 1st primary obligation is to LHA’s participating residents on its PH/S-8 Programs and those who reside within the Borough of Lodi that have been affected by Hurricane Ida.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby adopts this Resolution as reflected above and referenced herein provided:

1. 1st Priority Placement of LHA’s senior citizens from its Rennie Place S/C Complex, which resulted in the displacement of 20 first-floor residents (of which many of those dwelling units are still under repair);
2. 2nd Priority Placement shall be for any other LHA PH residents or Section 8 HCV participants that were affected by Hurricane Ida;
3. 3rd Priority Placement shall be for any Borough of Lodi residents determined to be eligible for participation in LHA’s PH/S-8 Programs that were affected by Hurricane Ida; and
4. 4th Priority Placement for any displaced senior residents (due to Hurricane Ida) from the Vincent K. Tibbs Senior Building under the jurisdiction of the Englewood Housing Authority.

NOW, THEREFORE, BE IT FURTHER RESOLVED, this Resolution #21-13 shall become effective immediately and LHA’s ACOP shall be amended accordingly to reflect same.

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

Thursday January 20, 2022

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 21-14

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	/			
	Vice Chairman R. Riley, Jr.	/			
	Chairman S. De Nobile	/			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**CHANGE ORDERS #1, #2, #3, & #4 (TIME EXTENSION) –
A&A INDUSTRIAL PIPING, INC. FOR DVP & S/C BOILERS
(FUNDED BY BCCD)**

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) previously awarded A&A Industrial Piping, Inc. a contract to repair/replace boilers (as referenced above) via Resolution #21-06; and

WHEREAS, LHA’s Design & Inspection Engineer recommends above-captioned Change Orders including Time Extension (see attached) and as explained below; and

WHEREAS, LHA’s Counsel, Conrad M. Olear, Esq., has reviewed related documents, all of which are in compliance with NJSA Public Bidding requirements below the 20% threshold; and

WHEREAS, LHA’s Executive Director certifies the Funding Availability to award Change Orders referenced herein.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby approves Change Orders #1, #2, #3, & #4 as follows:


\$79,500.00	Original Contract Award
3,551.00	CO #1 DVP H/W Exchange Tube Cleaning
8,730.00	CO #2 Massey/Rennie Underground Piping
1,065.00	CO#3 DVP Boiler Valve Rotation
- 0 -	CO #4 Time Extension Only*
<u>\$92,846.00</u>	Contract Grand Total

***Time Extension is for 60 days with Completion Date of 04/11/2022**

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, #2, #3, & #4 (Time Extension).

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

Thursday January 20 2022


EXECUTIVE DIRECTOR/SECRETARY-TREASURER