

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

Call to Order: Chairman Paul V. Lynch called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Lynch 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 Lynch, the meeting was attended by Commissioners Daniel J. Cody, Steven De Nobile, and Robert Riley, Jr. Vice Chairman Albert Di Chiara and Commissioners Robert Marra and Anthony Mobilio, Jr. were absent.

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

Bids: Refer to Resolution page

Approval of Minutes:

Motion was made by Commissioner De Nobile and Seconded by Commissioner Riley to approve the Minutes of the Regular Meeting held on October 17, 2024.
Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Commissioner De Nobile to approve the Minutes of the Closed Session of the Meeting held on October 17, 2024.
Upon Roll Call, the Board voted as follows:

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

Communications:

Report of Attorney: Refer to Closed Session – Attorney-Client Privileged Discussions

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

Bills Agenda:

Motion to Approve the November 2024 Bills Agenda was made by Commissioner Cody and Seconded by Commissioner Riley. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Commissioner Riley Chairman Lynch	NONE	*Commissioner De Nobile on #26 & #31	Vice Chairman Di Chiara Commissioner Marra Commissioner Mobilio

MINUTES OF REGULAR MEETING – NOVEMBER 21, 2024 (cont'd)

Report of Executive Director:

1. Contract Report: Refer to Bd. Res. #24-08
2. Monthly PIC Submissions – PH @100% and S8 @99.08%
3. Bid Opening held on 11/12/24 for DVP Domestic Hot Water Tank project – see Bd. Res. #24-08
4. Bell Avenue parking lot patched, sealed, & re-stripped
5. Notice to DVP Residents (12 specific units) – mason repairing stone stair treads
6. Notification from HUD – reduction in HAP funding until further notice
7. Executive Director requests Special Meeting be scheduled – to be discussed in Closed Session

Report of Assistant Executive Director/HRO:

1. LHA’s ACOP & Admin Plan – delayed due to HOTMA updates
2. Medicare Part B for CY 2025 being increased to \$185 per month – increase of \$10.30
3. Email from North Main S/C Resident complimenting the Maintenance on installation of new kitchen floor

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 #24-04 – 2024 Final Adoption of LHA Budget (NJDCA) – FY 10/01/24-09/30/25
2. Resolution #24-05 – Authorization for Submission of 2025 CDBG Funding for Removal/ Replacement of Shingles at all LHA S/C Complexes
3. Resolution #24-06 – Authorization to Enter into Interlocal Community and Conditional Consent Agreement with Borough of Lodi for Shared Use of its Fuel Storage and Pump Facility
4. Resolution #24-07 – Adopting Resolution Authorizing Participation in the CY 2025 Flexible Spending Account (FSA)
5. Resolution #24-08 – Contract Award to Silva’s Mechanical Services of Kearny (NJ) for the DVP Heat Exchanger & Domestic Hot Water Equipment Replacement (Re-Bid)

Motion to Approve Resolutions by Consent Agenda was made by Commissioner De Nobile and Seconded by Commissioner Cody. Upon Roll Call, the Board voted as follows:

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

Report of Commissioner: None

Unfinished Business: None

Old Business: LHA Attorney still working on clarification of wording within LHA’s By-Laws

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 De Nobile.
Upon Roll Call, the Board voted as follows:

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

MINUTES OF REGULAR MEETING – NOVEMBER 21, 2024 (cont'd)

Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Riley and Seconded by Commissioner De Nobile.

Upon Roll Call, the Board voted as follows:

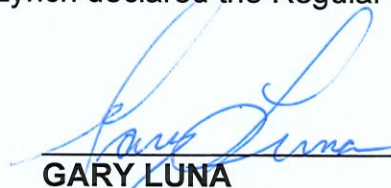
AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Riley Chairman Lynch	NONE	NONE	Vice Chairman Di Chiara Commissioner Marra Commissioner Mobilio

Adjournment:

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

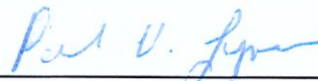
AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Riley Chairman Lynch	NONE	NONE	Vice Chairman Di Chiara Commissioner Marra Commissioner Mobilio

Meeting was Adjourned at 7:25 PM and Chairman Lynch declared the Regular Meeting closed.



GARY LUNA

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. 24-04

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

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

**2025 FINAL ADOPTED BUDGET RESOLUTION
LODI HOUSING AUTHORITY
FISCAL YEAR: FROM 10/01/2024 TO 09/30/2025**

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

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$10,216,689, Total Appropriations, including any Accumulated Deficit, if any, of \$10,020,963 and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$551,000 and Total Unrestricted Net Position utilized of \$0.00.

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 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 adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflect each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

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, NOVEMBER 21, 2024

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

2025 ADOPTED BUDGET RESOLUTION

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Lodi Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 has been presented for adoption before the governing body of the Lodi Housing Authority at its open public meeting of November 21, 2024; and

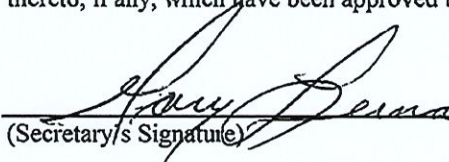
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$10,216,689.00, Total Appropriations, including any Accumulated Deficit, if any, of \$10,020,963.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$551,000.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Lodi Housing Authority at an open public meeting held on November 21, 2024 that the Annual Budget and Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.



 (Secretary/s Signature)

11/21/24
 (Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Paul Vincent Lynch, Chairperson	✓			
Albert Di Chiara, Vice Chairperson				✓
Daniel J. Cody	✓			
Steven De Nobile	✓			
Robert Marra				✓
Anthony Mobilio, Jr.				✓
Robert Riley, Jr.	✓			

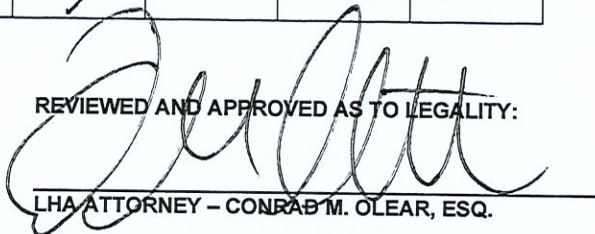
RESOLUTION NO. 24-05

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

AUTHORIZATION FOR SUBMISSION OF APPLICATION FOR 2025 BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR REMOVAL/REPLACEMENT OF ROOF SHINGLES AT ALL 3 LHA SENIOR CITIZEN COMPLEXES – 120 UNITS CONSISTING OF LOW/MODERATE INCOME SENIORS

WHEREAS, Lodi Housing Authority (LHA) Board of Commissioners (Board) wishes to submit applications to the County of Bergen for the 2025 Community Development Block Grant Funding for:

- Removal/Replacement of Roof Shingles at all LHA S/C Complexes (120 units consisting of low/moderate income seniors)

WHEREAS, upon the Borough of Lodi’s Mayor/Council’s adoption of the required endorsing resolution, said resolution will be forwarded.

NOW, THEREFORE, BE IT RESOLVED, the applications referenced herein for 2025 CDBG Funding is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes the Executive Director to forward copies of the 2025 Funding Applications to the County of Bergen requesting consideration to approve Lodi Housing Authority’s 2025 CDBG Applications.

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, November 21, 2024



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

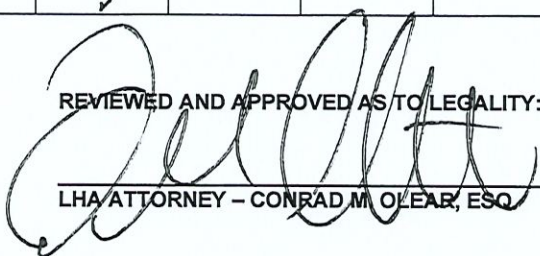
RESOLUTION NO. 24-06

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. O'LEARY, ESQ

**AUTHORIZATION TO ENTER INTO INTERLOCAL COMMUNITY AND
CONDITIONAL CONSENT AGREEMENT WITH THE
BOROUGH OF LODI FOR SHARED USE OF ITS
FUEL STORAGE AND PUMP FACILITY**

WHEREAS, NJSA 40A:65-1 et.seq., the Uniform Shared Services and Consolidation Act and authorizes contracts among governmental entities for the sharing of services within their respective jurisdictions; and

WHEREAS, the governing bodies of Lodi Housing Authority and the Borough of Lodi deem it to be in their best interests to enter into an Interlocal Community and Conditional Consent Agreement for shared use of the fuel storage and pump facility located at the Richmond Street Department of Public Works Garage, Lodi, NJ on a non-exclusive basis; and

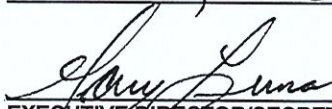
WHEREAS, the Borough of Lodi will be adopting a Resolution authorizing the entering into an Interlocal Community and Conditional Consent Agreement with Lodi Housing Authority for the sharing of the use of the fuel storage and pump facility located at the Richmond Street Department of Public Works Garage, Lodi, NJ on a non-exclusive basis.

NOW, THEREFORE, BE IT RESOLVED, by the Lodi Housing Authority Board of Commissioners, pursuant to the provisions of NJSA 40:65-1 et.seq., that the Executive Director is hereby authorized to execute an Interlocal Community and Conditional Consent Agreement with the Borough of Lodi for the sharing of the use of the fuel storage and pump facility in the attached consent agreement form.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes the Executive Director to execute the aforesaid Agreement upon the terms and conditions stated herein.

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, NOVEMBER 21, 2024


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 24-07

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

ADOPTING RESOLUTION AUTHORIZING PARTICIPATION IN THE FLEXIBLE SPENDING ACCOUNT (FSA) – CY 2025

WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners (Board) previously adopted Resolution #10-16 authorizing participation in a Health Flexible Spending Account (FSA); and

WHEREAS, numerous modifications have been mandated to Lodi Housing Authority's FSA Plan.

NOW, THEREFORE, BE IT RESOLVED, as required, this Resolution #24-07 is hereby adopted in the format as follows:

"The undersigned authorized representative of Lodi Housing Authority (the Employer) hereby certifies that this Resolution #24-07 was duly adopted by the Employer on Thursday, November 21, 2024, and that such Resolution has not been modified or rescinded as of the date hereof:

Resolved, that the form of amended Cafeteria Plan including a Health Flexible Spending Account, effective January 1, 2025, presented to this meeting is hereby approved and adopted and that an authorized representative of the Employer is hereby authorized and directed to execute and deliver to the Administrator of the Plan one or more counterparts of the Plan.

The undersigned further certifies that Lodi Housing Authority's Flexible Spending Plan, as amended and restated, and the Summary Plan Description are approved and adopted in this Resolution #24-07.

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, NOVEMBER 21, 2024

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

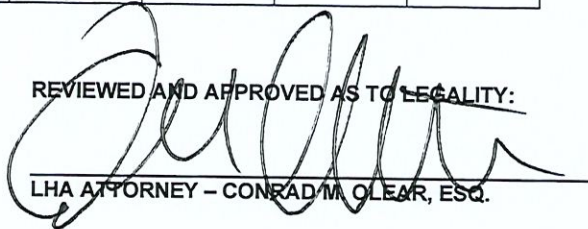
RESOLUTION NO. 24-08

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

De VRIES PARK FAMILY COMPLEX – HEAT EXCHANGER & DOMESTIC HOT WATER EQUIPMENT REPLACEMENT (RE-BID) CONTRACT AWARD (\$154,868) TO SILVA’S MECHANICAL SERVICES OF KEARNY, NJ

WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners (Board), previously rejected bids received via Resolution #23-51 (09/19/24); and

WHEREAS, the Board authorized to re-advertise and received a 2nd round of bids on 11/12/24; and

WHEREAS, the two (2) bids received (11/12/24) were opened and reviewed by LHA Design & Inspection Engineer (Coppa Montalbano Architects) and reviewed by LHA Counsel (Conrad M. Olear, Esq.); and

WHEREAS, after reviewing said bids, the Design Engineer and LHA Counsel have determined (see attached correspondence) that the lowest responsive qualified bid received within LHA Budget Allocation is from Silva’s Mechanical Services of Kearny, NJ; and

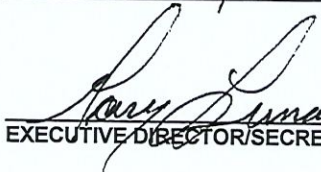
WHEREAS, the LHA Executive Director hereby certifies the Base Bid of \$154,868 is within the LHA’s Budget Allocation funded by BCDG (\$123,746) and LHA’s Public Housing Operating CFP Reserves, along with sufficient Funding Availability, is able to award contract.

NOW, THEREFORE, BE IT RESOLVED, the LHA Board hereby authorizes this Contract Award to Silva’s Mechanical Services (Base Bid - \$154,868).

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all documents necessary.

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, NOVEMBER 21, 2024



EXECUTIVE DIRECTOR/SECRETARY-TREASURER