

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, FEBRUARY 20, 2025

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 Vice Chairman Albert Di Chiara and Commissioners Daniel J. Cody, Robert Marra, Anthony Mobilio, Jr., Robert Riley, Jr. Commissioner Steven De Nobile was 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 Riley and Seconded by Vice Chairman Di Chiara to approve the Minutes of the Regular Meeting held on January 16, 2025.

Upon Roll Call, the Board voted as follows:

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

Motion was made by Vice Chairman Di Chiara and Seconded by Commissioner Riley to approve the Minutes of the Closed Session of the Meeting held on January 16, 2025.

Upon Roll Call, the Board voted as follows:

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

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.

MINUTES OF REGULAR MEETING – FEBRUARY 20, 2025 (cont'd)

Bills Agenda:

Motion to Approve the February 2025 Bills Agenda was made by Vice Chairman Di Chiara and Seconded by Commissioner Marra. Upon Roll Call, the Board voted as follows:

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

Report of Executive Director:

1. Contract Report: No Contracts this month
2. Work continues on the DVP Hot Water Tank project
3. Training was held for Maintenance Staff on 02/06/25 (PEOSHA) with the Executive Director in attendance and on 02/18/25 (Housing Sensibility) with both the Executive Director and Assistant Executive Director in attendance
4. New BCCD Grant documents have been submitted to Bergen County on the next phase of the work being done on the DVP Hot Water Tank project
5. Contract (Addenda) signed with A&E (Coppa Montalbano) for professional services in connection with the next phase of DVP Hot Water Tank project – refer to Res. #24-11

Report of Assistant Executive Director/HRO:

1. LHA’s ACOP & Admin Plan – the Executive Director and the Assistant Executive Director had conference call on 02/11/25 and answered policy questions that consulting firm had – plans will be forwarded shortly
2. HOTMA rules are in effect, which will be reflected in the ACOP & Admin Plan
3. LHA submitted its MDRR reports to NJ Division of Civil Rights on ethnicity/race of PH residents, as required each January
4. As mandated by HUD, waiting list has been updated with all preferences
5. As mandated by HUD/HOTMA regulations, 4 PH residents have received their initial notification of possibly being over-income. A 12-month and 24-month notification will be issued if residents are still over-income

Resolutions:

1. Resolution #24-09 – Re-Adoption of LHA’s By-Laws
2. Resolution #24-10 – 2024-2025 BCCD Grant Agreement – Replacement of DVP Hot Water Tank (Phase II)
3. Resolution #24-11 – Addenda to Professional Contract for Design/Inspection/Engineering Services for Removal/Replacement of the Existing DVP Domestic Hot Water Tank

Motion to Approve the above Resolutions by Consent Agenda was made by Vice Chairman Di Chiara and Seconded by Commissioner Cody.

Upon Roll Call, the Board voted as follows:

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

MINUTES OF REGULAR MEETING – FEBRUARY 20, 2025 (cont'd)

Report of Commissioner:

1. Commissioner Marra requested the Maintenance OT \$\$ amounts for FYS 10/01/24 to present
2. Vice Chairman Di Chiara questioned the security camera system at all Complexes. The Executive Director explained that there are 10 cameras at the DVP Complex, 5 cameras at the Massey/Rennie Complexes, and 3 cameras at the North Main Street complex

Unfinished Business: None

Old Business:

1. Commissioner Marra posed a question regarding the By-Laws, specifically, Article II Section 8C regarding the ability of the Board to approve all promotions, demotions, appointments, or terminations of personnel, including disciplinary action, shall be vested in the Executive Director with the approval of the Board of Commissioners. By-Laws currently state that a vote of 5 Board Members is required. A Motion was made by Commissioner Cody and Seconded by Commissioner Riley to change that vote from 5 to 4. Upon Roll Call, the Board voted as follows and the By-Laws will be amended to reflect the same.

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

2. A Motion was made by Commissioner Marra and Seconded by Commissioner Riley that all Board Meetings will be tape recorded. Upon Roll Call, the Board voted as follows:

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

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 Vice Chairman Di Chiara and Seconded by Commissioner Riley.

Upon Roll Call, the Board voted as follows:

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

MINUTES OF REGULAR MEETING – FEBRUARY 20, 2025 (cont'd)

Motion to End Closed Session and return to Regular Order of Business was made by Vice Chairman Di Chiara and Seconded by Commissioner Riley.

Upon Roll Call, the Board voted as follows:

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

Adjournment:

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

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

Meeting was Adjourned at 8:25 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. 24-09

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



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

RE-ADOPTION OF LODI HOUSING AUTHORITY BY-LAWS

WHEREAS, Lodi Housing Authority's Board of Commissioners (Board) made recommended changes to LHA's By-Laws at the January 16, 2025 Regular Meeting; and

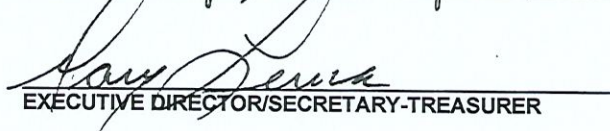
WHEREAS, the Board voted to accept said changes and directed LHA's Attorney to revise said By-Laws, which are attached and were previously distributed to all Commissioners prior to the February 20, 2025 Regular Meeting.

NOW, THEREFORE, BE IT RESOLVED, it is hereby recommended by the Executive Director/Secretary-Treasurer that the Board consider re-adopting the attached updated/revised By-Laws.

NOW, THEREFORE, BE IT FURTHER RESOLVED, as recommended by the Executive Director/Secretary-Treasurer, the Board of Commissioners hereby adopts and approves the attached changes to the Authority's By-Laws and said changes shall become effective 30 days after adoption of this Resolution #24-09.

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, February 20, 2025



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**BYLAWS OF HOUSING AUTHORITY
OF THE
BOROUGH OF LODI, NEW JERSEY**

ARTICLE I

THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be "Housing Authority of the Borough of Lodi".

Section 2. Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization (1945).

Section 3. Location. The office of the Authority shall be located at the Administration Building, with an address of 50 Brookside Avenue, Borough of Lodi, County of Bergen, State of New Jersey. The Authority may hold its meeting at such location or any other location as it may designate by resolution.

Section 4. Jurisdiction of the Authority. The Authority shall include Public/Conventional/Senior Housing and Section 8 Programs and any other Programs that may be adopted by the Authority.

Section 5. Board. Shall mean the Board of Commissioners, as appointed and duly qualified as set forth in N.J.S.A. 40A:12A-17.

ARTICLE II

Section 1. Officers. The officers of the Authority shall be composed of a Chairman, a Vice Chairman and an Executive Director/Secretary/Treasurer.

Section 2. Chairman. The Chairman shall preside at all meetings of the Authority except as otherwise authorized by resolution of the Authority. The Chairman or Executive Director shall sign all contracts and other instruments on behalf of the Authority. At each meeting the Chairman or Executive Director shall submit such recommendations and information as deemed appropriate concerning the business, affairs and policies of the Authority.

Section 3. Vice Chairman. The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman until such time as the Board may select a new Chairman.

Section 4. Executive Director/Secretary-Treasurer. Applicants for employment or re-appointment as Executive Director must satisfy all requirements set forth in NJSA:12A-18 and 40A:12A-18. The Executive Director position shall not be a shared services/interlocal agreement/employment contracts or similar arrangement. The Executive Director position shall not manage the Authority virtually. Applicants for the Executive Director position/appointment need not be resident of the Borough of Lodi at

time of appointment but shall become resident within six (6) months after effective date of appointment unless a Board Waiver is approved regarding said residency.

The Executive Director shall be the Secretary/Treasurer of the Authority and shall supervise the administration of all of the Authority's day-to-day business and shall be charged with the management of all Authority programs. The Executive Director shall assign and supervise employees in the performance of their duties.

The Executive Director shall be a full-time position and shall be appointed by the Board. The Executive Director shall keep the records of the Authority, shall act as reporting secretary at all Authority meetings and may assign a Recording Secretary to record all votes, who shall keep a journal of the proceedings and shall perform other assigned duties. The Executive Director shall keep, in safe custody, the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

The Executive Director shall have the care and custody of all funds of the Authority and shall deposit/invest funds in the name of the Authority in such bank or banks as the Authority may select, sign all orders, checks for payments and disbursements, as approved by the Authority. Except as otherwise authorized by resolution, all checks shall be counter-signed by the Chairman and be kept in books/ledgers of accounts showing receipts and expenditures and shall render, upon Board's request, a written or oral report at its regular meetings, reporting the accounting of Authority's financial status.

Executive Director compensation shall be determined by the Board. If a temporary Executive Director is appointed, and that temporary Executive Director is a member of the Board of Commissioners, then, and in that event, the temporary appointee shall serve without compensation (other than the payment of necessary expenses). The said temporary appointee shall serve no longer than six (6) months. The Board of Commissioners may, by resolution, approve a one-time six (6) month extension, subject to notification to the US Department of HUD and NJDCA (as may be required).

For purpose of payroll computation of annual sick, vacation, and personal time, hourly rate of pay shall be based on a 40-hour week. The Executive Director will not be entitled to compensatory time off or overtime, under any circumstances, unless approved by Board resolution.

The Executive Director shall spend sufficient time at the job to ensure the efficient, economical, and managerial operation of the Authority. The Executive Director shall attend all Authority Board Meetings.

Section 5. Additional Duties. The Officers of the Authority shall perform such other duties and functions as may be required by the Authority's By-Laws or as mandated by Federal law or State statutes or regulations governing the Authority.

Section 6. Election or Appointment. The Chairman and Vice Chairman shall be elected at the Annual Reorganization Meeting of the Authority elected from any qualified Board Member and shall hold office for one (1) year or until their successors are elected and qualified.

Section 7. Vacancies. Should the offices of Chairman or Vice Chairman become vacant, the Authority shall elect a successor from its Commissioners at the next regular meeting, and such election shall be for the unexpired term of the vacancy. In case of the absence of both the Chairman and Vice Chairman, at any meeting, a temporary Chairman can be elected from the Commissioners present at said meeting.

Section 8. Administrative and Staff Personnel.

- (a) The Authority may, from time to time, employ personnel as it deems necessary to exercise its powers, duties, and functions as prescribed by the Federal or applicable NJSA regulations.
- (b) The selection, appointment and compensation of such personnel shall be recommended by the Executive Director and subject to Board approval or as otherwise authorized within the Authority's By-Laws or Personnel Policy.
- (c) All promotions, demotions, appointments, or terminations of personnel, including disciplinary action, shall be vested in the Executive Director with the approval of the Board of Commissioners by a vote of four (4) Commissioners.
- (d) Any such action taken as stated in this Article II, Section 8 (b) and (c) shall be reported to the Board of Commissioners at its regular meeting.
- (e) To rescind any personnel action taken by the Executive Director a Board Resolution with four (4) affirmative votes shall be required accompanied by a resolution stating the specific reasons and applicable case law, if any, for the said action.

Section 9. Professional Service Employees. The Authority may employ a Fee/Staff Accountant and Attorney. The Fee/Staff Accountant and Attorney shall be appointed only with the recommendation of the Executive Director. Said recommendation shall include the name of the appointee, term, and compensation. Board confirmation of the Executive Director's recommendation for Fee/Staff Accountant and Attorney shall require five (5) affirmative votes of the Board of Commissioners. Appointees, as herein stated, are in conjunction with notification and concurrence, if applicable, to the United State Department of Housing and Urban Development or the New Jersey Department of Community Affairs.

- (a) Failure of Board Approval. In the event that no action can be taken, by either failure of Executive Director's recommendation or failure to attain five (5) Board affirmative votes of said appointee(s), the Fee/Staff Accountant or Attorney shall be considered a hold-over for a period of sixty (60) days until said appointment(s) can be confirmed as previously set forth in the above Section 9; and
- (b) As a holdover, the compensation paid to said hold-over will be the same as contracted for the previous Fiscal Year.

Section 10. Other Professional Service Employees. Architects, Engineers, Consultants, or other professionals must be appointed by the Executive Director, subject to same procedures set forth in Section 9 above and subject to notification to the United States Department of Housing and Urban Development and/or the New Jersey Civil Service Commission. Any such appointment shall be confirmed by Board Resolution.

Section 11. Termination of Professional Service Personnel. Termination of a Professional Service employee as set forth in Section 9 and Section 10, including termination of the Executive Director, shall require a Board Resolution accompanied by five (5) affirmative votes of such termination action.

Section 12. Conflict of Interest - Commissioners.

- (a) No Commissioner of the Authority shall acquire any interest, direct or indirect, in any housing project, either in low-income Public Housing or Section 8 Rental Assistance Programs, or in any property included or planned to be included in a Public Housing Project, nor shall they have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any public housing project. If any Commissioner owns or controls any interest, direct or indirect in any property included or planned to be included in a public housing project, they immediately shall disclose the same in writing to the Authority. Any such disclosure shall be entered upon the minutes of the Authority. Failure to so disclose such interest shall constitute misconduct in office. Any such Commissioner shall not participate in any action by the Authority. Any such Commissioner shall make an application for a waiver of Conflict of Interest to the Authority Board of Commissioners, and if approved, such request for waiver shall be forwarded to the United States Department of Housing and Urban Development Field Office for their review and approval.
- (b) The provisions of the foregoing subsection (a) of this policy shall not be applicable to the purchase or sale of Temporary Notes and Bonds or to the General Depositary Agreement, fiscal agency agreements, the trusteeships authorized under Contract, or utility services, the rates for which are fixed or controlled by a government agency.
- (c) A person appointed and taking the Oath of Office as a Commissioner of the Lodi Housing Authority and having an interest direct or indirect (defined herein), shall be construed to have a "Conflict of Interest." That person shall not be able to participate as a Commissioner of the Lodi Housing Authority until a "Conflict of Interest" waiver request is granted in accordance with section (f) below.
- (d) Commissioners serving as a Hold Over. Should a newly appointed Commissioner have a Conflict of Interest, their predecessor Commissioner shall serve in the capacity as a holdover Commissioner until the new appointee has been duly appointed and qualified without having a Conflict of Interest.

(e) Tenant Commissioner – Appointment of Tenants as Public Housing Agency Commissioners. Section 2 of the United States Housing Act of 1937, as amended, states that “no person should be barred from serving on the board of directors or similar governing body of a Local Public Housing Agency because of his tenancy in a lower income housing project.” Such participation shall not be construed to constitute a Conflict of Interest.

(f) Procedure to Request and Process Conflict of Interest Waiver (COIW) – Commissioners/Employees/Prospective Employees.

Commissioner/employee/prospective employee having an interest, direct or indirect, shall be construed to have conflict of interest and shall not participate as Commissioner or employee until conflict of interest is granted/approved by the Board of Commissioners and/or any other agency having jurisdiction. Request for Conflict of Interest Waiver must be responsive to information needed as referenced in i through x listed below.

A request for a Conflict of Interest Waiver shall be forwarded by the PHA/Board to the US Department of HUD and NJDCA (if applicable) only if the PHA approves the Conflict of Interest Waiver. The Authority or HUD Field Office or NJDCA may make determination based on the Board review enumerated below. However, the Authority shall not approve a Conflict of Interest Waiver if it concludes that it would be inappropriate or a violation of the provisions of Federal, State, or Local Law. PHA requests, transmitted to the HUD Field Office of NJDCA must be accompanied by a statement which includes:

- i. A complete statement of the facts in the case;
- ii. An analysis of the Conflict of Interest contract provision and an indication of the reasons why these requirements should be waived;
- iii. An analysis of State law and a statement whether the waiver, if granted, would be inconsistent with State law. The analysis may be made by either the US Department of HUD, NJDCA or PHA Field Office. If necessary, an opinion should be obtained from the State Attorney General;
- iv. An analysis of local ordinances, if applicable. This analysis may be made by the Department of HUD, NJDCA, or local governing body, or the PHA;
- v. An opinion by the Department of HUD or NJDCA as to whether there would be an appearance of impropriety if the waiver was granted;
- vi. A statement regarding alternative existing housing which is available for lease under the Section 8 Program or the likelihood that other assisted housing will be constructed or rehabilitated if the waiver is denied;

- vii. If the case involves a hardship for a particular family or individual, a statement should be included detailing the circumstances and outlining the possible alternatives;
- viii. If the case involves a public official or member of the governing body, an explanation of the duties of the public official or member of the governing body under State or local law should be included with specific reference to any responsibilities which involve any PHA program. Also, where relevant, a discussion of how the city and county governments interrelate should be included;
- ix. If the case involves employment of a tenant by the PHA or housing assistance for an employee of the Authority as an eligible recipient, there should be an explanation of the responsibilities and duties of the job involved. If the employee is in a policy or decision-making position, a statement should be included concerning the employee's responsibilities with respect to any PHA program; and
- x. If the case involved is an investment on the part of a member, officer or employee of the PHA, the nature of the investment should be described and any disclosure and/or divestiture plans specified.

ARTICLE III

MEETINGS

Section 1. Annual Reorganization Meeting. The Annual Reorganization Meeting shall be held on the fourth Thursday of May at 7:00 PM, unless otherwise rescheduled by majority vote of the Board, at the regular meeting place of the Authority. In the event such date shall fall on a legal holiday, the Annual Reorganization Meeting shall be held on the next succeeding business day of the Authority. Any change of Officers shall become effective on October 1st of the new fiscal year.

Section 2. Regular Meeting. Meetings shall be held with notice at the regular meeting place of the Authority on the third Thursday of each month at 7:00 PM unless the same shall be a legal holiday, in which event the said meeting may be held on the next succeeding business day of the Authority at the same time. The Regular Meetings must comply with all New Jersey State Laws and provisions, rules and regulations set forth in New Jersey Open Public Meetings Act (Sunshine Law).

Section 3. Special Meeting. Upon the written request of two (2) Commissioners of the Authority, the Chairman shall schedule a special meeting of the Authority on a business day within seven days of the receipt of the request for the purpose of transacting any business designated in the request. The request for a special meeting must be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such meeting. At special meetings, no business shall be considered other than as designated in the agenda, unless all members present at special meeting agree, then any and all business agreed upon may be transacted at such special meeting.

Section 4. Quorum. The powers of the Authority shall be vested in the Board of Commissioners. Four (4) Commissioners shall constitute a quorum for the purpose of conducting business. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present.

Section 5. Order of Business. At a regular meeting of the Housing Authority, the following shall be the Order of Business:

CALL TO ORDER
PLEDGE OF ALLEGIANCE
NOTICE OF MEETING
ROLL CALL
BIDS
APPROVAL OF MINUTES
COMMUNICATIONS
REPORT OF ATTORNEY
REPORT OF ACCOUNTANT
REPORT OF SECURITY
MONTHLY BILLS – PUBLIC HOUSING &
SECTION 8 RENTAL ASSISTANCE
REPORT OF EXECUTIVE DIRECTOR
REPORT OF DEPUTY EXECUTIVE DIRECTOR/
ADMINISTRATOR OF SECTION 8/HOUSING MANAGER
RESOLUTIONS
REPORT OF COMMISSIONERS
UNFINISHED BUSINESS
OLD BUSINESS
NEW BUSINESS
GOOD & WELFARE
HEARING OF CITIZENS
CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS
ADJOURNMENT

Section 6. Manner of Voting. The voting on all matters presented to the Board of Commissioners shall be by roll call of the Commissioners. The yeas and nays shall be entered upon the minutes of such meeting. All votes on resolutions shall also be recorded on the said resolution.

Section 7. Resolutions. A Resolution is the official expression of the opinion or will of the Housing Authority of the Borough of Lodi. All Resolutions shall be typed and maintained in a journal of the meeting proceedings of the Authority. All Resolutions must be submitted to the Executive Director who shall notify the Authority's Counsel, and said Resolution may be placed on the meeting agenda by Executive Director. All Resolutions shall be voted on by the Board of Commissioners.

ARTICLE IV

BOARD WAIVER / WAIVER REQUEST

Any applicant for employment, employee, Board member or other person may, in writing, submit a Board Waiver / Waiver Request to the Board of Commissioners related to any matter as follows:

1. A Waiver Request must specify the reason for the request with supporting documentation, if applicable. All requests shall be mailed to: Chairman of the Board of Commissioners, 50 Brookside Avenue, Lodi, New Jersey 07644.
2. The Board of Commissioners shall review and approve or deny a Waiver Request as follows:
 - A. within 10 days of receiving a Waiver Request the Board Chairman shall forward copy to all Board Members and its legal counsel.
 - B. Within 60 days of receipt of a Waiver Request, via Resolution, the Board of Commissioners shall approve or disapprove of any such Waiver Request.

ARTICLE V

AMENDMENTS

Amendments to By-Laws. The Bylaws of the Housing Authority of the Borough of Lodi shall be amended by four (4) affirmative votes of the Commissioners of the Authority. Voting on amendments to the Bylaws shall take place at a Special or Regular Meeting of the Board of Commissioners. Amendments to the Bylaws shall take effect upon adoption of a Resolution of any amendment(s).

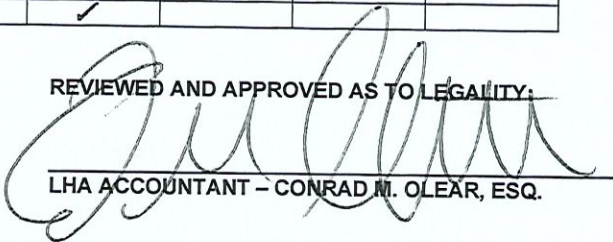
RESOLUTION NO. 24-10

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 ACCOUNTANT – CONRAD M. OLEAR, ESQ.

2024-2025 BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT (BCCD) AGREEMENT – REPLACEMENT OF HOT WATER HEATER AT DVP FAMILY COMPLEX

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) wishes to enter into a grant agreement with the County of Bergen for the purpose of using \$96,508.00 in 2024-2025 Community Development Grant funds for Hot Water Heater Replacement at the De Vries Park Family Complex; and

WHEREAS, the Board hereby authorizes Gary Luna, Executive Director, to be a signatory to the aforesaid grant agreement; and

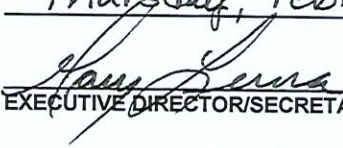
WHEREAS, the Board hereby authorizes Gary Luna, Executive Director, to sign all County vouchers submitted in connection with the aforesaid project.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners recognizes that Lodi Housing Authority is liable for any funds not spent in accordance with the Grant Agreement and that liability of Board Members is in accordance with NJSA 2AL53A-7 et.seq.

NOW, THEREFORE, BE IT FURTHER RESOLVED, this Resolution is adopted by the Board of Commissioners of Lodi Housing Authority at its meeting on February 20, 2025.

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:

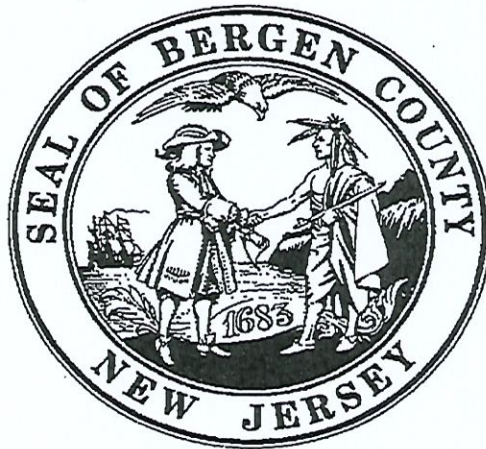
Thursday, February 20, 2025



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

COUNTY OF BERGEN

CONTRACT



CONTRACT NUMBER: CN-09-24 **TERM OF CONTRACT:** 7/1/2024-6/30/2025

ACCOUNT NUMBER: 21-213-755-135-46-06

CONTRACTOR: Lodi Housing Authority

PROGRAM: Hot Water Heater Replacement

Contract Pages 1 **to** 11 **and attachments** A **through** M

COUNTY OF BERGEN

Contract Number CN-09-24

CONTRACT SUMMARY SHEET

Contractor Information

Name: Lodi Housing Authority

Address: 50 Brookside Avenue Lodi, NJ 07644

Chief Executive Officer: Thomas DeSomma

Chief Financial Officer:

Contact Person: Gary Luna **Phone No.** 973-470-3650

Vendor I.D.: 006040 **Federal Identification No.:** **UEI#** **CCR#3TYH4**

County Information

Department: Administration and Finance

Division: Community Development

Address: One Bergen Plaza-4th Floor Hackensack, NJ 07601

Contact Person: Laura Salandra **Phone:** (201) 336-7228

Source of Funds

	<u>Amount</u>	<u>Account Number</u>	<u>Account Title</u>
State:			
Federal:	\$96,508	21-213-755-135-46-09	Hot Water Heater Replacement
County:			
Other:			
Municipal:			
Total:	\$96,508		

Program Information

Program Name: Hot Water Heater Replacement **Phone No.:** 973-470-3650

Project Site Address: 50 Brookside Ave

Program Contact Person: Gary Luna **Title:** Deputy Director

Purpose: To replace the existing hot water heater

COUNTY OF BERGEN

Contract Number: CN-09-24

SIGNATURE SHEET

The parties hereto acknowledge this Contract Number CN-09-24, consisting of pages 1 - 11, consecutively, and attachments A thru M.

IN WITNESS WHEREOF, the COUNTY and the CONTRACTOR have executed this contract as of 7/1/2025.

FOR CONTRACTOR USE ONLY:

ACCEPTED AND AGREED:

Lodi Housing Authority
(Contractor/Organization)

By: [Signature] Gary Luna
(Please Sign & Print Name)

Title: Executive Director

[Signature] Date 12/5/24
(Secretary to the Board/Governmental Clerk)

ATTEST: (Affix Seal)

FOR COUNTY USE ONLY:



COUNTERSIGNED:

Community Development
(Department, Division)

By _____ Date: _____
Robert G. Esposito, Director

By _____ Date: _____
James J. Tedesco III, County Executive or Thomas J. Duch, Esq., County Administrator/County Counsel

ATTEST: _____ Date: _____
(Affix Seal)

The aforementioned CONTRACT has been reviewed and approved as to form

COUNSEL, COUNTY OF BERGEN

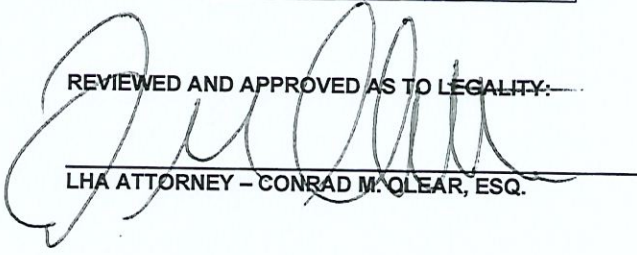
By: _____ Date: _____

RESOLUTION NO. 24-11

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.

ADDENDUM TO PROFESSIONAL CONTRACT FOR DESIGN/INSPECTION/ENGINEERING SERVICES FOR REMOVAL/REPLACEMENT OF EXISTING De VRIES PARK DOMESTIC HOT WATER TANK

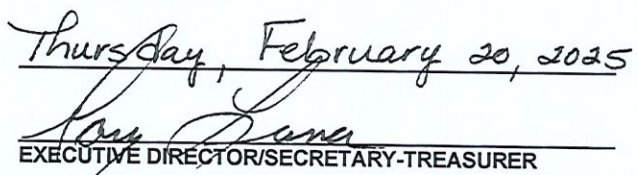
WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners (Board) previously approved Resolution #23-13 for emergency repairs to the DVP domestic hot water system; and

WHEREAS, the Executive Director hereby certifies that “Funding Availability” via the 2024-2025 BCCD Grant of \$96,508 and PH Operating Fund will be used for the Removal of the De Vries Park Domestic Hot Water Tank, which also requires Design/Inspection/Engineering Services.

NOW, THEREFORE, BE IT RESOLVED, the Executive Director hereby recommends amending the original contract for Design/Inspection/Engineering Services for the Removal/Replacement of the De Vries Park Domestic Hot Water Tank which was awarded to Coppa Montalbano Architects, 97 Lackawanna Avenue, Totowa, New Jersey 07512 to include this additional work in the amount not to exceed \$5,400.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute all required contract documents, and all related expenditures are to be charged to the 2024-2025 BCCD Grant and PH Operating Program Funds or any other Program Funds that may be 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, February 20, 2025

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER