

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, APRIL 18, 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, 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 March 21, 2024.

Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Vice Chairman Lynch to approve the Minutes of the Closed Session of the Meeting held on March 21, 2024.

Upon Roll Call, the Board voted as follows:

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

Communications:

1. Monthly Pic Submissions – Public Housing @100% and Section 8 @98.38%
2. Thank you letter to Hasbrouck Heights Elks for donation of Shop Rite gift cards

MINUTES OF REGULAR MEETING – APRIL 18, 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 April 2024 Bills 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 Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	Commissioner De Nobile on #51 & #53 Chairman Marra On #1	NONE

Report of Executive Director:

1. Contract Report:

AWARDED TO:		FOR:
A.		
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, and 04/2024 by Assistant Executive Director
3. Check received from tenant's insurance company for damages at Massey Street (\$4,620) due to S/C resident driving car into stairwell wall/brick
4. Repair of bathroom floor around toilet at DVP #8B – great job by CJ DeSomma, Maintenance Repairer-LPL
5. Repairs at Rennie Place S/C Complex (North Building) – roof leaking and evidence of squirrels in attic
6. Repair below NM #37 – great job by Frank Ciliberto, Maintenance Supervisor, and Frank Licata, Jr., Sr. Maintenance Repairer-LPL

MINUTES OF REGULAR MEETING – APRIL 18, 2024 (cont'd)

Report of Assistant Executive Director/Housing Manager/HRO:

1. LHA’s Application Process/Waiting List was open from 03/25/24-03/29/24
2. PHA Annual Plan/5-Year Plan (FYS 10/01/24) is being updated/revise by outside Consulting Services – Public Hearing for comments advertised & scheduled for 6 PM on 04/18/24
3. LHA’s ACOP & Admin Plan are both being revised/updated by outside consulting services firm
4. Assistant Executive Director will be certifying LHA’s building/units by 04/30/24 for CFP funding

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.)

No Resolutions this month to be approved.

1. Resolution #23-	
2. Resolution #23-	

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 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 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 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

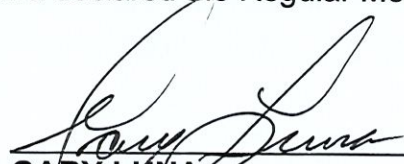
MINUTES OF REGULAR MEETING – APRIL 18, 2024 (cont'd)

Adjournment:


Motion to Adjourn 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 Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	NONE

Meeting was Adjourned at 7:43 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