

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

Call to Order: Chairman Robert Riley called the Regular Meeting to Order at 7:00 PM.

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

Roll Call: In addition to Chairman Riley, the meeting was attended by Vice Chairman Robert Marra and Commissioners Daniel J. Cody, Steven De Nobile, and Paul V. Lynch. Commissioner Albert Di Chiara was absent.

The Meeting was also attended by 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. No one was absent.

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 29, 2022. Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Commissioner De Nobile to approve the Minutes of the Closed Session of the Regular Meeting held on September 29, 2022. Upon Roll Call, the Board voted as follows:

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

Communications:

1. Thank you email received from new tenant at North Main #30
2. NJ MEL (JIF) announces new Cyber solution, NJ Risk Management Fund (Cyber JIF) – LHA is in compliance with all Tiers (1, 2, & 3)
3. PIC Submission Reports for July & August
4. Notice of Variance (for Meridian, LLC) for "Alesso" property – 42 units

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

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

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

Bills Agenda:

Motion to Approve the FYE 09/30/22 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 De Nobile Commissioner Lynch Vice Chairman Marra Chairman Riley | NONE | NONE | Commissioner Di Chiara |

Motion to Approve the October 2022 Bills Agenda was made by Commissioner Lynch and Seconded by Commissioner De Nobile. Upon Roll Call, the Board voted as follows:

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

Report of Executive Director:

1. **CONTRACT REPORT:**

| CONTRACT AWARDED TO: | | CONTRACT FOR: |
|--|---|---|
| 1. | Orkin Pest Control 331 Fairfield Road, Suite 1 Freehold, NJ 07728 732-308-5907 | Rodent Treatment at DVP (Bldgs. 1, 2, 4, & 11) 2 Service Agreements (10/6/22 & 10/17/22) \$600.00 per Agreement |
| 2. | Just Windows and Doors PO Box 134 Hasbrouck Heights, NJ 07604 201-390-7762 | Replace Window & Limestone Sill @ Rennie #35 \$2,550.00 |
| 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 – OCTOBER 26, 2022 (cont'd)

2. Tenant Notice – HUD Mandated increase to LHA’s flat/ceiling rents for 2023
3. Update – Property Damage – North Main S/C Resident, while backing up, drove her vehicle into corner of North Building – damage sustained to exterior of building (light post, brick, downspout, etc.) and interior walls, studs, heating system, etc. within Apartment #19
4. RFQ for Garbage Pick-Up (dumpster service) at 3 S/C Complexes – due back 10/27/22
5. General Notice from NJPHA JIF indicating substantial increase in insurance premiums (SHBP, workers’ comp, etc.) for 2023
6. LHA Attorney not available for November 17, 2022 Board Meeting, and since the following week is Thanksgiving, Board voted to cancel the November meeting.

Motion was made by Commissioner Cody & Seconded by Vice Chairman Marra to cancel the November Board Meeting and authorize Executive Director to pay the November bills and report all bills at the December Meeting. Upon Roll Call, the Board votes as follows:

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

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

1. Update – Fire Alarm/Call to Aid/Pull Stations
2. EV (electric vehicle charging stations) – utility usage analysis has been requested
3. Report of ongoing Maintenance work – DVP #18B – leak repaired using epoxy – to be discussed & installation of plastic pallets in DVP basements for storage use by tenants

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 Vice Chairman Marra.
Upon Roll Call, the Board voted as follows:**

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

| | |
|----------------------|--|
| 1. Resolution #22-01 | Extraordinary Litigation Authorizing Representation Pertaining to Request from NJSPOEM Pertaining to FEMA’s 2011 Hurricane Irene Funding |
| 2. Resolution #22-02 | Approval of CY 2023 Board Meeting Dates |

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

Report of Commissioner:

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: None

Hearing of Citizens: None in Attendance

Closed Session:

Motion to End Regular Order of Business and go into Closed Session was made by Commissioner Cody and Seconded by Commissioner De Nobile.

Upon Roll Call, the Board voted as follows:

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

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

Upon Roll Call, the Board voted as follows:

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

Adjournment:

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

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

Meeting was Adjourned at 8:00 PM and Chairman Riley declared the Regular Meeting closed.


THOMAS DeSOMMA
 Executive Director/Secretary Treasurer


ROBERT RILEY, JR., Chairman or
ROBERT MARRA, Vice Chairman

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

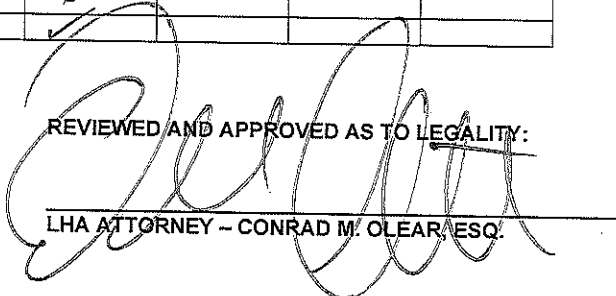
RESOLUTION NO. 22-01

Governing Body Recorded Vote – Members:

| Board Members | Aye | Nay | Abstain | Absent |
|---------------------------|-------------------------------------|-----|---------|-------------------------------------|
| Commissioner D. J. Cody | <input checked="" type="checkbox"/> | | | |
| Commissioner S. De Nobile | <input checked="" type="checkbox"/> | | | |
| Commissioner A. Di Chiara | | | | <input checked="" type="checkbox"/> |
| Commissioner P. V. Lynch | <input checked="" type="checkbox"/> | | | |
| Vice Chairman R. Marra | <input checked="" type="checkbox"/> | | | |
| Chairman R. Riley, Jr. | <input checked="" type="checkbox"/> | | | |

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

EXTRAORDINARY LITIGATION AUTHORIZING REPRESENTATION PERTAINING TO REQUEST FROM NEW JERSEY STATE POLICE OFFICE OF EMERGENCY MANAGEMENT (NJSPOEM) PERTAINING TO FEMA'S 2011 HURRICANE IRENE FUNDING

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) has been previously briefed of the ongoing request for refund of 2011 Hurricane Irene funding; and

WHEREAS, while it was LHA's understanding this issue was previously resolved; and

WHEREAS, NSPOEM's 09/30/22 request for the return of overpayments pertaining to 2011 Hurricane Irene funding by FEMA (see attached); and

WHEREAS, the Board recognizes and hereby authorizes Conrad M. Olear, Esq. to represent LHA at \$100 per hour pertaining to this matter referenced above.

NOW, THEREFORE, BE IT RESOLVED, as Executive Director, I hereby certify "Funding Availability" and compliance with NJSA 40:11-5 Professional Services.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to utilize any and all available Public Housing funds, including but not limited to, any and all available Capital Fund Program funding, and all related expenditures shall be classified as "Extraordinary Litigation."

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:

Wednesday October 26, 2022



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 22-02

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

[Signature]
LHA ATTORNEY – CONRAD M. O'LEAR, ESQ.

APPROVAL OF BOARD MEETING DATES FOR CY 2023

BE IT RESOLVED, by the Housing Authority of the Borough of Lodi that the Public Meetings of the Housing Authority of the Borough of Lodi will be held at the Lodi Housing Authority Community Room, 50 Brookside Avenue, Lodi, New Jersey in accordance with the Sunshine Law. Regular Meetings will be held according to the following schedule:

| REGULAR MEETING | DAY | TIME |
|--|----------|-----------|
| JANUARY 19, 2023 | THURSDAY | 7:00 P.M. |
| FEBRUARY 16, 2023 | THURSDAY | 7:00 P.M. |
| MARCH 16, 2023 | THURSDAY | 7:00 P.M. |
| APRIL 20, 2023 | THURSDAY | 7:00 P.M. |
| MAY 25, 2023 ANNUAL REORGANIZATION MEETING (REGULAR MEETING TO FOLLOW) | THURSDAY | 7:00 P.M. |
| JUNE 15, 2023 | THURSDAY | 7:00 P.M. |
| JULY 20, 2023 | THURSDAY | 7:00 P.M. |
| AUGUST 17, 2023 | THURSDAY | 7:00 P.M. |
| SEPTEMBER 21, 2023 | THURSDAY | 7:00 P.M. |
| OCTOBER 19, 2023 | THURSDAY | 7:00 P.M. |
| NOVEMBER 16, 2023 | THURSDAY | 7:00 P.M. |
| DECEMBER 21, 2023 | THURSDAY | 7:00 P.M. |

The following is the Regular Meeting Agenda of the Housing Authority of the Borough of Lodi:

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- NOTICE OF MEETING
- ROLL CALL
- BIDS
- APPROVAL OF MINUTES
- COMMUNICATIONS
- REPORT OF ATTORNEY
- REPORT OF ACCOUNTANT
- REPORT OF SECURITY
- MONTHLY BILLS – PUBLIC HOUSING & SECTION 8
- REPORT OF EXECUTIVE DIRECTOR
- REPORT OF DEPUTY EXECUTIVE DIR./ADMIN. OF SECTION 8/HOUSING MANAGER
- RESOLUTIONS
- REPORT OF COMMISSIONERS
- UNFINISHED BUSINESS
- OLD BUSINESS
- NEW BUSINESS
- GOOD AND WELFARE
- HEARING OF CITIZENS
- CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS
- ADJOURNMENT

Any changes to the above-scheduled Regular Meeting dates require 48-hour notice. Any Special Meeting will be held with 48-hour notice prior to Special Meeting.

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:

Wednesday October 26, 2022

[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER