

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:

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

BIDS: None

APPROVAL OF MINUTES:

- **Regular Meeting – September 18, 2025:** Motion: _____ Seconded: _____
De Nobile ____ Lynch ____ Marra ____ Mobilio ____ Riley ____ Cody ____ Di Chiara ____
- **Closed Meeting – September 18, 2025:** Motion: _____ Seconded: _____
De Nobile ____ Lynch ____ Marra ____ Mobilio ____ Riley ____ Cody ____ Di Chiara ____
- **Special Closed Meeting – September 24, 2025:** Motion: _____ Seconded: _____
De Nobile ____ Lynch ____ Marra ____ Mobilio ____ Riley ____ Cody ____ Di Chiara ____

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: 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: _____

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

Meeting was adjourned at _____PM

MONTHLY BILLS AGENDA -- OCTOBER 2025

PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

10/1/25-10/31/25

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Optimum	9/24/25	15148	TV, Phones, Internet	\$ 572.87
2	Primo Brands	9/24/25	15149	Water	\$ 83.33
3	Purchase Power	9/24/25	3863	Stamps	\$ 214.99
4	PSE&G Co.	9/24/25	15150	Utilities	\$ 37,093.13
5	Roy Brunston	10/1/25	15151	DVP 21E Painting	\$ 750.00
6	Joan Mastrofilipo	10/1/25	15152	Medicare Reimbursement	\$ 555.00
7	Thomas DeSomma	10/1/25	15153	Medicare Reimbursement	\$ 1,215.90
8	Carolyn B. Capabianca	10/1/25	3864	Medicare Reimbursement	\$ 555.00
9	Lorraine J. Haskoor	10/1/25	3865	Medicare Reimbursement	\$ 555.00
10	Louis King	10/1/25	3866	Medicare Reimbursement	\$ 555.00
11	Saverio Saulino	10/1/25	3867	Medicare Reimbursement	\$ 555.00
12	County of Bergen	10/2/25	15154	Overpayment Voucher #3	\$ 16,625.00
13	Amazon Capital Services	10/3/25	15155	Maintenancen Supplies	\$ 1,449.38
14	Passaic Valley Water Commission	10/3/25	15156	Water	\$ 6,479.56
15	Synchrony Bank	10/3/25	15157	Maintenancen Supplies	\$ 885.17
16	Interstate Waste Services	10/3/25	15158	Trash	\$ 1,360.56
17	Wallington Plumbing & Heating	10/3/25	15159	Maintenance Supplies	\$ 2,111.73
18	Commissioner of LWD	10/8/25	15160	Boiler License Renewal	\$ 160.00
19	Gerald T Reiner, Jr.	10/8/25	15161	Procurement Consulting	\$ 1,250.00
20	Verizon	10/8/25	15162	Phones	\$ 61.96
21	AMS Ties, Inc.	10/8/25	15163	PH Background Checks	\$ 171.00
22	Jersey Elevator	10/8/25	15164	Elevator Maintenance	\$ 188.83
23	DKNM Consulting, LLC	10/8/25	15165	PH Accounting Retainer	\$ 1,416.67
24	D'Anna Avola	10/8/25	15166	Notary Reg & Supplies	\$ 133.81
25	AMS Ties, Inc.	10/8/25	3868	S8 Background Checks	\$ 76.00
26	DKNM Consulting, LLC	10/8/25	3869	S8 Accounting Retainer	\$ 1,416.67
27	Delta Dental of New Jersey	10/9/25	Online	PH Employees	\$ 1,763.13
28	Delta Dental of New Jersey	10/9/25	Online	S8 Employees	\$ 798.48
29	NJ Division of Pension and Benefits	10/14/25	Online	PH Active Employees	\$ 27,455.65
30	NJ Division of Pension and Benefits	10/14/25	Online	S8 Active Employees	\$ 3,022.70
31	NJ Division of Pension and Benefits	10/14/25	Online	PH Retired Employees	\$ 4,483.02
32	NJ Division of Pension and Benefits	10/14/25	Online	S8 Retired Employees	\$ 2,826.00
33	Maztek IT	10/14/25	15167	PH Managed Services	\$ 1,018.59
34	SGTS Maintenance, LLC	10/14/25	15168	PH Sep 2025 Office Cleaning	\$ 495.00
35	DavEd Fire Systems, Inc.	10/14/25	15169	Monitoring Services	\$ 219.99
36	Jay Bee Flooring, LLC	10/14/25	15170	DVP 21E Floor Repair	\$ 908.00
37	Reno's Appliance	10/14/25	15171	Fridge & Ranges	\$ 3,899.00
38	Maztek IT	10/14/25	3870	S8 Managed Services	\$ 1,018.59
39	SGTS Maintenance, LLC	10/14/25	3871	S8 Sep 2025 Office Cleaning	\$ 495.00
40	Dolores Brunn	10/14/25	1548	Security Deposit Refund	\$ 100.28
41	Ace Lock & Key Shop	10/15/25	15172	Keys & Locks	\$ 272.00
42	All American Sewer Service	10/15/25	15173	Emergency Repairs	\$ 2,250.00
43	Swift Electrical Supply	10/15/25	15174	Maintenance Supplies	\$ 228.00
44	ROS Electric LLC	10/15/25	15175	Alarm Repairs	\$ 852.50
45	Billy V's Unique Landscaping	10/15/25	15176	Landscaping	\$ 2,600.00
46	Borough Of Lodi	10/15/25	15177	Fuel	\$ 427.04
47	W.B. Mason	10/15/25	15178	Office Supplies	\$ 1,152.25
48	Conrad M. Olear, Esq.	10/15/25	15179	PH Retainer & Ext. Ord.	\$ 2,475.00
49	Buggin Out, LLC	10/15/25	15180	Exterminating Services	\$ 841.00

50	RICOH USA, Inc.	10/15/25	3872	Lease	\$ 574.27
51	Conrad M. Olear, Esq.	10/15/25	3873	S8 Retainer	\$ 1,500.00

Motion: _____ Seconded: _____

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

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 #25-01	CY 2026 Acrisure LLC (Scirocco Group) NJPHA JIF Consultant Agreement
2. Resolution #25-02	Approval of CY 2026 Board Meeting Dates
3. Resolution #25-03	Acting Executive Director Retirement – Effective 02/01/26 – Agreement/Authorization/Payout of Accrued Leave Payments Over 2-Year Period
4. Resolution #25-04	NJ MEL Recommended & Required Amendments to LHA Statement of Personnel Policy/Employee Handbook
5. Resolution #	
6.	

Motion: _____ Seconded: _____

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