

MINUTES OF THE SPECIAL MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 2:00 PM ON WEDNESDAY, AUGUST 12, 2020

Call to Order: Chairman Steven De Nobile called the Special Meeting to Order at 2:00PM.

Pledge of Allegiance: Chairman De Nobile requested everyone stand for the Pledge of Allegiance. 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 also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

Roll Call: The meeting was attended by Chairman Steven De Nobile, Vice Chairman Robert Riley, Jr., and Commissioners Daniel J. Cody and Robert Marra. Commissioners Albert Di Chiara, Paul V. Lynch, and Marc N. Schrieks were absent.

Also present were 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.

Bids: None

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Vice Chairman Riley to approve the Minutes of the Reorganization Meeting held on June 25, 2020. Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Commissioner Marra to approve the Minutes of the Open Session of the June 25, 2020 Regular Meeting. Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Marra and Seconded by Commissioner Cody to approve the Minutes of the Closed Session of the June 25, 2020 Regular Meeting. Upon Roll Call, the Board voted as follows:

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

Bills Agenda:

Motion to Approve the July 2020 Bills Agenda was made by Commissioner Cody and Seconded by Vice Chairman Riley. Upon Roll Call, the Board voted as follows:

MINUTES OF SPECIAL MEETING – AUGUST 12, 2020 (cont'd)

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

Communications:

1. Special Meeting Request/Authorization received from Chairman
2. Congratulations on the Re-Appointment of Daniel Cody to 5-Year Term as Commissioner from 06/11/20 to 06/10/25

Report of Executive Director:

1. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT AWARDED FOR:
1.	Millennium Mechanical, LLC 30 Sherwood Lane, Suite 5 Fairfield, NJ 07004 973-812-4422	Cleaning of HVAC System at LHA Administration Building & Rennie Place Community Room (due to COVID-19) \$5,315.00
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 AWARDED FOR:
1.	None	
2.	Millennium Mechanical, LLC 30 Sherwood Lane, Suite 5 Fairfield, NJ 07004 973-812-4422	Installation of Duct Ionized Purification Unit in the LHA Administration Building & Rennie Place Community Room (due to COVID-19) \$12,895.00
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 REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

3. Executive Director's Directive dated 08/05/20 authorizing Administrative Day Off (08/14/20) in conjunction with the Contracts referenced above – Millennium Mechanical requires all HVAC Systems to be shut down while cleaning of ductwork is being done and air purification system is installed – all office employees of both LHA and Boys Club (tenant on 1st floor) are required to stay home on that day
4. Executive Director's recommendation to re-schedule 09/17/20 Regular Meeting to 09/24/20

Motion to Re-Schedule the 09/17/20 Regular Meeting to 09/24/20 was made by Commissioner Cody and Seconded by Vice Chairman Riley.

Upon Roll Call, the Board voted as follows:

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

MINUTES OF SPECIAL MEETING – AUGUST 12, 2020 (cont'd)

Agenda:

1. Adoption of Resolution #19-37 – Authorization to Re-Program LHA’s FY2019 BCCD Grant

Motion was made by Commissioner Cody and Seconded by Vice Chairman Riley to Approve Resolution #19-37. Upon Roll Call, the Board voted as follows:

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

2. Adoption of Resolution #19-38 – Declaration of Emergency Work & Expenditure – Replacement of Sewer Ejector Pump at Massey Street S/C Complex

Motion was made by Commissioner Cody and Seconded by Vice Chairman Riley to Approve Resolution #19-38. Upon Roll Call, the Board voted as follows:

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

3. A request was made to Board Members present for any other business. Nothing was added.

Adjournment:

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

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

Meeting was Adjourned at 2:09 PM.


THOMAS DeSOMMA
 Executive Director/Secretary Treasurer


STEVEN DE NOBILE, Chairman

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

RESOLUTION NO. 19-37

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**AUTHORIZATION TO RE-PROGRAM
LODI HOUSING AUTHORITY'S FY2019 BCCD GRANT**

WHEREAS, Lodi Housing Authority (LHA) received FY2019 Grant **Approval** by Bergen County Community Development; and

WHEREAS, LHA's Board of Commissioners (Board) feels it is in the best interest of LHA and its Senior Citizen Residents at the Massey Street/Rennie Place Complexes to request Re-Programming its FY2019 BCCD Grant; and

WHEREAS, the Re-Programmed Funding would be designated for ADA/HC parking for residents at the LHA Massey Street/Rennie Place Complexes; and

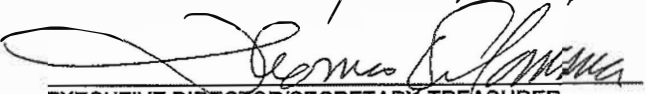
WHEREAS, the Board hereby approves the Re-Programming of the FY2019 BCCD Grant.

NOW, THEREFORE, BE IT RESOLVED, the Executive Director is authorized to forward this "Authorizing Resolution to Re-Program its FY2019 BCCD Funding" to the Borough of Lodi Mayor and Council for their consideration to approve the required Endorsing Resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director, or designee, is further authorized to forward and execute any and all documents to and required by the Bergen County Division of Community Development (BCDCD) for Re-Programming of its FY2019 Grant.

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 August 12, 2020


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 19-38

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

[Signature]
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**DECLARATION OF EMERGENCY WORK & EXPENDITURE
REPLACEMENT OF SEWER EJECTOR PUMP AT
MASSEY STREET S/C COMPLEX – SOUTH BUILDING**

WHEREAS, on or about July 30, 2020, it was determined that the sewer ejector pump located in the basement of the South Building at the Massey Street Senior Citizen Complex requires Lodi Housing Authority (LHA) to retain an outside contractor to remove and install a new sewer ejector pump; and

WHEREAS, All American Sewer Service, PO Box 605, Lodi, NJ is the lowest qualified price quote received (see attached); and

WHEREAS, as Executive Director, I hereby certify that failure to replace and install a new sewer ejector pump, as referenced above, would create a threat to LHA’s tenants’ health, safety and welfare and further declare an Emergency exists.

NOW, THEREFORE, BE IT RESOLVED, that said Emergency affects the health, safety and welfare of all LHA’s tenants at the Massey Street Senior Citizen Complex, as defined in NJSA 40A:11.6, and requires immediate remediation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, all such related expenditures be classified as “Emergency Expenditures,” and such related bills & payments are hereby authorized to be paid from any and all available funds either under the Authority and Public Housing Authority’s Operating Program and/or Operating Reserves.

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 August 12 2020

[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER