

**MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, APRIL 28, 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, and Robert Marra. Commissioner Paul V. Lynch was absent.

The Meeting was also attended by Lodi Housing Authority Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Thomas DeSomma, and Deputy Executive Director Gary Luna. Housing Manager/Recording Secretary Carol A. Ferrara was absent.

**Bids:** None

**Approval of Minutes:**

**Motion was made by Commissioner Cody and Seconded by Vice Chairman Riley to approve the Minutes of the Regular Meeting held on March 24, 2022. Upon Roll Call, the Board voted as follows:**

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

**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 March 24, 2022. Upon Roll Call, the Board voted as follows:**

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

**Communications:**

1. 5-Year Annual PHA Plan for FYS 10/01/22 for public comment was held on 4/21/22 (6:00 PM)
2. HUD PIC Submissions for April 2022 – PH @100% & Section 8 @99.12% - great job!

**MINUTES OF REGULAR MEETING – APRIL 28, 2022 (cont'd)**

**Report of Attorney:**

1. **New:** Update on FEMA Appeal
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:**

**Bills Agenda:**

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

**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		

**MINUTES OF REGULAR MEETING – APRIL 28, 2022 (cont'd)**

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

1. DVP & S/C boiler – update given
2. Fire Alarm/Call to Aid/Pull Stations – review & analysis completed by LSEA
3. Update on ongoing FEMA’s rejection of labor & other related costs – possible submission to be made of labor costs
4. S/C gutters/soffits – repaired & cleaned

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

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

1. Resolution #21-20	Memorializing Resolution for Extraordinary Litigation to Appeal FEMA’s Denial of Payments for Related Expenses Due to Damages From Hurricane Ida (September 2021)
2. Resolution #	

**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 – APRIL 28, 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 Di Chiara.  
Upon Roll Call, the Board voted as follows:**

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

**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 Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Lynch


**Adjournment:**

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

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

Meeting was Adjourned at 7:35 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