

**MINUTES OF THE ANNUAL/REORGANIZATION
MEETING OF LODI HOUSING AUTHORITY,
50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT
7:00 PM ON THURSDAY, MAY 22, 2025**

Call to Order: Chairman Paul V. Lynch called the Annual/Reorganization Meeting to Order at 7:05 PM.

Pledge of Allegiance: Chairman Lynch 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 Lynch also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

Roll Call: Upon Roll Call, the following were found to be present and absent. Along with Chairman Paul V. Lynch, Vice Chairman Albert Di Chiara and Commissioners Daniel J. Cody, Steven De Nobile, Robert Marra, Anthony Mobilio, Jr., and Robert Riley, Jr. were present. LHA Attorney Conrad M. Olear, Esq. and Acting Executive Director/ Secretary Treasurer Gary Luna were also present. Assistant Executive Director/Recording Secretary Carol A. Ferrara was absent.

Nomination for Chairman: The Executive Director asked for nominations for Chairman. A motion was made by Commissioner Cody and Seconded by Commissioner Riley to nominate **Vice Chairman Albert Di Chiara for Chairman**.

The Executive Director asked three (3) times if there were any other nominations for Chairman. Since there were none, the Executive Director closed the nominations, and a vote was taken with the following results:

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

Nomination for Vice Chairman: The Executive Director asked for nominations for Vice Chairman. A motion was made by Commissioner Marra and Seconded by Commissioner Riley to nominate **Commissioner Daniel J. Cody for Vice Chairman**.

The Executive Director asked three (3) times if there were any other nominations for Chairman. Since there were none, the Executive Director closed the nominations, and a vote was taken with the following results:

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

MINUTES OF ANNUAL/REORGANIZATION/ANNUAL MEETING – MAY 22, 2025 (cont'd)

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 #24-14	Authorization to Sign LHA Checks Via E-Signature or Signature Stamp
2. Resolution #24-15	Authorization to Sign LHA Payroll Checks Via E-Signature Under Payroll Company's Check Signing Program
3. Resolution #24-16	Authorization to Sign LHA Checks Listing Alternate Signers

Motion to Approve Resolutions by Consent Agenda was made by Commissioner Cody and Seconded by Commissioner Mara.


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

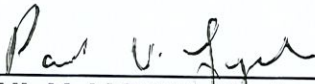
Adjournment:

Motion to Adjourn was made by Vice Chairman Di Chiara and Seconded by Commissioner Cody.

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

Meeting was Adjourned at 7:15 PM and Chairman Lynch declared the Annual/Reorganization Meeting closed.


GARY LUNA
Acting/Executive Director/Secretary Treasurer


PAUL V. LYNCH, Chairman or
ALBERT Di CHIARA, Vice Chairman

Transcribed/Typed by: 
CAROL A. FERRARA
Assistant Executive Director/Recording Secretary

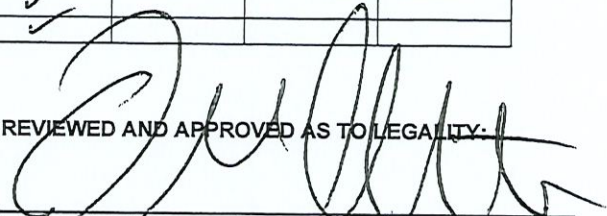
RESOLUTION NO. 24-14

Governing Body Recorded Vote – Members:

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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.

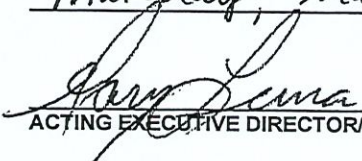
AUTHORIZATION TO SIGN LHA CHECKS
VIA E-SIGNATURE OR SIGNATURE STAMP

WHEREAS, the Acting Executive Director, the Chairman and a Commissioner are designated as Lodi Housing Authority’s check signers and said signatures are hereby authorized to be affixed via e-signatures (or stamped signatures) on all checks to be paid by LHA; and

WHEREAS, these said checks and signature stamps shall remain in the exclusive possession of the Supervisor of Accounts.

NOW, THEREFORE, BE IT RESOLVED, said Resolution to become effective on October 1, 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:

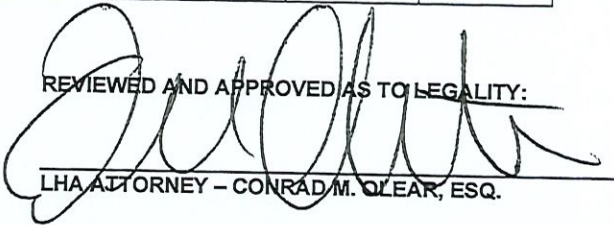
Thursday, May 22, 2025

ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 24-15

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 SIGN LHA PAYROLL CHECKS
VIA E-SIGNATURE UNDER PAYROLL COMPANY'S
CHECK SIGNING PROGRAM

WHEREAS, all Lodi Housing Authority (LHA) Payroll Checks must be signed with two (2) signatures as follows:

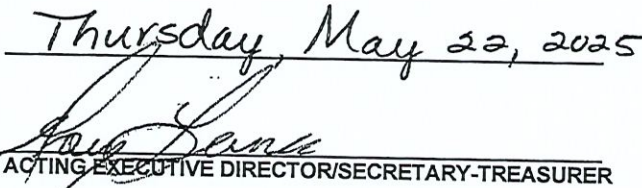
- Gary Luna, Acting Executive Director/Secretary Treasurer, and
- Newly Appointed Chairman (eff 10/1/25), Albert Di Chiara; and

WHEREAS, the said signatures will be an e-signature and hereby affixed to the payroll checks directly by the out-sourced payroll company; and

WHEREAS, the Acting Executive Director/Secretary Treasurer will hereby forward a copy of this Resolution to the US Department of HUD, New Jersey State Office, One Newark Center, Newark, New Jersey and to the bank designated as Legal Depositor of the funds of the Authority.

NOW, THEREFORE, BE IT RESOLVED, that said Resolution to become effective on October 1, 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, May 22, 2025

ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER

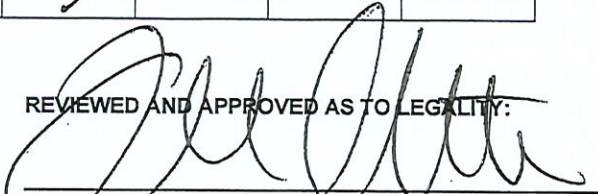
RESOLUTION NO. 24-16

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
m Commissioner D. J. Cody	✓			
6 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 SIGN LODI HOUSING AUTHORITY CHECKS

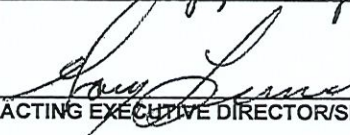
WHEREAS, Lodi Housing Authority’s checks for payment of all bills must be signed with three (3) signatures, those being the following who are hereby appointed as Check Signers for the Public Housing and Section 8 Programs:

- Gary Luna, Acting Executive Director/Secretary Treasurer,
- Newly Appointed Chairman (eff 10/1/25), Albert Di Chiara, and
- Commissioner, Paul V. Lynch; and

WHEREAS, the Acting Executive Director/Secretary Treasurer will hereby forward a copy of this Resolution to the US Department of HUD, New Jersey State Office, One Newark Center, Newark, New Jersey and to the bank designated as Legal Depositor of the funds of the Housing Authority of the Borough of Lodi.

NOW, THEREFORE, BE IT RESOLVED, that said Resolution to become effective on October 1, 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, May 22, 2025

ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER