

**MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, MAY 23, 2024**

**Call to Order:** Chairman Robert Marra called the Regular Meeting to Order at 7:10 PM.

**Pledge of Allegiance:** Chairman Marra asked everyone to 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 Marra, the meeting was attended by Vice Chairman Vincent P. Lynch and Commissioners Daniel J. Cody, Steven De Nobile, Albert Di Chiara, and Robert Riley, Jr. No one was absent.

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

**Bids:** None

**Approval of Minutes:**

**Motion was made by Commissioner Cody and Seconded by Vice Chairman Lynch to approve the Minutes of the Regular Meeting held on April 18, 2024. Upon Roll Call, the Board voted as follows:**

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

**Motion was made by Commissioner Cody and Seconded by Commissioner Di Chiara to approve the Minutes of the Closed Session of the Meeting held on April 18, 2024. Upon Roll Call, the Board voted as follows:**

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

**Communications:**

1. Monthly Pic Submissions – Public Housing @100% and Section 8 @99.3%

**MINUTES OF REGULAR MEETING – MAY 23, 2024 (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 2024 Bills Agenda was made by  
Commissioner Di Chiara and Seconded by Vice Chairman Lynch.  
Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	Commissioner De Nobile on #29 & #35	NONE

**Report of Executive Director:**

1. Contract Report:

AWARDED TO:		FOR:
A.	DavEd Fire Systems, Inc. 307 West Pleasant Terrace Hackensack, NJ 07602	To Provide, Program, & Test One (1) Cellular Wi-Fi Communicator at LHA's North Main Street S/C Complex \$3,130.00 *Contractor is currently providing monitoring services (via phone lines) a North Main S/C Complex
B.		
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		

AWARDED TO:		FOR:
AA.		
BB.		
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(S) LISTED ABOVE DOES/DO REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

2. Still No Response – Notification by REAC PHAS Score (Physical Inspection) – 89% designating LHA as Standard Performer – follow-up emails sent 01/2024 & 3/2024, 04/2024, and 5/2024 by Assistant Executive Director
3. Reimbursement check received from BCCD for final payment made by LHA to USA Security Services
4. Power washed roofs, 6 stairwells, and 6 cement slabs (by clothes line areas) at DVP Complex
5. Repairs of roof leak in landscaping shed by Lifetime Roofing & Chimney
6. Replaced/updated cut-off and relief valves at North Main S/C Complex as required by insurance company after boiler inspection
7. Great job by Maintenance Department in clean up/organization of Basement 20.



**MINUTES OF REGULAR MEETING – MAY 23, 2024 (cont'd)**

**Report of Assistant Executive Director/Housing Manager/HRO:**

1. PHA Annual Plan/5-Year Plan (FYS 10/01/24) is being updated/revised by outside Consulting Services – Public Hearing for comments advertised & scheduled for 6 PM on 04/18/24 – no one attended – Assistant Executive Director/HRO closed the hearing at 6:30 PM
2. LHA's ACOP & Admin Plan are both being revised/updated by outside consulting services firm – met with firm on 04/23/24 to review HUD mandated HOTMA updates
3. Assistant Executive Director worked with daughter of deceased tenant (NM #17) to come to NJ to clean out mother's unit – received very nice email from daughter praising LHA employees and giving authorization to LHA to discard what she left in unit – LHA hired The Junk Crew to remove all items from unit
4. North Main #2 – tenant was placed into long-term care by the State and only able-bodied relative (brother living out of state) gave LHA permission to discard contents of her unit – LHA saved some personal papers/items which will be shipped to brother – LHA also hired The Junk Crew to clean out this unit

**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.)

1. Resolution #23-35	Authorization to Award Contract t A.N.A. Painting Corp to Repair/Prep/ Paint Exterior Walls (Back & Side Only) of Administration Building
2. Resolution #23- 36	Rescinding of Previously Approved Title of "Operations/Maintenance Administrator" & Authorization to Hire a Building & Grounds Worker
3. Resolution #23-37	Approval & Adoption of FY 2024 Capital Fund Program Grant – NJ39P01150124 - \$556,229
4. Resolution #23-38	Public Housing Rent Write-Off for FYE 09/30/24
5. Resolution #23-39	Authorization to Purchase Used Vehicle for Maintenance Use

**Motion to Approve Resolutions by Consent Agenda was made by Commissioner Riley and Seconded by Vice Chairman Lynch. Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley Vice Chairman Lynch Chairman Marra	Commissioner Cody on #23-36	NONE	NONE

- Report of Commissioner:** None  
**Unfinished Business:** None  
**Old Business:** None  
**New Business:** None  
**Good & Welfare:** None  
**Hearing of Citizens:** None

**MINUTES OF REGULAR MEETING – MAY 23, 2024 (cont'd)**

**Closed Session:**

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

**Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Cody and Seconded by Vice Chairman Lynch. Upon Roll Call, the Board voted as follows:**

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

**Adjournment:**

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

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

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

  
\_\_\_\_\_  
**GARY LUNA**  
Acting Executive Director/Secretary Treasurer

  
\_\_\_\_\_  
**ROBERT MARRA**, Chairman or  
**PAUL V. LYNCH**, Vice Chairman

Prepared by:   
\_\_\_\_\_  
**CAROL A. FERRARA**  
Assistant Executive Director/Recording Secretary



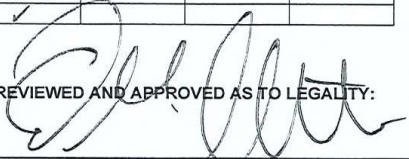
RESOLUTION NO. 23-35

Governing Body Recorded Vote – Members:

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

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:



\_\_\_\_\_  
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**AUTHORIZATION TO AWARD CONTRACT TO A.N.A. PAINTING CORP TO REPAIR/PREP/PAINT EXTERIOR WALLS (BACK & SIDE ONLY) OF LHA'S ADMINISTRATION BUILDING**

**WHEREAS**, the Acting Executive Director has determined that failure to make needed repairs to the exterior back and side walls of the Administration Building of Lodi Housing Authority (LHA) would compromise the integrity of those exterior walls by allowing water seepage and further damaging the existing stucco (drive-it system) causing a safety threat to those working/entering LHA's Administration Building; and


**WHEREAS**, Lodi Housing Authority (LHA) solicited to repair/prep/paint the back & side exterior walls of the Administration Building and even though LHA's QPA (Gerald Reiner) indicated that only one (1) quote was necessary since LHA received a qualifying quote from A.N.A. Painting Corp who is a member of the Bergen County Co-Operative Purchasing Program, the Acting Executive Director did choose to solicit and received two (2) other quotes (see attached), one from Spectrum Painting (who could not pay the prevailing wage rate) and the other from Alpine Painting (who submitted a higher quote than A.N.A. Paining Corp).

**NOW, THEREFORE, BE IT RESOLVED**, the Acting Executive Director hereby certifies **Funding Availability** and recommends awarding this contract to A.N.A. Painting Corp, 172 Linden Street, Hackensack, NJ 07601 (County Contract Number – BC Bid 22-27) in the amount of \$20,085.74.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Acting Executive Director/Secretary Treasurer is hereby authorized to execute all related contract documents, and related expenditures shall be charged to LHA's Public Housing Operating Funds (Reserves, CFP, etc.).

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 23, 2024

  
\_\_\_\_\_  
ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER

A.N.A. Painting Corp.

172 Linden Street  
Hackensack, NJ 07601

# ESTIMATE

DATE	ESTIMATE
4/25/2024	11913

NAME / ADDRESS
Lodi Housing Authority Gary Luna Executive Director 50 Brookside Ave, Lodi, NJ 07644

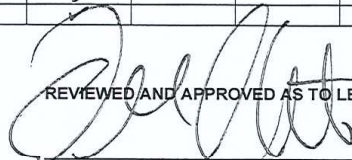
Item	Description	Qty	Cost	Total
	COUNTY CONTRACT NUMBER- BC BID 22-27			
	JOB LOCATION Lodi Housing Authority 50 Brookside Ave, Lodi, NJ 07644			
	SOUTH & EAST FACING WALLS			
	REPAIR & PREP -CAULK ALL GAPS -MAKE ANY MINOR REPAIRS -LIGHTLY POWER WASH BUILDING TO REMOVE DIRT & DEBRIS			
	FINISH ONCE ALL PREP AND REPAIR WORK HAS BEEN COMPLETED & CURED. WE WILL APPLY TWO (2) COATS OF BENJAMIN MOORE MOORLIFE EXTERIOR PAINT TO MATCH EXISTING COLOR			
101	TOTAL	2	8,104.87	16,209.74T
101	LIFT RENTAL		3,876.00	3,876.00T
	LABOR AND MATERIALS ARE INCLUDED			
	***NO WORK WILL BE PERFORMED ON FRONT OF BUILDING*** Government/Educational Institution		0.00%	0.00
<b>Total</b>				\$20,085.74

RESOLUTION NO. 23-36

Governing Body Recorded Vote – Members:

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

Approved  Denied

  
 REVIEWED AND APPROVED AS TO LEGALITY:  
 \_\_\_\_\_  
 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**RESCINDING OF PREVIOUSLY APPROVED TITLE OF “OPERATIONS/MAINTENANCE ADMINISTRATOR” & AUTHORIZATION TO HIRE A BUILDING & GROUNDS WORKER**

**WHEREAS**, the Lodi Housing Authority (LHA) Board of Commissioners (Board) had previously appropriated funding for the hiring of an “Operations/Maintenance Administrator” via Res. #23-11; and

**WHEREAS**, said approved funding also required amendment to LHA’s Personnel Policy, specifically its Table of Organization (TO), and to LHA’s Employee Title/Salary Step Guide; and

**WHEREAS**, the Acting Executive Director has determined that this previously approved title/position is no longer necessary, and LHA requires, instead, another hands-on Maintenance employee (Building & Grounds Worker) and further certifies to funding availability; and

**WHEREAS**, the Acting Executive Director hereby rescinds the amendments to the Table of Organization within the Employee Personnel Policy and to the Employee Salary/Step Guide (referenced above).

**NOW, BE IT RESOLVED**, the Acting Executive Director is further authorized to implement all changes reflected within this Resolution #23-36.

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 23, 2024

  
 \_\_\_\_\_  
 ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER

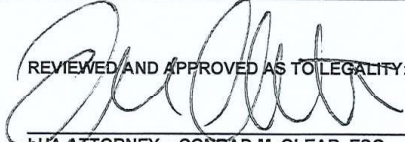


RESOLUTION NO. 23-37

Governing Body Recorded Vote – Members:

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

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:  
  
 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**APPROVAL AND ADOPTION OF FY 2024  
 CAPITAL FUND PROGRAM GRANT – NJ39P01150124 – \$556,229**

**WHEREAS**, Lodi Housing Authority (LHA) has been awarded under the Capital Fund Program (CFP) \$556,229 for FY 2024 to be referred to under CFP Number NJ39P01150124; and

**WHEREAS**, FY 2024 CFP awards, require all PHAs to have a CFP 5-Year Action Plan that covers 2024 in Energy and Performance Information Center (EPIC); and

**WHEREAS**, LHA has developed and will be submitting in EPIC a new CFP 5-Year Action Plan covering 2024-2028; 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 Certification of Compliance with Public Hearing HUD-50077-ST-HCV-HPfor Non-Qualified PHAs; and

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

**WHEREAS**, CFR Grant NJ39P01150124 has been prepared in accordance with FY 2024 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 NJ39P01150124, 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 23, 2024  
  
 ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER



**Capital Fund Program  
(CFP) Amendment**  
to Consolidated Annual Contributions Contract  
Terms and Conditions (HUD-53012)

**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 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

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 No: 118-42,

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. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$558,229.00 for Fiscal Year 2024 to be referred to under the Capital Fund Grant Number NJ39P01150124  
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:

- 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.
- 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, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.
- 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. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- 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. The payment of CFP funds due per the amortization schedule will be made directly to a designated trustee within 3 days of the due date.
- 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 (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
- 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.
- 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. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.
- 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.
- Implementation or use of funding assistance provided under this CFP Amendment is subject to attached corrective action order(s).  
(mark one): Yes  No
- 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.
- 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.
- 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
- Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such info to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4711 which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:
  - Gross mismanagement of a Federal contract or grant;
  - Waste of Federal funds;
  - Abuse of authority relating to a Federal contract or grant;
  - Substantial and specific danger to public health and safety; or
  - Violations of law, rule, or regulation related to a Federal contract or grant.
- This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department; refer to HUD's BABA webpage for further information ([https://www.hud.gov/program\\_offices/general\\_counsel/build\\_america\\_buy\\_america](https://www.hud.gov/program_offices/general_counsel/build_america_buy_america))

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD	PHA (Executive Director or authorized agent)
By _____ /s/ _____ Date: _____	By <u>[Signature]</u> Date: <u>5-7-24</u>
Marianne Nazzaro	Title <u>Executive Director</u>
Title: Deputy Assistant Secretary Office Public Housing Invest.	form HUD-52840-A OMB Approval No. 2577-0303 (exp. 10/31/2026)

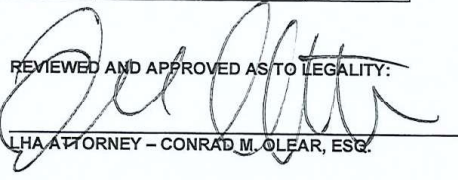
Previous versions obsolete

**RESOLUTION NO. 23-38**

Governing Body Recorded Vote – Members:

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

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:  
  
 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**PUBLIC HOUSING RENT WRITE-OFF FOR FYE 09/30/24**

**WHEREAS**, former Public Housing tenants listed below have either vacated due to health or have passed away leaving an outstanding rent balance due to Lodi Housing Authority requiring these balances to be written off as uncollectible.

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Commissioners of Lodi Housing Authority approves the total amount of \$7,262.00 due from the following former tenants to hereby be “written off” as uncollectible for FYE 09/30/24.

FORMER TENANT	COMPLEX	REASON	AMOUNT
Kathleen Arroyo	Apt. #1 North Main S/C Complex	Vacated – Health Reasons	\$139.94
Rose Crits	Apt. #2 North Main S/C Complex	Transferred to Long-Term Care	\$1,309.00
Cheryl Valentine	Apt. #17 North Main S/C Complex	Tenant Died & Caregiver Refused to Leave Unit Requiring LHA to Seek Legal Counsel for Removal	\$3,206.00
<b>TOTAL:</b>			<b>\$4,654.94</b>

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 23, 2024  
  
 ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Cc: Carol A. Ferrara, Asst. Executive Director/HRO  
 Nicole Ferrara, Supervisor of Accounts  
 David Sireci, CPA, Fee Account  
 Former Residents' Files



RESOLUTION NO. 23-39

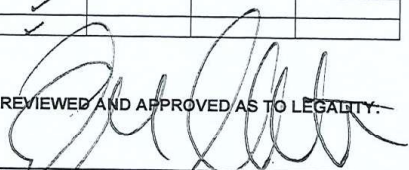
Governing Body Recorded Vote – Members:

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

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s

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:



\_\_\_\_\_  
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

APPROVAL TO PURCHASE USED 2018 DODGE VAN FOR MAINTENANCE DEPARTMENT FROM CONDEMI MOTOR COMPANY (LODI, NJ)

WHEREAS, the Board of Commissioners of Lodi Housing Authority (LHA) has previously authorized the purchase of vehicles assigned to the Public Housing Maintenance Department; and

WHEREAS, LHA's Acting Executive Director's request to purchase a used vehicle (2018 Dodge Van) from Condemni Motor Company, 137 Route 46 West, Lodi, NJ 07644 is within the public bidding threshold to purchase without public solicitation, as reviewed by LHA's QPA (Gerald Reinter) and in accordance with LHA's Procurement Policy; and


WHEREAS, the Acting Executive Director, based upon the QPA's review, hereby recommends the purchase of said 2018 Dodge Van with a one-year warranty at the purchase price of \$12,000.00.

NOW, THEREFORE BE IT RESOLVED, authorization is hereby given to the Acting Executive Director to execute all Purchase Agreements stated herein with Condemni Motor Company.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Acting Executive Director/Secretary Treasurer hereby certifies "Funding Availability" for the purchase of said used vehicle referenced above.

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 23, 2024



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ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER