

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:10 PM ON THURSDAY, MAY 25, 2023

Call to Order: Chairman Robert Riley, Jr. called the Regular Meeting to Order at 7:10 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." The Chairman 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, Commissioners Daniel J. Cody, Steven De Nobile, and Albert Di Chiara. 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, Deputy Executive Director Gary Luna, and Housing Manager/HRC/Recording Secretary Carol A. Ferrara.

Bids: None

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Vice Chairman Marra to approve the Minutes of the Regular Meeting held on April 27, 2023.

Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Vice Chairman Marra	NONE	Chairman Riley	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 April 27, 2023. Upon Roll Call, the Board voted as follows:

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

Communications:

1. Re-Appointment of Commissioner Paul V. Lynch to 5-Year Term – 06/11/23-06/10/28
2. PIC Monthly Report – PH @99.54% and S8 @98.23%
3. Dept. of HUD Notice of Satisfaction/Re-Payment of \$2,649 Cares Act Funds paid back to HUD

MINUTES OF REGULAR MEETING – MAY 25, 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 May 2023 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 De Nobile Commissioner Di Chiara Vice Chairman Marra Chairman Riley	NONE	NONE	Commissioner Lynch

Report of Executive Director:

1. **Contract Report:**

CONTRACT AWARDED TO:		CONTRACT FOR:
a.	MPM Plumbing 233 Church Street Lodi, NJ 07644 201-561-4777	Removal of Tub & Installation of Fiberglass Shower Enclosure at Massey S/C Complex (Apt. #27) - \$9,500.00
b.	William VanInderstine 77 Washington Street Lodi, NJ 07644	RegROUT/RecalcK Tubs/Showers – Various Apartments at all Complexes - \$90 per hour (w workers)
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.		
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 <u>DOES REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR’S THRESHOLD TO AWARD		

2. REAC PHAS Score (Physical Inspection) – 89% designating LHA as Standard Performer – LHA has submitted its Appeal to HUD – awaiting HUD’s response
3. Section 8 SEMAP Score 89% designating Section 8 as Standard Performer – under appeal – waiting for HUD’s response

MINUTES OF REGULAR MEETING – MAY 25, 2023 (cont'd)

4. Public Advertisement of Fee Accountant/Fee Attorney Contract Awards
5. PH/S8 2023 Income Limits/SAFMRs/PH Ceiling Rents
6. FYE 09/30/24 PH/S8 Operating Budgets will be forwarded prior to June Board Meeting for Board's consideration to adopt at the June Board meeting
7. Notice by Executive Director – implementing 3-day work week for temporary/seasonal employees – effective 05/29/23
8. LHA accepting applications for temporary/seasonal workers - \$17-\$20 per hour
9. Executive Director recommending re-scheduling 06/15/23 meeting to 06/29/23 – Motion 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 De Nobile Commissioner Di Chiara Vice Chairman Marra Chairman Riley	NONE	NONE	Commissioner Lynch

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

1. USA Security Services started installation of fire alarm/call to aid systems at Rennie/Massey – temporary/seasonal worker was hired to accompany contractor in/out of units during installation process
2. Regrouting/recaulking of several DVP tub/shower areas has begun
3. MPM Plumbing completed removal of tub/tile at Massey #27 and installed new fiberglass shower stall unit
4. Montana Construction completed repair of underground drainage pipes at Rennie Place

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 Di Chiara and Seconded by Chairman Riley.
Upon Roll Call, the Board voted as follows:**

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

MINUTES OF REGULAR MEETING – MAY 25, 2023 (cont'd)

1.	Resolution #22-25	Re-Adoption of LHA By-Laws
2.	Resolution #22-26	Independent Public Audit (IPA) Contract Award – FYE 09/30/23 - \$8,400.00

Report of Commissioner: None

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 De Nobile and Seconded by Commissioner Di Chiara.
Upon Roll Call, the Board voted as follows:**

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

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

MINUTES OF REGULAR MEETING – MAY 25, 2023 (cont'd)

Adjournment:

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

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

Meeting was Adjourned at 8:15 PM and Vice Chairman Marra declared the Regular Meeting closed.



THOMAS DeSOMMA
Executive Director/Secretary Treasurer



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

Prepared by: 
CAROL A. FERRARA
Housing Manager/Recording Secretary

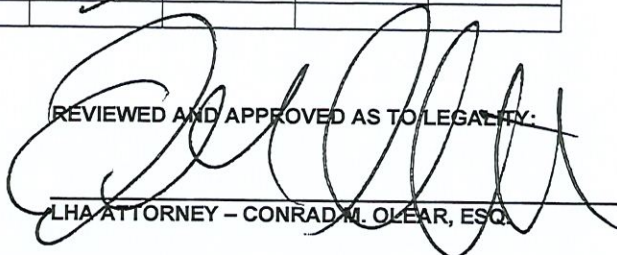
RESOLUTION NO. 22-25

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:



ALHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

RE-ADOPTION OF LODI HOUSING AUTHORITY BY-LAWS

WHEREAS, Lodi Housing Authority's Executive Director/Secretary-Treasurer periodically reviews NJSA 40A:12A Redevelopment Housing Laws; and

WHEREAS, the Executive Director/Secretary-Treasurer has discussed with the Board of Commissioners (Board) the necessity to update and revise the Authority's By-Laws.

NOW, THEREFORE, BE IT RESOLVED, it is hereby recommended by the Executive Director/Secretary-Treasurer that the Board consider re-adopting the updated/revised By-Laws, including Addenda #1, #2, and #3.

NOW, THEREFORE, BE IT FURTHER RESOLVED, as recommended by the Executive Director/Secretary-Treasurer, the Board of Commissioners hereby adopts and approves the attached changes to the Authority's By-Laws and said changes shall become effective 30 days after adoption of this Resolution #22-25.

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 25, 2023



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

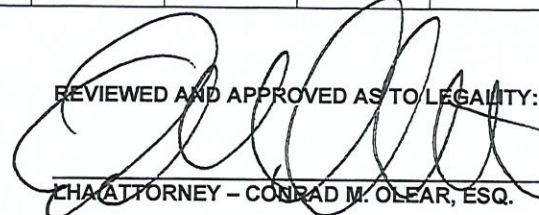
RESOLUTION NO. 22-26

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:



CHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

**INDEPENDENT PUBLIC AUDIT (IPA)
 CONTRACT AWARD – FYE 09/30/23 – \$8,400.00**

WHEREAS, the Lodi Housing Authority (Authority) awarded IPA Contract covering FYE 09/30/22, FYE 09/30/23, & FYE 09/30/24, via Resolution #21-32, in accordance with NJSA 11-5, et.seq.; and

WHEREAS, the RFQ received had been reviewed for compliance and was hereby recommended by Executive Director for award.

NOW, THEREFORE, BE IT RESOLVED, by the Lodi Housing Authority Executive Director that FYE 09/30/23 IPA Contract Audit of the Housing Authority's Public Housing, Section 8, and Capital Fund Programs, and its year ending Financial Statements, which includes, but is not limited to any and all required Electronic Submissions, SEMAP/PHAS Analysis, etc., be and is hereby awarded to **Francis J. McConnell, CPA, 6225 Rising Sun Avenue, Philadelphia, PA 19111** as follows:

- **Contract Award – FYE 09/30/2023: \$8,400.00**

NOW, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of Francis J. McConnell, CPA, as Independent Public Auditor.

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 25, 2023

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER