

**REGULAR MEETING OF THE LODI HOUSING AUTHORITY**

(This Agenda is posted to inform the public of actions being considered by the Authority's Board of Commissioners and Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action.)

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**NOTICE OF MEETING:** This meeting has been publicly advertised in compliance with the Open Public Meeting Act.

**ROLL CALL:**

Cody \_\_\_\_ De Nobile \_\_\_\_ Marra \_\_\_\_ Mobilio \_\_\_\_ Riley \_\_\_\_ Di Chiara \_\_\_\_ Lynch \_\_\_\_  
Executive Director \_\_\_\_ Attorney \_\_\_\_ Assistant Executive Director/Recording Secretary \_\_\_\_

**BIDS:** None

**APPROVAL OF MINUTES:**

- **Regular Meeting – April 17, 2025:** Motion: \_\_\_\_ Seconded: \_\_\_\_  
Cody \_\_\_\_ De Nobile \_\_\_\_ Marra \_\_\_\_ Mobilio \_\_\_\_ Riley \_\_\_\_ Di Chiara \_\_\_\_ Lynch \_\_\_\_
- **Closed Meeting – April 17, 2025:** Motion: \_\_\_\_ Seconded: \_\_\_\_  
Cody \_\_\_\_ De Nobile \_\_\_\_ Marra \_\_\_\_ Mobilio \_\_\_\_ Riley \_\_\_\_ Di Chiara \_\_\_\_ Lynch \_\_\_\_

- COMMUNICATIONS:**
- REPORT OF ATTORNEY:**
- REPORT OF ACCOUNTANT:**
- REPORT OF SECURITY:**
- MONTHLY BILLS – PH & S-8:**
- REPORT OF EXECUTIVE DIRECTOR:**
- REPORT OF ASSISTANT EXECUTIVE DIRECTOR:**
- RESOLUTIONS:**
- REPORT OF COMMISSIONERS:**
- UNFINISHED BUSINESS:**
- OLD BUSINESS:**
- NEW BUSINESS:**
- GOOD & WELFARE:**

**HEARING OF CITIZENS:** Citizens are reminded that all discussions must pertain to Lodi Housing Authority business. Citizens, not discussing LHA business, will be issued the following: 1<sup>st</sup> – Reminder/Warning; 2<sup>nd</sup> – Ruled Out of Order; and 3<sup>rd</sup> – Should citizen continue to discuss non-LHA business, he/she will be asked to leave LHA Meeting/Community Room. Failure to comply will result in citizen being escorted out by Security.

**CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS:**

**ADJOURNMENT:**

Motion: \_\_\_\_ Seconded: \_\_\_\_

Cody \_\_\_\_ De Nobile \_\_\_\_ Marra \_\_\_\_ Mobilio \_\_\_\_ Riley \_\_\_\_ Di Chiara \_\_\_\_ Lynch \_\_\_\_

Meeting was adjourned at \_\_\_\_PM



## **MONTHLY BILLS AGENDA -- MAY 2025**

### **PUBLIC HOUSING & SECTION 8**

**DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD**

**5/1/2025-5/31/2025**

**ARE HEREBY APPROVED**

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Gary Luna	4/21/25	14957	Petty Cash Reimburs.	\$ 511.62
2	PSE&G Co.	4/24/25	14958	Utilities	\$ 27,135.02
3	Passaic Valley Water Commission	4/24/25	14959	Water	\$ 5,439.13
4	Amazon Capital Services	5/2/25	14960	Maintenance Supplies	\$ 1,531.54
5	NJMVC	5/2/25	14961	Vehicle Registration	\$ 162.50
6	Optimum	5/2/25	14962	TV, Phones, Internet	\$ 572.91
7	Home Depot Credit Services	5/2/25	14963	Maintenance Supplies	\$ 1,801.78
8	Purchase Power	5/2/25	14964	Stamps	\$ 441.99
9	Delta Dental of New Jersey	5/8/25	Online	PH Employees	\$ 1,809.61
10	Delta Dental of New Jersey	5/8/25	Online	S8 Employees	\$ 826.02
11	DKNM Consulting, LLC	5/9/25	14965	PH Acct Retainer	\$ 1,333.33
12	Safeguard Business Systems	5/9/25	14966	Envelopes	\$ 485.39
13	SGTS Maintenance LLC	5/9/25	14967	PH Office Cleaning	\$ 495.00
14	Verizon	5/9/25	14968	Phones	\$ 62.35
15	Pitney Bowes	5/9/25	14969	Lease	\$ 476.73
16	T-Mobile	5/9/25	14970	Cell Phones	\$ 133.46
17	Jersey Elevator	5/9/25	14971	Routine Maintenance	\$ 188.83
18	Wallington Plumbing & Heating	5/9/25	14972	Maintenance Supplies	\$ 1,435.76
19	Interstate Waste Services	5/9/25	14973	Trash Removal	\$ 1,360.56
20	AMS Ties, Inc.	5/9/25	3825	S8 Background Checks	\$ 38.00
21	SGTS Maintenance LLC	5/9/25	3826	S8 Office Cleaning	\$ 495.00
22	DKNM Consulting, LLC	5/9/25	3827	S8 Acct Retainer	\$ 1,333.33
23	NJ Division of Pension and Benefits	5/12/25	Online	PH Active Employees	\$ 27,455.65
24	NJ Division of Pension and Benefits	5/12/25	Online	S8 Active Employees	\$ 3,022.70
25	NJ Division of Pension and Benefits	5/12/25	Online	PH Retired Employees	\$ 4,483.02
26	NJ Division of Pension and Benefits	5/12/25	Online	S8 Retired Employees	\$ 3,297.00
27	CSG-NAM, LLC	5/16/25	14975	Lease	\$ 27.07
28	RICOH USA, Inc.	5/16/25	14976	Lease	\$ 574.27
29	Silva's Mechanical Services	5/16/25	14977	Voucher #3	\$ 16,625.00
30	Maztek IT	5/16/25	14978	PH Managed Services	\$ 1,018.59
31	Just Windows and Doors	5/16/25	14979	NM Repair	\$ 2,000.00
32	Pat Kelson Associates	5/16/25	3828	S8 Inspections	\$ 3,705.00
33	Maztek IT	5/16/25	3829	S8 Managed Services & Equipment	\$ 2,207.59
34	Carol Bruinooge	5/16/25	1544	Security Deposit Refund	\$ 100.13
35	Ace Lock & Key Shop	5/21/25	14980	Keys & Locks	\$ 115.00
36	Conrad M Olear, Esq.	5/21/25	14981	PH Retainer & Ext. Ord.	\$ 2,850.00
37	Passaic Valley Water Commission	5/21/25	14982	Water	\$ 4,990.51
38	Dor-Win	5/21/25	14983	Windows	\$ 370.00
39	Reno's Appliance	5/21/25	14984	Fridge Stock	\$ 1,969.00
40	Primo Brands	5/21/25	14985	Water	\$ 71.44
41	Maztek IT	5/21/25	14986	Replacement	\$ 289.00
42	Coppa Montalbano Architects	5/21/25	14987	A&E Services	\$ 2,752.01
43	The Corner Nursery	5/21/25	14988	Sprinklers	\$ 2,986.00
44	Billy V's Landscaping	5/21/25	14989	Landscaping	\$ 1,300.00
45	Riccardi Brothers	5/21/25	14990	Maintenance Supplies	\$ 77.59
46	W.B. Mason	5/21/25	14991	Office Supplies	\$ 276.33
47	Stone Brook Garden & Landscape	5/21/25	14992	Maintenance Supplies	\$ 186.00
48	Conrad M Olear, Esq.	5/21/25	3830	S8 Retainer	\$ 1,500.00

**Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_**

**Cody \_\_\_\_ De Nobile \_\_\_\_ Marra \_\_\_\_ Mobilio \_\_\_\_ Riley \_\_\_\_ Di Chiara \_\_\_\_ Lynch \_\_\_\_**



RESOLUTIONS:

**CONSENT AGENDA** (These 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 #24-17	PHA Plan Certification – FYS 10/01/25
2. Resolution #24-18	Authorization to Approve Lodi Housing Authority’s 2025 Annual Agency Plan (PH Admission and Continued Occupancy Policy and HCV Program Administrative Plan) as Required under the Quality Housing and Work Responsibility Act of 1998 (QHWRA)
3. Resolution #24-19	Approval & Adoption of FY 2025 Capital Fund Program Grant – NJP01150125 - \$564,141
4. Resolution #24-	

Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_

Cody \_\_\_\_ De Nobile \_\_\_\_ Marra \_\_\_\_ Mobilio \_\_\_\_ Riley \_\_\_\_ Di Chiara \_\_\_\_ Lynch \_\_\_\_