

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, MAY 26, 2022

Call to Order: Chairman Steven De Nobile called the Regular Meeting to Order at 7:05 PM (immediately following the adjournment of the Annual/Reorganization Meeting).

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.

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

Bids: None

Approval of Minutes:

Motion was made by Vice Chairman Rile and Seconded by Commissioner Cody to approve the Minutes of the Regular Meeting held on April 28, 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	Commissioner Lynch	NONE

Motion was made by Vice Chairman Riley and Seconded by Commissioner Di Chiara to approve the Minutes of the Closed Session of the Regular Meeting held on April 28, 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	Commissioner Lynch	NONE

Communications:

1. HUD PIC Submissions for May 2022 – PH @100% & Section 8 @98.69% - great job!
2. HUD Notice – CFP Funding \$540,889 – an increase of approximately \$98,256 from 2021 funding
3. Congratulations to Angie Santora (LHA S/C) – 95 years young – thank you note to LHA Staff received from Angie

MINUTES OF REGULAR MEETING – MAY 26, 2022 (cont'd)

Report of Attorney:

1. **New:** Update on FEMA Appeal – moved to Closed Session due to possible litigation
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 May 2022 Bills Agenda was made by Commissioner Marra 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

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 Executive Director (con'td):

2. Presently working on PH/S8 Operating Budgets (FY 10/01/22-09/30/23) – will forward upon completion & place on June Agenda for review/consideration of adoption
3. General Notice to DVP Residents
4. Executive Director recommended re-scheduling the 06/16/22 meeting to either 6/23/22 or 6/30/22 – Commissioners agreed to 6/30/22 as follows:

Motion was made by Commissioner Cody and Seconded by Commissioner Di Chiara to Re-Schedule the June Meeting from June 16, 2022 to June 30, 2022.

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 Deputy Executive Director/Administrator Section 8/Housing Manager:

1. S/C & DVP boilers – update given
2. Fire Alarm/Call to Aid/Pull Stations – review & analysis completed by LSEA – update given
3. Cleaning of North Main parking lot catch basin
4. Updated PH/S-8 Income Limits/FMRs & LHA's ceiling/flat rents

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 Lynch and Seconded by Commissioner Marra.

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 #21-24	Approval & Adoption of FY 2022 Capital Fund Program Grant – NJ39P01150122 - \$540,889
2. Resolution #21-25	Change Order #5 (Time Extension) – A&A Industrial Piping, Inc. – DVP & S/C Boilers (Funded by BCCD)

MINUTES OF REGULAR MEETING – MAY 26, 2022 (cont'd)

Report of Commissioner:

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: A very Happy Birthday to Commissioner Dan Cody!

Hearing of Citizens: None in Attendance

Closed Session:

**Motion to End Regular Order of Business and go into Closed Session was made by Commissioner Lynch 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

**Motion to End Closed Session and return to Regular Order of Business 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 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 7:25 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

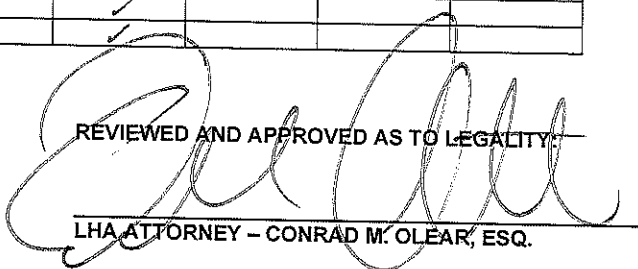
Transcribed/Typed by: Carol A. Ferrara
CAROL A. FERRARA
 Housing Manager/Recording Secretary

RESOLUTION NO. 21-24

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.

**APPROVAL AND ADOPTION OF FY2022
 CAPITAL FUND PROGRAM GRANT – NJ39P01150122 – \$540,889**

WHEREAS, Lodi Housing Authority (LHA) has been awarded under the Capital Fund Program (CFP) \$540,889 for FY 2022 to be referred to under CFG Number NJ39P01150122; and

WHEREAS, FY 2022 CFP awards, require all PHAs to have a CFP 5-Year Action Plan that covers 2022 in Energy and Performance Information Center (EPIC); and

WHEREAS, LHA has an approved Fixed 5-Year Action Plan that covers 2022; therefore, LHA is not required to submit a new CFP 5-Year Action Plan; and

WHEREAS, in accordance with 24 CFR Part 990, LHA has less than 250 Public Housing Units and is a recognized High Performer, CFP is assigned to BLI 1406; and

WHEREAS, once CFP is placed on BLI 1406, Operations, LHA must follow requirements in accordance with 24 CFR 990; and

WHEREAS, LHA, in accordance with 24 CFR Part 905, including Approved HUD Form 50077 for Non-Qualified PHA in compliance with Public Hearing Notification; and

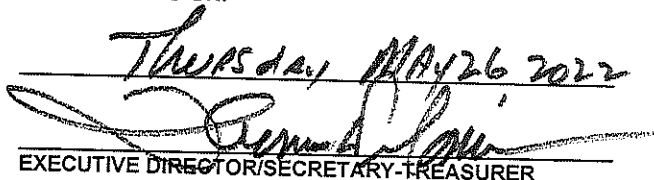
WHEREAS, due to COVID Pandemic, Public Notification is on the Web; and

WHEREAS, ACC Amendment transmitted to PHAs, requires a “Physical Signature” by Executive Director and submit signed ACC Amendment Electronically; and

WHEREAS, CFR Grant NJ39P01150122 has been prepared in accordance with FY 2022 Capital Fund revised processing information.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioner of the Lodi Housing Authority, in reference to CFP Grant NJ39P01150122, is hereby approved and adopted.

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, May 26, 2022

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Capital Fund Program (CFP) Amendment Annual Contributions Contract Terms and Conditions (HUD-52840-A)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application.

Whereas, (Public Housing Authority) Housing Authority of the Borough of Lodi NJ011 (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law 117-103, Division L, Title II,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families.

\$ 540,889.00 for Fiscal Year 2022 to be referred to under Capital Fund Grant Number NJ39P01150122 PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

- 1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.
2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements...
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment.
6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

- 7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project.
8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.
9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s). (mark one): Yes [] No [x]
10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.
11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.
12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure timeperiod. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

The parties have executed this CFP Amendment, and it will be effective on May 12, 2022. This is the date on which CFP assistance becomes available to the PHA for obligation.

Signature table with columns for U.S. Department of Housing and Urban Development (By: /s/ Robert E. Mulderig, Title: Deputy Assistant Secretary, Office of Public Hsg Investments) and PHA (Executive Director or authorized agent) (By: [Signature], Title: Executive Director, Date: 5/26/22).

Previous versions obsolete

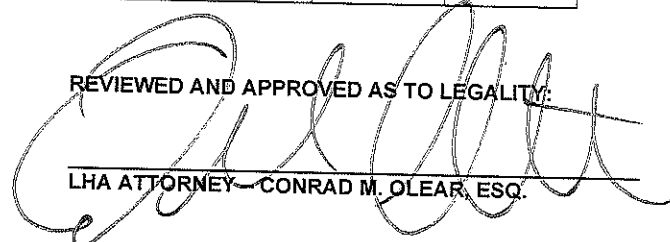
RESOLUTION NO. 21-25

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	✓			
Commissioner A. Di Chiara	✓			
M 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 #5 (TIME EXTENSION TO 06/11/22) – 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 #21-25; and

WHEREAS, LHA's Design & Inspection Engineer recommends above-captioned Change Order (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 #5 as follows:

\$92,846.00 (1,000.00) 1,500.00 <hr style="width: 50%; margin: 5px auto;"/> - 0 - <hr style="width: 50%; margin: 5px auto;"/> \$93,346.00	Amended Contract Amount (via previous COs) Credit for Oil Burner (1) testing/start-up done by LHA Addition for Replacement of Oil Burner #2 Defector Pump (Outside Contract Scope of Work) Time Extension of 60 days (no cost) – Substantial Completion Date 06/11/22 New Contract Amount per This Change Order #5
---	---

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 #5.

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 MAY 26, 2022


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address) Lodi Housing Authority Boiler Restoration	CONTRACT INFORMATION: Contract For: General Construction Date:	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: May 6, 2022
OWNER: (Name and address) Lodi Housing Authority 50 Brookside Ave, Lodi, NJ 07644	ARCHITECT: (Name and address) Coppa Montalbano Architects 97 Lackawanna Ave Totowa, NJ 07512	CONTRACTOR: (Name and address) A & A Industrial Piping Inc. 6 Gardner Road Fairfield, NJ 07004

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This change order authorizes the following:

(1) A&A COR #6 credit for oil burner 1 testing and startup performed by LHA forces.
 Total credit \$1,000

(2) A&A COR #7 Add for replacement of oil burner 2 defective pump needed for startup outside of contract scope.
 Total Add \$1,500

Net Change order amount \$500

Contract completion time extended to 6/10/22 for pump procurement and installation of 3 way mixing valve past heating season.

The original Contract Sum was	\$ 79,500.00
The net change by previously authorized Change Orders	\$ 13,346.00
The Contract Sum prior to this Change Order was	\$ 92,846.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 500.00
The new Contract Sum including this Change Order will be	\$ 93,346.00

The Contract Time will be increased by Sixty (60) days.
 The new date of Substantial Completion will be 6/10/22

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Coppa Montalbano Architects ARCHITECT <i>(Print name)</i> SIGNATURE MARIANNA MONTALBANO PRINTED NAME AND TITLE 5/10/22 DATE	A & A Industrial Piping Inc. CONTRACTOR <i>(Firm name)</i> SIGNATURE Richard Tomaiko, Exec VP PRINTED NAME AND TITLE 5/13/22 DATE	Lodi Housing Authority OWNER <i>(Print name)</i> SIGNATURE Executive Director PRINTED NAME AND TITLE 5/26/22 DATE
---	---	---