

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:

- **Special Closed Meeting – September 4, 2025:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Marra ___ Mobilio ___ Riley ___ Di Chiara ___ Lynch ___
- **Regular Meeting – June 19, 2025:** Motion: _____ Seconded: _____
Cody ___ De Nobile ___ Marra ___ Mobilio ___ Riley ___ Di Chiara ___ Lynch ___
- **Closed Meeting – June 19, 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: July/August/September Bills

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: 1st – Reminder/Warning; 2nd – Ruled Out of Order; and 3rd – 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

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 #24-25	Final Adoption of LHA NJDCA Budget – FY 10/01/25-09/30/26
2. Resolution #24-26	Approval to Award Contract to Perform HQS Inspections Under Section 8 HCV Program to Pat Kelson Associates, Inc. – Effective 10/01/25
3. Resolution #24-27	One-Year Contract Extension Awarded to Francis J. McConnell, CPA for LHA’s FYE 09/30/25 Independent Public Audit (IPA)
4. Resolution #24-28	Authorization to Scrap Inventory – FYE 09/30/25
5. Resolution #24-29	Authorization to Re-Appoint Gary Luna as Acting Executive Director
6. Resolution #24-30	Declaration of Emergency Expenditure – Underground Hot Water Pipe Leak – North Main S/C Complex
7. Resolution #24-31	Fee Accountant Contract Award – 10/01/25-09/30/26
8. Resolution #24-32	LHA Flat Rents – Effective January 1, 2026
9. Resolution #24-33	Change Order #1 – Silva’s Mechanical – Phase 1 – DVP Heat Exchanger/Domestic Hot Water Equipment
10.	

Motion: _____ Seconded: _____

Cody ____ De Nobile ____ Marra ____ Mobilio ____ Riley ____ Di Chiara ____ Lynch ____