

**MINUTES OF THE REGULAR MEETING OF LODI  
HOUSING AUTHORITY, 50 BROOKSIDE AVENUE,  
LODI, NEW JERSEY AT 7:00 PM ON THURSDAY,  
SEPTEMBER 19, 2024**

**Call to Order:** Chairman Robert Marra called the Regular Meeting to Order at 7:00 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, and Steven De Nobile. Commissioners Albert Di Chiara, Anthony Mobilio, Jr. and Robert Riley, Jr. were 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 De Nobile and Seconded by Vice Chairman Lynch to approve the Minutes of the Regular Meeting held on June 25, 2024.  
Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner De Nobile and Seconded by Vice Chairman Lynch to approve the Minutes of the Closed Session of the Meeting held on June 25, 2024.  
Upon Roll Call, the Board voted as follows:

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

**Communications:** None

**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.



**MINUTES OF REGULAR MEETING – SEPTEMBER 19, 2024 (cont'd)**

**Bills Agenda:**

**Motion to Approve the July 2024 Bills Agenda was made by Commissioner De Nobile and Seconded by Vice Chairman Lynch.  
Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Vice Chairman Lynch Chairman Marra	NONE	*Commissioner De Nobile on #20 & #37	Commissioner Di Chiara Commissioner Mobilio Commissioner Riley

**Motion to Approve the August 2024 Bills Agenda was made by Commissioner De Nobile and Seconded by Vice Chairman Lynch.  
Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Vice Chairman Lynch Chairman Marra	NONE	*Commissioner De Nobile on #2 & #5	Commissioner Di Chiara Commissioner Mobilio Commissioner Riley

**Motion to Approve the September 2024 Bills Agenda was made by Commissioner De Nobile and Seconded by Vice Chairman Lynch.  
Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Vice Chairman Lynch Chairman Marra	NONE	*Commissioner De Nobile on #1, #12, #40 & #48	Commissioner Di Chiara Commissioner Mobilio Commissioner Riley

**Report of Executive Director:**

- Contract Report:**
  - Visual Graphics Systems, Inc.- Graphic Design Services for DVP Signs
  - Schellhorn Ground Services, LLC – Trimming all trees/bushes a all 4 LHA Complexes
  - Holes Infrastructure Solutions – Fill Cracks/Seal Admin Building Parking Lot
  - Royal Printing Services – Re-Design, Printing, & Mailing of LHA Applications
  - Dor-Win Manufacturing Co., Inc. – Removal/Replacement of 121 Fogged Windows at DVP Complex – Motion was Made by Commissioner Cody and Seconded by Commissioner De Nobile to officially approve this Contract – Approved by all Commissioners in Attendance (Cody, De Nobile, Lynch, Marra) – Contract was also Memorialized in Resolution #23-50
- Notice from HUD – LHA won its Appeal of the FYE 09/30/22 REAC Score (Physical Inspection Indicator) bringing LHA back up to HIGH PERFORMER Status
- Monthly PIC Submissions for August – Public Housing @100% and Section 8 @99.54%
- DVP rooftop a/c unit – February/March 2024
- PSEG/Community Solar Energy Program
- DavEd Fire Work Order – North Main Complex
- Admin Building Exterior Painting – on hold
- LHA Applications mailed out to Lodi Residents on 09/09/24
- Massey #22 – Fire Alarm Issue
- DVP Domestic Hot Water Tank
- Thank you to Commissioner Marra for serving as LHA’s Chairman for FY 10/01/23-09/30/24
- Admin Building was painted – 1 side wall & back wall only at this time



**MINUTES OF REGULAR MEETING – SEPTEMBER 19, 2024 (cont'd)**

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

- 1. PHA Annual Plan/5-Year Plan (FYS 10/01/24) was completed and submitted to HUD by Assistant Executive Director/HRO instead of outside consulting firm
- 2. LHA’s ACOP & Admin Plan are still being revised/updated by outside consulting services firm
- 3. FYE 09/30/23 Independent Public Audit (IPA) was completed and distributed to all agencies by Auditor and Assistant Executive Director/HRO
- 4. Several notices forwarded to all LHA Residents informing of all work being completed in and around the units/complexes

**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 #23-44 – Fee Accountant Contract Award – FY 10/01/24-09/30/25
- 2. Resolution #23-45 – Executive Director’s Authority to Enter into Contracts up to \$17,500.00
- 3. Resolution #23-46 – Authorizing Late FYS 10/01/24 Budget Submission Applicable to LHA Budget as Recommended by NJDCA
- 4. Resolution #23-47 – Approval of 2024 LHA Budget Resolution – FY 10/01/24-09/30/25
- 5. Resolution #23-48 – LHA Flat Rents – HUD Mandated Increase Effective 01/01/25
- 6. Resolution #23-49 – State of NJ Adoptable OPRA Request Form Established by Government Records Council Effective 09/04/24
- 7. Resolution #23-50 – Memorializing Contract Award to Replace Fogged Windows at DVP
- 8. Resolution #23-51 – Rejection of Bids Received – DVP Heat Exchanger & Domestic Hot Water Equipment Replacement
- 9. Resolution #23-52 – Authorization to Scrap Inventory – FYE 09/30/24

**Motion to Approve Resolutions by Consent Agenda 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 Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara Commissioner Mobilio Commissioner Riley

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

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

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



**MINUTES OF REGULAR MEETING – SEPTEMBER 19, 2024 (cont'd)**

**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:**

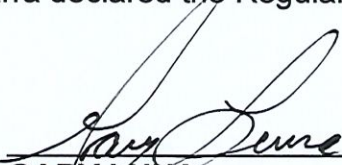
AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara Commissioner Mobilio Commissioner Riley

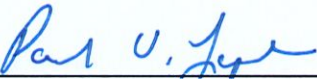
**Adjournment:**

**Motion to Adjourn 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 Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara Commissioner Mobilio Commissioner Riley

Meeting was Adjourned at 8:02 PM and Chairman Marra declared the Regular Meeting closed.

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

  
\_\_\_\_\_  
**PAUL V. LYNCH**, Chairman or  
**ALBERT DI CHIARA**, Vice Chairman

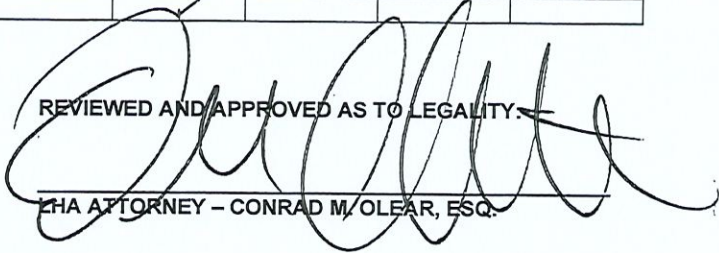
Prepared by:   
\_\_\_\_\_  
**CAROL A. FERRARA**  
Assistant Executive Director/Recording Secretary

RESOLUTION NO. 23-44

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 R. Riley, Jr.				✓
Commissioner A. Mobilio, Jr.				✓
≤ Vice Chairman P. V. Lynch	✓			
Chairman R. Marra				

Approved ✓ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY  
  
LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

FEE ACCOUNTANT CONTRACT AWARD  
OCTOBER 1, 2024 THRU SEPTEMBER 30, 2025

**WHEREAS**, as the Executive Director/Secretary-Treasurer of Lodi Housing Authority (LHA) and in compliance with NJSA 40:A11-3, 40A:11-4, covering awards/solicitations for Professional Services, I hereby certify that LHA advertised for such professional services in September 2024 for such professional services contracts, and in compliance with the aforementioned NJSA 40:A11-3 and 40A:11-4 and the US Department of HUD “Competitive Process” required under 24CFR 85:36 Procurement, and under the Authority’s By-Laws, Section 9; and

**WHEREAS**, as Executive Director, I hereby certify the funding availability to award the above-referenced contract.

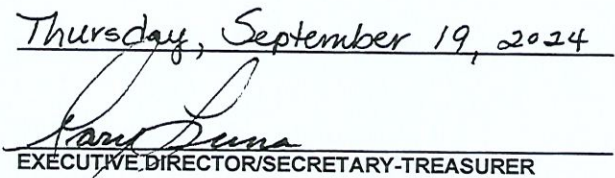
**NOW, THEREFORE, BE IT RESOLVED**, I hereby recommend appointing David A. Sireci, CPA, CMFO, CTC of DKNM Consulting, LLC, 458 LaSalle Avenue, Hasbrouck Heights, NJ 07604 as Fee Accountant for LHA’s Public Housing and Section 8 Programs for a one-year contract (10/01/24 – 09/30/25) as follows:

**One-Year Contract Award – October 1, 2024 thru September 30, 2025 –**  
Refer to attached Contract/Agreement for Related Scope of Services/Fees as follows:

- \$16,000 Yearly Fee for Public Housing Program
- \$16,000 Yearly Fee for Section 8 Program
- \$100.00 per hour for Extraordinary Services

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, David A. Sireci, CPA, CMFO, CTC is hereby appointed to said position as Fee Accountant as defined in the preceding breakdown and the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of David A. Sireci, CPA, CMFO, CTC as Fee Accountant.

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, September 19, 2024  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

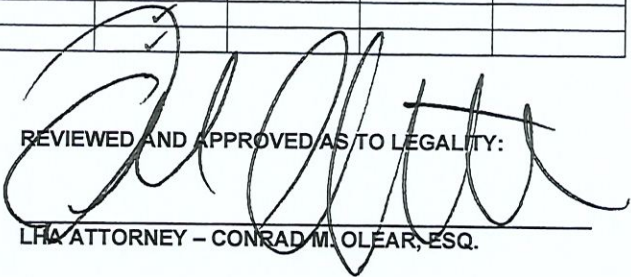


RESOLUTION NO. 23-45

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 R. Riley, Jr.				✓
Commissioner A. Mobilio, Jr.				✓
5 Vice Chairman P. V. Lynch				
Chairman R. Marra				

Approved ✓ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:  
  
LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

EXECUTIVE DIRECTOR'S AUTHORITY TO ENTER INTO  
CONTRACTS NOT TO EXCEED \$17,500.00

**WHEREAS**, by Resolution #05-07 (12/14/05) the Lodi Housing Authority (Authority) previously delegated the Executive Director to enter into any and all contracts Not to Exceed \$11,500.00 without the necessity of formal Board Resolution but upon verbal or written notification at the Board of Commissioners' monthly meeting; and

**WHEREAS**, it has been determined that with the appointment of a Qualified Purchasing Agent (Gerald T. Reiner) by Resolution #23-20 (01/31/24) that the delegated authority limit be increased to \$17,500.00 which would enable the issuance of contracts and to promote timely and efficient contract start-up and completion schedules; and

**WHEREAS**, it shall continue to be the responsibility of the Executive Director when entering into such contracts to advise the Board of Commissioners either in writing or verbally at a Board Meeting as to what contracts are entered into, amounts, etc.; and

**WHEREAS**, any and all other contracts requiring adoption by Board Resolution shall be presented to the Board of Commissioners by formal resolution.

**THEREFORE, BE IT RESOLVED**, the Authority's Executive Director is hereby delegated the authority to enter into any and all contracts Not to Exceed \$17,500.00 without the necessity of a formal Board Resolution but a written or verbal report must be made at the Board of Commissioners' monthly meeting.

**NOW BE IT FURTHER RESOLVED**, Resolution #23-45 is hereby adopted effective September 19, 2024 and any policy, resolution, etc. not consistent with this Resolution #23-45 is hereby abrogated and rescinded.

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, September 19, 2024

  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



RESOLUTION NO. 23-46

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 R. Riley, Jr.				✓
Commissioner A. Mobilio, Jr.				✓
≤ Vice Chairman P. V. Lynch	✓			
Chairman R. Marra	✓			

Approved ✓ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:

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

AUTHORIZING LATE FYS 2024 BUDGET SUBMISSION  
APPLICABLE TO LHA BUDGET –  
AS RECOMMENDED/REQUIRED BY NJDCA

**WHEREAS**, pursuant to NJAC 5:31-2.5(a) and (b) Housing Authority Budgets not submitted to the Division of Local Government Services for review and certification at least 60 days prior to the beginning of each fiscal year must be accompanied by a resolution of the governing body setting forth the reasons for the delay; and

**WHEREAS**, the Lodi Housing Authority Budget was not submitted within the statutory timetable; and

**WHEREAS**, the reason for said delay in the budget schedule and process was due directly to use of the latest insurance and health benefit cost estimates available.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the Borough of Lodi hereby approves Late Submission of its FY 10/01/24 to 09/30/25 Operating Budget to the State of New Jersey.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Executive Director/Secretary Treasurer is hereby directed to submit a copy of this adopted Resolution to the Director of Local Government Services as part of Lodi Housing Authority's FYE 2025 Budget.

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, September 19, 2024

Kary Luna  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

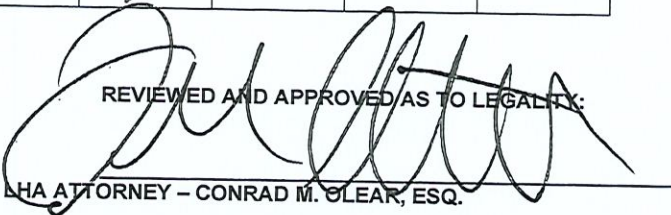


RESOLUTION NO. 23-47

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 R. Riley, Jr.				✓
Commissioner A. Mobilio, Jr.				✓
5 Vice Chairman P. V. Lynch	✓			✓
Chairman R. Marra	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:  
  
LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

APPROVAL OF 2024 LODI HOUSING AUTHORITY  
BUDGET RESOLUTION  
FISCAL YEAR: FROM 10/01/2024 TO 09/30/2025

**WHEREAS**, the Annual Budget for Lodi Housing Authority for fiscal year beginning October 1, 2024 and ending September 30, 2025 has been presented before the governing body of Lodi Housing Authority at its open public meeting on September 19, 2024; and

**WHEREAS**, the Annual Budget as introduced reflects Total Revenues of \$10,216,689, Total Appropriations, including any Accumulated Deficit, if any, of \$10,020,963 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

**WHEREAS**, the Capital Budget as introduced reflects Total Capital Appropriations of \$551,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

**WHEREAS**, the schedule of rents, fees, and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

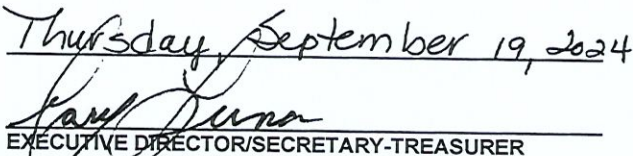
**WHEREAS**, the Capital Budget/Program, pursuant to NJAC 5:31-2, does not confer any authorization to raise or expend funds; rather, it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purpose described in this section of the budget must be granted elsewhere by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Lodi Housing Authority, at an open public meeting held on September 19, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2024 and ending September 30, 2025, is hereby approved; and

**BE IT FURTHER RESOLVED**, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease agreements, service contracts, and other pledged agreements; and

**BE IT FURTHER RESOLVED**, that the governing body of the Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption November 21, 2024.

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, September 19, 2024  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



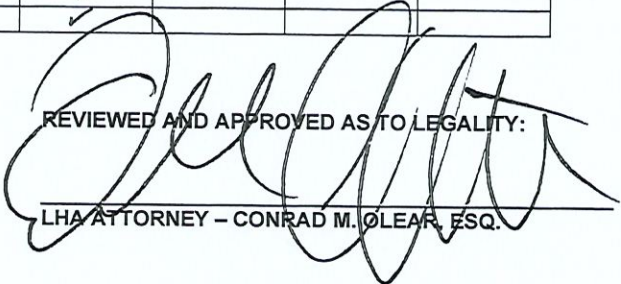
RESOLUTION NO. 23-48

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		✓			

Commissioner  
Mobilio  
- Absent

Approved ✓ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:  
  
LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

LHA FLAT RENTS – EFFECTIVE JANUARY 1, 2025

WHEREAS, PIH Notice 2022-33 (HA) issued 11-22-22 “Updates Flat Rent Statutory Requirements” and further establishes Flat Rent Calculations for January 2025.

NOW, THEREFORE, BE IT FURTHER RESOLVED, in compliance with US Dept. of HUD Mandate, applicable Flat Rents must be a minimum of 80% of the lower of LHA’s FMR/SMAFR established by HUD for 2025 as reflected below:

LODI’S SAFMR		
1 B/R	2 B/R	3 B/R
\$1,710	\$1,960	\$2,410

NOW, THEREFORE, BE IT FURTHER RESOLVED, LHA’s Flat Rents listed below include excess utilities and shall be effective for all LHA Residents newly leased-up or recertified on or after January 1, 2025.

LHA FLAT RENTS		
1 B/R	2 B/R	3 B/R
\$1,368	\$1,568	\$1,928

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, September 19, 2024

  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



RESOLUTION NO. 23-49

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 R. Riley, Jr.				✓
Commissioner A. Mobilio, Jr.				✓
≤ Vice Chairman P. V. Lynch	✓			
Chairman R. Marra	✓			

Approved ✓ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

STATE OF NJ ADOPTABLE OPRA REQUEST FORM  
ESTABLISHED BY THE GOVERNMENT RECORDS COUNCIL  
EFFECTIVE SEPTEMBER 4, 2024

**WHEREAS**, the Lodi Housing Authority (LHA) had previously adopted Resolution #02-02 (10/10/02), Primary Custodian of Records and Related Access & Applicable Fees and Resolution #10-04 (12/21/10) Open Public Records Act (OPRA) Access & Related Fees; and

**WHEREAS**, effective September 4, 2024, P.L. 2024, c. 16 requires all agencies subject to OPRA to “adopt the form established by the Government Records Council...for the use of any person who requests access to a government record held or controlled by the public agency.” N.J.S.A. 47:1A-5(f); and

**WHEREAS**, in accordance with this new requirement, the Government Records Council (GRC) has established an updated version of the old “Model OPRA request form” to include the following required items: 1) certifiable statements addressing commercial purpose and pending litigation have been added to the “Requestor Information” box; 2) new and amended exemptions have been added to the “Reasons for Denial” list; and 3) the information page has been changed to reflect relevant new and amended provisions.

**NOW, THEREFORE, BE IT RESOLVED**, that Resolution #02-02 and Resolution #10-04 are rescinded/abrogated by Adoption of this Resolution #23-49 and that the Primary Custodian of Records shall be the Assistant Executive Director/HRO with the Executive Director as the Back-Up Custodian of Records in the absence of the Assistant Executive Director/HRO. Fees for Accessible Records are mandated and reflected on the attached newly-adopted OPRA Request Form.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, upon adoption of this Resolution #23-40 all said changes shall become effective (retroactive to 09/04/24) and the attached LHA’s Open Public Records Act Request Form shall be the official form for persons requesting access to LHA’s Public Records.

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, September 19, 2024

EXECUTIVE DIRECTOR/SECRETARY-TREASURER



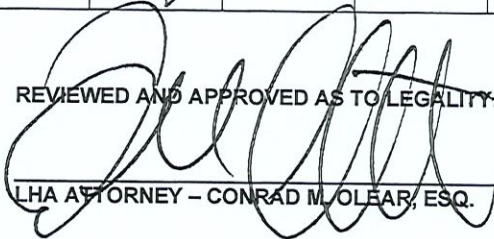
RESOLUTION NO. 23-50

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 R. Riley, Jr.				✓
Commissioner A. Mobilio, Jr.				✓
↳ Vice Chairman P. V. Lynch	✓			
Chairman R. Marra	✓			

Approved ✓ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:

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

MEMORIALIZING CONTRACT AWARD TO REPLACE  
FOGGED WINDOWS AT THE De VRIES PARK FAMILY COMPLEX

**WHEREAS**, Lodi Housing Authority (LHA) solicited price quotes for required replacement of fogged windows at the De Vries Park Family Complex; and

**WHEREAS**, the Executive Director received and reviewed three (3) price quotes for said work with the lowest quote being above his threshold to award; and

**WHEREAS**, needing the work to begin before FYE 09/30/24, the Executive Director directed the Assistant Executive Director to email the Board of Commissioners (Board) for their approval to award the contract prior to the September Meeting on 09/19/24 ; and

**WHEREAS**, LHA received email responses from six (6) Commissioners and a phone response from one (1) Commissioner all approving said contract.

**NOW, THEREFORE, BE IT RESOLVED**, the LHA Board hereby memorializes the email/phone vote approving Contract Award to Dor-Win Manufacturing Co, Inc., 109 Midland Avenue, Elmwood Park, NJ 07407 in the amount of \$13,350.00.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, Contract Award in the amount of \$13,350.00 is hereby awarded the Executive Director being authorized to execute any and all necessary contract documents.

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, September 19, 2024

  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



RESOLUTION NO. 23-51

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 R. Riley, Jr.				✓
	Commissioner A. Mobilio, Jr.				✓
S	Vice Chairman P. V. Lynch	✓			
	Chairman R. Marra	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

REJECTION OF BIDS RECEIVED – De VRIES PARK  
HEAT EXCHANGER & DOMESTIC HOT WATER  
EQUIPMENT REPLACEMENT

**WHEREAS**, Lodi Housing Authority (LHA) publicly advertised to receive sealed bids on September 10, 2024 for the replacement of the De Vries Park Heat Exchanger & Domestic Hot Water Equipment (referenced above); and

**WHEREAS**, four (4) public bids were received, opened, and reviewed by Mark Montalbano, AIA, Partner of Coppa Montalbano Architects, 97 Lackawana Avenue, Clifton, NJ 07512 and subsequently reviewed by LHA Attorney, Conrad M. Olear, Esq.; and

**WHEREAS**, all bids received exceeded LHA’s total construction budget for this project.

**NOW, THEREFORE BE IT RESOLVED**, as Executive Director, I concur with the Architect’s recommendation that this project be re-advertised with a reduction in scope in order to meet LHA’s budget.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Executive Director/ Secretary Treasurer is authorized to re-advertise to receive public bids for the replacement of the De Vries Park Heat Exchange & Domestic Hot Water Equipment.

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, September 19, 2024

EXECUTIVE DIRECTOR/SECRETARY-TREASURER



RESOLUTION NO. 23-52

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 R. Riley, Jr.				✓
	Commissioner A. Mobilio, Jr.				✓
S	Vice Chairman P. V. Lynch	✓			
	Chairman R. Marra	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

AUTHORIZATION TO SCRAP INVENTORY – FYE 09/30/24

**WHEREAS**, the items listed on the attached reports have been deemed by the Maintenance Supervisor of Lodi Housing Authority to be unusable due to age, condition flooding, following deterioration of said items; and

**WHEREAS**, as Executive Director, I do hereby certify that the attached listings of items are hereby scrapped, obsolete, and of no value to Lodi Housing Authority.

**NOW, THEREFORE, BE IT RESOLVED**, the items listed on the attached reports are hereby “written off” the Public Housing Ledger.

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, September 19, 2024

Sam Luna  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



