

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, JANUARY 19, 2023

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, and Steven De Nobile. Commissioners Albert Di Chiara and Paul V. Lynch were 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 the Housing Manager/Recording Secretary Carol A. Ferrara.

Bids: None

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Commissioner De Nobile to approve the Minutes of the Regular Meeting held on December 21, 2022.

Upon Roll Call, the Board voted as follows:

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

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 December 21, 2022. Upon Roll Call, the Board voted as follows:

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

Communications:

1. Thank you to LHA Staff from Rennie Place S/C who is moving out on 01/31/23 – a refreshing acknowledgement of appreciation to the LHA Staff!!
2. BCCD Contract Agreement FY 2022 Grant Award of \$155,917 for S/C Smoke/Security Alarm Systems
3. Boro of Lodi – received Mayor/Council’s endorsing resolution for LHA’s 2023 BCCD application

MINUTES OF REGULAR MEETING – JANUARY 19, 2023 (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 January 2023 Bills Agenda was made by Commissioner Cody and Seconded by Commissioner Marra. Upon Roll Call, the Board voted as follows:

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

Report of Executive Director:

1. **Contract Report:**

CONTRACT AWARDED TO:		CONTRACT FOR:
a.	Mollica Electric Montville, NJ	<u>3-Year Contract – Electrical (Labor Only)</u> 2023 - \$80 per hour 2024 - \$85 per hour 2025 - \$90 per hour
b.	Jersey Elevator Aberdeen, NJ	<u>1-Year Contract – Elevator Maintenance</u> \$179.31 per month
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 <u>DOES NOT REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	*DavEd Fire Systems, Inc. Hackensack, NJ	<u>3-Year Contract – Maintenance/Monitoring of S/C Fire Alarm/Call to Aid System</u> 2023-2025 - \$2,640 per year (Monitoring) 2023-2025 - \$155 per hour (repairs/service calls)
2.	*Jay-Bee Wood Flooring, Inc. Township of Washington, NJ	<u>3-Year Contract – Resanding/ & Refinishing Hardwood Flooring</u> 2023 - \$2.85 sq.ft. 2024 - \$2.85 sq.ft. 2025 - \$3.00 sq.ft.
3.	*Sgts. Maintenance, LLC Lodi, NJ	<u>3-Year Contract – Office Maintenance</u> 2023-2025 - \$11,880 per year (with \$35 per hour outside of contract) – weekly cleaning of entire Admin Building (3 floors) & common areas at 3 S/C Complexes
4.	*Millennium Mechanical Fairfield, NJ	<u>3-Year Contract – Service on Boilers, Boiler Controls, & A/C Units at all 4 LHA Complexes</u> Refer to contract file for costs
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 <u>DOES REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

MINUTES OF REGULAR MEETING – JANURY 19, 2023 (cont'd)

***Motion Required to Approve Above-Referenced Contracts (#1 thru #4)**

Motion to Approve Contracts #1 thru #4 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 Vice Chairman Marra Chairman Riley	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

2. NJDCA – accepting Section 8 HCV applications online – was also published in The Record
3. 2022 MDRR (Multiple Dwelling Reports) electronically submitted as required by State of NJ Division of Civil Rights
4. RFQ pertaining to complete renovation of bathrooms – quote of \$27,000 per bathroom

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

1. Update – Fire Alarm/Call to Aid/Pull Stations – Bid Opening scheduled for 1/25/23
2. Garage roof repaired

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 De Nobile.
Upon Roll Call, the Board voted as follows:

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

1.	Resolution #22-10	Rent Write-Off – FYE 09/30/23 – Deceased Tenant (Massey #9)
2.	Resolution #22-	

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 – JANURY 19, 2023 (cont'd)

Closed Session:

**Motion to End Regular Order of Business and go into Closed Session 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 Vice Chairman Marra Chairman Riley	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

**Motion to End Closed Session and return to Regular Order of Business 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 Vice Chairman Marra Chairman Riley	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

Adjournment:

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

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

Meeting was Adjourned at 7:25 PM and Chairman Riley declared the Regular Meeting closed.



THOMAS DeSOMMA
Executive Director/Secretary Treasurer



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

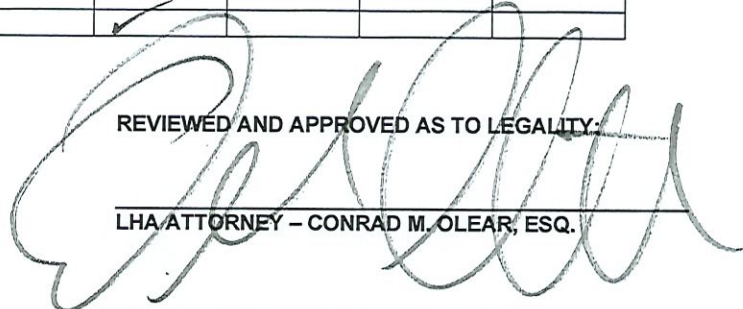
Transcribed/Typed by: Carol A. Ferrara
CAROL A. FERRARA
Housing Manager/Recording Secretary

RESOLUTION NO. 22-10

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

RENT WRITE-OFF FYE 09/30/23

WHEREAS, former/deceased tenant listed below has an outstanding balance due Lodi Housing Authority thus requiring the outstanding balance to be written off as uncollectible; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of Lodi Housing Authority that the total amount of \$309.61 due from deceased resident is hereby “written off” as uncollectible as of FYE 09/30/23.

FORMER TENANT	COMPLEX	AMOUNT	REASON
Benson Kalejaiye	Apt. #9 Massey Street S/C Complex	\$309.61	Tenant Deceased
TOTAL:		\$309.61	

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 19, 2023

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Cc: Carol A. Ferrara, Housing Manager/HRC
 Nicole Ferrara, Supervisor of Accounts
 Wallace Nowosielecki, CPA, Fee Account
 Former Resident’s File (Kalejaiye-Massey #9)



50 Brookside Avenue □ Lodi, New Jersey 07644

Statement

Date
12/29/2022

To:

Benson Kalejaiye
 15 Massey Street, Apt. #9
 Lodi, NJ 07644

Mail payments to:
Lodi Housing Authority
PO Box 51037
Newark, NJ 07101-5137

					Amount Due
					\$410.00
Date	Transaction			Amount	Balance
12/01/2022	INV #52449. Orig. Amount \$451.00.			410.00	410.00
	Dec. Rent Owed: \$ 410.00 Less Security: - 100.39 <hr/> Balance Due: <u>\$ 309.61</u>				12-29-22 GH ⊕ TDS - Rent * Write Off FYE 9/30/23
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	410.00	0.00	0.00	0.00	\$410.00

ANY QUESTIONS, CONTACT NICOLE FERRARA @ 973-470-3650 X 29.