

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, SEPTEMBER 18, 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 Di Chiara and Commissioners Daniel J. Cody, Steven De Nobile, Robert Marra, and Robert Riley, Jr. Commissioner Anthony Mobilio Jr. 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/Recording Secretary Carol A. Ferrara.

Bids: Refer to Resolution page

Approval of Minutes:

Motion was made by Vice Chairman Di Chiara and Seconded by Commissioner De Nobile to approve the Minutes of the Regular Meeting held on June 19, 2025.
Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Marra and Seconded by Vice Chairman Di Chiara to approve the Minutes of the Closed Session held on June 19, 2025.
Upon Roll Call, the Board voted as follows:

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

Motion was made by Vice Chairman Albert Di Chiara and Seconded by Commissioner Cody to approve the Minutes of the Special Closed Meeting held on September 4, 2025.
Upon Roll Call, the Board voted as follows:

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

MINUTES OF REGULAR MEETING – SEPTEMBER 18, 2025 (cont'd)

Communications: Nothing at this time.

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.

Bills Agenda:

Motion to Approve the July 2025 Bills Agenda was made by Commissioner Cody and Seconded by Commissioner Riley. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	*Commissioner De Nobile on #31 & #34	Commissioner Mobilio

Motion to Approve the August 2025 Bills Agenda was made by Commissioner Cody and Seconded by Vice Chairman De Nobile. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	*Commissioner De Nobile on #6 & #12	Commissioner Mobilio

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

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	*Commissioner De Nobile on #11 & #14	Commissioner Mobilio

Report of Executive Director:

1. Contract Report: None
2. Monthly PIC Submission Analysis – PH @100% and S8 @98.79%
3. DVP Rooftop A/C Project completed
4. Phase 1 Domestic Hot Water Tank Replacement Project completed & Phase 2 Removal of Original Hot Water Tank to start by end of September
5. Cathodic Protection has been completed with minor leaks that need to be fixed within 6 months
6. Admin roof has numerous leaks into 2nd floor office space – being addressed with roofer
7. Rent Reasonableness has been implemented for 01/01/26 with new utility rates

MINUTES OF REGULAR MEETING – SEPTEMBER 18, 2025 (cont'd)

Report of Assistant Executive Director: None

Resolutions:

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/Section 8 Inspections
3. Resolution #24-27: One-Year Contract Extension for FYE 09/30/25 IPA
4. Resolution #24-28: Authorization to Scrap Inventory – FYE 09/30/25
5. Resolution #24-29: Authorization to Re-Appoint Gary Luna as Action 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 – Credit of \$5,000.00

Motion to Approve the above Resolutions by Consent Agenda 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 De Nobile* Commissioner Marra** Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	*Commissioner De Nobile on #24-31 **Commissioner Marra on #24-25	Commissioner Mobilio

Report of Commissioners: Commissioner Mobilio had surgery

Unfinished Business: None

Old Business: None

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 Commissioner Cody and Seconded by Vice Chairman Di Chiara.
Upon Roll Call, the Board voted as follows:

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

Motion to End Closed Session and return to Regular Order of Business 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 Riley Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Mobilio

MINUTES OF REGULAR MEETING – SEPTEMBER 18, 2025 (cont'd)

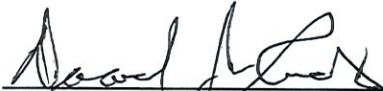
Adjournment:

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

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

Meeting was Adjourned at 7:55 PM and Chairman Lynch declared the Regular Meeting closed.


GARY LUNA
Acting Executive Director/Secretary Treasurer


ALBERT DI CHIARA, Chairman or
DANIEL J. CODY, Vice Chairman

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

RESOLUTION NO. 24-25

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. S	✓			
Vice Chairman Albert Di Chiara m	✓			
Chairman P. V. Lynch	✓			

Approved ✓ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

FINAL ADOPTION OF
LODI HOUSING AUTHORITY NJDCA BUDGET
FISCAL YEAR: FROM 10/01/2025 TO 09/30/2026

WHEREAS, the Annual Budget for Lodi Housing Authority for fiscal year beginning October 1, 2025 and ending September 30, 2026 has been presented before the governing body of Lodi Housing Authority at its open public meeting on September 18, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,349,603, Total Appropriations, including any Accumulated Deficit, if any, of \$10,272,778 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$0 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

WHEREAS, the schedule of rents, fees, and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to NJAC 5:31-2, does not confer any authorization to raise or expend funds; rather, it is a document to be used as part of the said Authority’s planning and management objectives. Specific authorization to expend funds for the purpose described in this section of the budget must be granted elsewhere by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Lodi Housing Authority, at an open public meeting held on June 19, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2025 and ending September 30, 2026, was hereby approved; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/ expenses and all covenants, terms and provisions as stipulated in the said Housing Authority’s outstanding debt obligations, capital lease agreements, service contracts, and other pledged agreements and that the governing body of the Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption September 18, 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, September 18, 2025

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Fiscal Year

Start Year

2025

–

End Year

2026

Housing Authority Budget of:
Lodi Housing Authority

State Filing Year

2026

For the Period:

October 1, 2025

to

September 30, 2026

WWW.lodihousing.org

Housing Authority Web Address



Division of Local Government Services

**2026 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2026

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 2026

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services

By: Christine Lapicchi Date: 7/16/2025

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services

By: _____ Date: _____

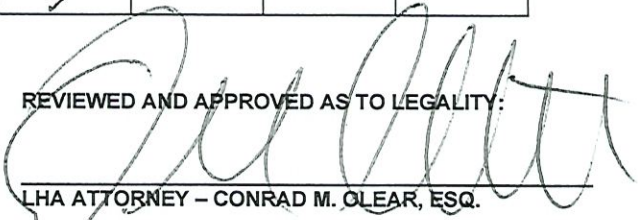
RESOLUTION NO. 24-26

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. S	✓			
Vice Chairman Albert Di Chiara M	✓			
Chairman P. V. Lynch	✓			

Approved ✓ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

APPROVAL TO AWARD CONTRACT TO PERFORM HQS INSPECTIONS UNDER THE SECTION 8 HCV PROGRAM TO PAT KELSON ASSOCIATES, INC. – EFFECTIVE 10/01/2025

WHEREAS, on July 29, 2016, the Housing Opportunity Through Modernization Act (HOTMA) was signed into law making several statutory changes to HUD Programs, including Section 8 of the United States Act of 1937 (1937 Act); and

WHEREAS, Section 8 of the 1937 Housing Act requires that units assisted under the program be inspected to determine that they meet Housing Quality Standards (HQS) before the PHA makes a Housing Assistance Payment (HAP); and

WHEREAS, the HOTMA provision does not remove the requirement to conduct an inspection prior to making a HAP but provides the PHAs flexibility by streamlining inspection times; and

WHEREAS, in accordance with HOTMA and 24 CFR 982.405(a), revised language states “the PHA must inspect the unit leased to a family prior to the initial term of the lease, at least, biennially during assisted occupancy and at other times as needed to determine if the unit meets HQS. See 982.305(b)(2) concerning timing of initial inspection by PHA; and

WHEREAS, a special inspection may be requested by owner, the family, or a third party between biennial inspections; and

WHEREAS, HOTMA provisions regarding the inspections of dwelling units for the HCV Program also offers PHAs additional administrative flexibility over the initial inspection process; and

WHEREAS, Lodi Housing Authority advertised on June 6 & 9, 2025 for quotes to conduct Housing Choice Voucher HQS Inspections as required, and the Executive Director hereby certifies there is sufficient Funding Availability in the Section 8 HCV Program to authorize said contract service referenced herein; and

WHEREAS, one (1) price quote was received from Pat Kelson Associates, Inc. who has been satisfactory conducting LHA’s Section 8 unit inspections since 2022; and

WHEREAS, Pat Kelson Associates’ inspectors are trained and certified under HUD’s new HQS NSPIRE standards, it is the recommendation of the Executive Director to award said HQS Section 8 inspections contract to Pat Kelson Associates, Inc., 282 Quarry Road, Bldg. E-H, Milford, CT 06460, with an implementation date of October 1, 2025, as follows:

- See attached Proposal for costs per inspections for 1st Year Proposal – 10/01/25 thru 09/30/26; 2nd Year Proposal – 10/01/26 thru 09/30/27; 3rd Year Proposal – 10/01/27 thru 09/30/28; and
- LHA intends to enter into a 3-year agreement for these Section 8 HCV inspections/rent reasonableness and other related services as referenced above and within the specifications/proposal package.

NOW, THEREFORE, BE IT RESOLVED, said price quote has been previously distributed to Board and is available for review and retained in contract file, identified as Section 8 HQS Contracted Inspections.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to execute any and all documents necessary to effectuate the Section 8 HQS Contracted Inspections Service with **Pat Kelson Associates, Inc.**, as referenced herein.

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, September 18, 2025



EXECUTIVE DIRECTOR/SECRETARY-TREASURER



A HUD SPONSORED PUBLIC HOUSING AGENCY
50 Brookside Avenue ■ Lodi, New Jersey 07644

FORM OF CONTRACT

THIS AGREEMENT made on JULY 29, 2025 by and between PAT KELSON ASSOCIATES, INC., hereinafter called the "Contractor" and LODI HOUSING AUTHORITY, hereinafter called the "Authority"

WITNESSETH, that the Contractor and the Authority for the consideration stated herein agrees as follows:

ARTICLE 1 – Statement of Work: The Contractor shall furnish all services and shall perform all work required in the attached CONTRACT DOCUMENTS for Section 8 HQS Inspections and Related Services for Lodi Housing Authority, 50 Brookside Avenue , Lodi, NJ 07644 incorporated herein by reference and made a part hereof;

ARTICLE 2 – Time of Completion: The Contractor shall commence work under this Contract on a date specified by verbal authorization and shall fully complete all work as specified in the attached;

ARTICLE 3 – Contract Price: The Contract Price shall be see attached 3-Year Schedule.

ARTICLE 4 – Payment: Payment shall be made within thirty (30) days of completion and acceptance of work and upon approval by Authority Board of Commissioners.

ARTICLE 5 – Contract Documents: Contract Documents shall consist of the attached documents.

This instrument, together with the attached documents, form the Contract and they are as fully part of the Contract as if hereto attached or herein repeated. In the event that any provision in one of the component parts of the Contract conflicts with any provision of any other component part, the provision in the component part first enumerated in Article 3 shall govern, except as otherwise specifically stated.

IN WITNESS THEREOF, the parties hereto have caused this instrument to be executed the date and year first above written.

In Presence of: _____

Pat Kelson Associates, Inc. By _____
Firm/Contractor Signature of Principal Date

By _____
Signature/Title of LHA Representative Date

REQUEST FOR QUOTATION FOR SECTION 8 HQS INSPECTIONS/RELATED SERVICES

Lodi Housing Authority (LHA), a Public Housing Agency under the jurisdiction of the US Department of Housing and Urban Development (HUD), administers 477± Section 8 Housing Choice Vouchers and is seeking price quotations for its annual/biennial inspections (approximately 235± per year), including new admissions/initial inspections, re-inspections, special inspections, Housing Quality Control inspections (SEMAP), and rent reasonableness (using LHA forms/documents).

Please complete the following chart:

Cost Per Unit	1 ST YEAR: 10/01/25 – 09/30/26	2 ND YEAR: 10/01/26 – 09/30/27	3 RD YEAR: 10/01/27 – 09/30/28
Annual/Biennial Inspections	\$55.00	\$55.00	\$55.00
New/Initial Inspections	\$50.00	\$50.00	\$50.00
Re-Inspections	\$45.00	\$45.00	\$45.00
Special Inspections	\$50.00	\$50.00	\$50.00
Housing QC Inspections	\$45.00	\$45.00	\$45.00
Rent Reasonableness Determination INCLUDED IN INITIAL COST			

LHA intends to enter into a 1-year agreement for Section 8 HCV inspections/rent reasonableness and other related services but may, at its option, enter into a 3-year optional agreement as referenced above and within the specifications package. Requests for the quotation package must be submitted to Carol A. Ferrara, Assistant Executive Director, via email at carolf@lodihousing.org. No phone requests will be accepted. **All questions should be directed to Gary Luna, Acting Executive Director, at 973-470-3653 x20.**

LHA WILL NOT ACCEPT HAND DELIVERED PROPOSALS. PRICE QUOTATIONS MUST BE MAILED TO THE ADDRESS BELOW OR EMAILED TO garyl@lodihousing.org. ALL PROPOSALS MUST BE RECEIVED BY WEDNESDAY, JULY 23, 2025.

Lodi Housing Authority
50 Brookside Avenue
Lodi, New Jersey 07644
Attention: Gary Luna, Acting Executive Director

Donna Kelson

Signature

07/18/2025
Date

PAT KELSON ASSOCIATES, INC.

Company Name

KELSONINSPECTIONS@GMAIL.COM

Email Address

282 QUARRY RD., UNIT E-H, MILFORD, CT 06460

Street Address, City, Zip

(203)410-3193

Phone

RESOLUTION NO. 24-27

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 Albert Di Chiara	✓			
Chairman P. V. Lynch	✓			

Approved ✓ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

FYE 09/30/25 INDEPENDENT PUBLIC AUDIT (IPA)
ONE-YEAR CONTRACT EXTENSION – AWARDED TO
FRANCIS J. McCONNELL, CPA

WHEREAS, Lodi Housing Authority’s current Independent Public Auditor, Francis J. McConnell, CPA, has been awarded said contract since 1997; and

WHEREAS, Francis J. McConnell has advised LHA that he will be retiring after completion of LHA’s FYE 09/30/25 IPA; and

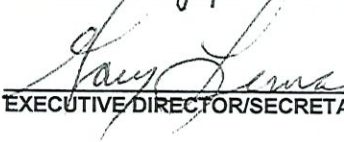
WHEREAS, LHA has been extremely satisfied working with this Auditor for over 25 years, the Executive Director recommends extending the Auditor’s contract to include the IPA for FYE 09/30/25.

NOW, THEREFORE, BE IT RESOLVED, the one-year contract extension for LHA’s Independent Public Audit for FYE 09/30/25 is hereby approved and awarded to Francis J. McConnell, CPA, 6225 Rising Sun Avenue, Philadelphia, PA 19111 at the current fee of \$8,400.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to extend this contract for FYE 09/30/25 IPA.

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, September 18, 2025



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 24-28

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. OLEAR, ESQ.

AUTHORIZATION TO SCRAP INVENTORY – FYE 09/30/25

WHEREAS, the items listed on the attached reports have been deemed by the Maintenance Supervisor of Lodi Housing Authority to be unusable due to age, condition flooding, following deterioration of said items; and

WHEREAS, as Executive Director, I do hereby certify that the attached listings of items are hereby scrapped, obsolete, and of no value to Lodi Housing Authority.

NOW, THEREFORE, BE IT RESOLVED, the items listed on the attached reports are hereby “written off” the Public Housing Ledger.

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, September 18, 2025

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

LODI HOUSING AUTHORITY SCRAP LIST - FYE 09/30/2025[illegible]

RESOLUTION NO. 24-29

Governing Body Recorded Vote – Members:

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

Approved ✓ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

AUTHORIZING RESOLUTION TO RE-APPOINT GARY LUNA AS ACTING EXECUTIVE DIRECTOR

WHEREAS, on December 21, 2023, the Board of Commissioners, via Resolution No.23-14, appointed Deputy Director Gary Luna, as Acting Executive Director; and

WHEREAS, the Lodi Housing Authority’s Board of Commissioners previously accepted Executive Director Thomas DeSomma’s Notice of Retirement effective March 1, 2024; and

WHEREAS, the Board understands its obligation and responsibility to replace its Executive Director in accordance with N.J.S.A. 40A:12A-18 and New Jersey Administrative Code 5:44-3.1; and

WHEREAS, Gary Luna has been employed by the Lodi Housing Authority since February 2, 1984, a total of 41+ years, and has held the position of Deputy Executive Director since May 16, 2000; and

WHEREAS, the Board finds Gary Luna to be fully qualified to be the Acting Executive Director while the Board prepares the public advertisement for the position of Executive Director, reviews resumes/applications and conducts interviews for the position; and

WHEREAS, the Board approved an amendment to the Lodi Housing Authority Bylaws on May 25, 2023, whereby an amendment to the said bylaws stated that the appointment of an Acting Executive Director shall not exceed six months; and

WHEREAS, the Board has determined that it is in the best interest of the Lodi Housing Authority that the Acting Executive Director be reappointed for a period longer than six months so that current projects, grants and other business of the Lodi Housing Authority remain attended to while the Board reviews resumes/applications and conducts interviews for the position in compliance with N.J.S.A. 40A:12A-18, New Jersey Administrative Code 5:44-3.1 and/or any other relevant code, statute or regulation.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners, in the best interest of the Authority and effective immediately, reappoints Gary Luna to the position of Acting Executive Director through January 31, 2026, or until such time the Board votes and confirms a new Executive Director.

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, September 18, 2025

Gary Luna
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

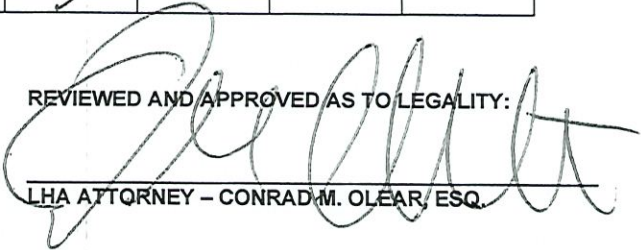
RESOLUTION NO. 24-30

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. OLEAR, ESQ.

DECLARATION OF EMERGENCY EXPENDITURE
EMERGENCY UNDERGROUND DOMESTIC HOT WATER
PIPING EXPENDITURES AT NORTH MAIN STREET S/C COMPLEX

WHEREAS, on August 12, 2025, an underground hot water pipe break located in the parking lot at the North Main Street S/C Complex, resulted in a loss of domestic hot water; thus, requiring the Lodi Housing Authority (Authority) to retain an outside contractor to excavate, remove and repair said piping; and

WHEREAS, the Authority, in order to excavate, remove, repair and replace the broken underground domestic hot water piping (referenced above), retained the services of Montana Construction Company, Dell Glen Avenue, Lodi, New Jersey to make such emergency repairs (refer to attached memo/photos of work performed); and

WHEREAS, as Executive Director, I hereby certified that the broken underground domestic hot water piping referenced above created a threat to all Authority’s tenants’ health, safety and welfare, and further declared an Emergency existed; and

NOW, THEREFORE BE IT RESOLVED, that said Emergency affected all the Authority’s tenants’ health, safety and welfare, as defined in NJSA 40A:11.6, and required immediate remediation.

BE IT FURTHER RESOLVED, all such related expenditures be classified as “Emergency Expenditures,” and such related bills & payments are hereby authorized to be paid from any and all available funds either under the Authority and Public Housing Authority’s Operating Program and/or Operating Reserves and/or available CFP Funding.

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, September 18, 2025


EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI
HOUSING
AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY
50 Brookside Avenue ■ Lodi, New Jersey 07644

August 13, 2025

**NORTH MAIN STREET S/C COMPLEX – EMERGENCY DECLARATION
UNDERGROUND DOMESTIC HOT WATER PIPE**

On or about August 12, 2025, LHA Maintenance discovered water coming up from under the asphalt parking lot at the North Main Street S/C Complex.

Consequently, since the Authority's Maintenance Department does not have the related repair equipment, it was necessary to call an outside contracting company, Montana Construction Co., who immediately responded and made the necessary repairs on 08/13/25 (see attached photos).

As Executive Director, it is my opinion that such Emergency Conditions created a hazardous condition to the health, safety, and welfare of the tenants and employees of the Authority.

I hereby certify that any such **repair** and related expenditures be classified as "Emergency Repair Expenditures" and fall within NJSA 40A:11-6.



GARY LUNA, EXECUTIVE DIRECTOR

DATE



Tel: 973.478.5200 • Fax: 973.478.7604
80 Contant Ave • Lodi, NJ 07644

Underground Utility Contractor

August 15, 2025

INVOICE NO. 1566.25.01

Mr. Gary Luna, Acting Executive Director/Secretary Treasurer
Lodi Housing Authority
50 Brookside Avenue
Lodi, New Jersey 07644

Re: Emergency Water Service Repaired
357 Main Street
Lodi, New Jersey

Date Work Completed: 8/13/2025

Scope of Work Completed:

- Notified the N.J. Underground Utility Mark-Out Services.
- Mobilized Supervision, Union Labor, Material and Equipment.
- Excavated where there was a leaking hot water service.
- Removed the existing concrete thrust block which was on top of the existing copper lines.
- Exposed and removed the existing copper lines.
- Placed 3/4" clean stone and replaced the copper lines.
- Reconnected the copper water service lines with couplings.
- Repaired the 1.5" and 2" lines: Total of four lines were replaced, reassembled and insulated.
- Backfilled and compacted with DGA and placed concrete in the excavated area.
- Saw cut the trench edges on the disturbed pavement areas and removed the pavement.
- Restored the pavement with 6" of hot mix asphalt.
- Cleaned the work area and demobilized.

Amount Due: \$15,325.78

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Gioffre", is written over a light blue horizontal line.

Mark Gioffre
Project Manager

“Equal Opportunity Employer and Certified W.B.E.”

RESOLUTION NO. 24-31

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. OLEAR, ESQ.

FEE ACCOUNTANT CONTRACT AWARD
OCTOBER 1, 2025 THRU SEPTEMBER 30, 2026

WHEREAS, as the Executive Director/Secretary-Treasurer of Lodi Housing Authority (LHA) and in compliance with NJSA 40:A11-3, 40A:11-4 covering awards/solicitations for Professional Services, I hereby certify that LHA advertised for such professional services in August 2025 for such professional services contracts in compliance with the aforementioned NJSA 40:A11-3 and 40A:11-4 and the US Department of HUD “Competitive Process” required under 24CFR 85:36 Procurement and under the Authority’s By-Laws, Section 9; and

WHEREAS, LHA received five (5) requests for the Fee Accountant proposal package with two (2) packages being submitted for consideration; and

WHEREAS, as Executive Director, I hereby certify the funding availability to award the above-referenced contract.

NOW, THEREFORE, BE IT RESOLVED, after reviewing both submissions, I hereby recommend appointing David A. Sireci, CPA, CMFO, CTC of DKNM Consulting, LLC, 458 LaSalle Avenue, Hasbrouck Heights, NJ 07604 as Fee Accountant for LHA’s Public Housing and Section 8 Programs for a one-year contract with the option to renew for the 2nd year as follows:

1st Year Contract Award – October 1, 2025 thru September 30, 2026 – Refer to attached Contract/Agreement for Related Scope of Services/Fees as follows:

- \$17,000 Yearly Fee for Public Housing Program
- \$17,000 Yearly Fee for Section 8 Program
- \$125.00 per hour for Extraordinary Services

2nd Year Contract Award – October 1, 2026 thru September 30, 2027 – Refer to attached Contract/Agreement for Related Scope of Services/Fees as follows:

- \$18,000 Yearly Fee for Public Housing Program
- \$18,000 Yearly Fee for Section 8 Program
- \$125.00 per hour for Extraordinary Services

NOW, THEREFORE, BE IT FURTHER RESOLVED, David A. Sireci, CPA, CMFO, CTC is hereby appointed to said position as Fee Accountant as defined in the preceding breakdown and the Executive Director is hereby authorized to execute any and all related contract documents pertaining to said appointment of David A. Sireci, CPA, CMFO, CTC as Fee Accountant.

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, September 18, 2025

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

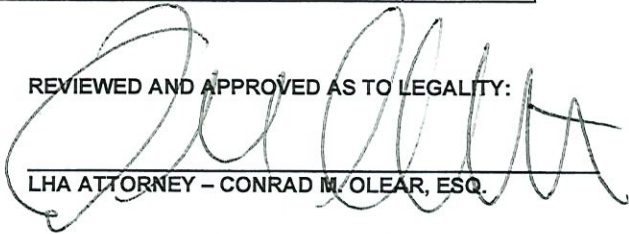
RESOLUTION NO. 24-32

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. S	✓			
Vice Chairman A. Di Chiara M	✓			
Chairman P. V. Lynch	✓			

Approved ✓ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

LHA FLAT RENTS – EFFECTIVE JANUARY 1, 2026

WHEREAS, PIH Notice 2022-33 (HA) issued 11-22-22 “Updates Flat Rent Statutory Requirements” and further establishes Flat Rent Calculations for January 2026.

NOW, THEREFORE, BE IT FURTHER RESOLVED, in compliance with US Dept. of HUD Mandate, applicable Flat Rents must be a minimum of 80% of the lower of LHA’s FMR/SMAFR established by HUD for 2026 as reflected below:

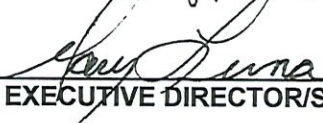
LODI’S SAFMR		
1 B/R	2 B/R	3 B/R
\$1,920	\$2,200	\$2,680

NOW, THEREFORE, BE IT FURTHER RESOLVED, LHA’s Flat Rents listed below include excess utilities and shall be effective for all LHA Residents newly leased-up or recertified on or after January 1, 2026.

LHA FLAT RENTS		
1 B/R	2 B/R	3 B/R
\$1,536	\$1,760	\$2,144

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, September 18, 2025


EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI HOUSING AUTHORITY

SECTION 8 – RENTAL ASSISTANCE PROGRAM

50 Brookside Ave, De Vries Park, Lodi, New Jersey 07644-3256

THOMAS DeSOMMA
Executive Director/ Secretary Treasurer
[973] 470-3650 – Fax [973] 778-1429

GARY LUNA
Deputy Director
[973] 470-3653 – Fax [973] 778-1429

SEPTEMBER, 2025 RENT REASONABLENESS SURVEY FOR 1-1-2026

A survey of available unassisted units for comparison with the SA FMR Survey.
The results, conclusions, and determinations are listed below.

Results taken from LHA 2025 September survey of landlords:

UNIT SIZE	AVG. UNASSISTED UNITS
0 BEDROOM	N/A
1 BEDROOM	\$1,944.00
2 BEDROOMS	\$2,453.00
3 BEDROOMS	\$3,059.00
4 BEDROOMS	NOT AVAILABLE

HUD Published 2026 Fair Market Rents (SA FMR):

UNIT SIZE	FAIR MARKET RENT 9-01-25
0 BEDROOM	\$1,680.00
1 BEDROOM	\$1,920.00 x 80% = \$1,536.00 NEW PUBLIC HOUSING FLAT RENTS
2 BEDROOMS	\$2,200.00 x 80% = \$1,760.00 NEW PUBLIC HOUSING FLAT RENTS
3 BEDROOMS	\$2,680.00 x 80% = \$2,144.00 NEW PUBLIC HOUSING FLAT RENTS
4 BEDROOMS	\$3,420.00

LODI NEW SA FAIR MARKET RENT FOR FY 2026

This is within the allowable HUD published (SA FMR) of basic range
(90 to 110 percent)

UNIT SIZE	FAIR MARKET RENTS 2025
0 BEDROOM	\$1,680.00 NEW as 2026
1 BEDROOM	\$1,944.00 NEW as 2026 LHA Rent R. Survey
2 BEDROOMS	\$2,420.00 NEW as 2026 10% above SA. FMR
3 BEDROOMS	\$2,948.00 NEW as 2026 10% above SA. FMR
4 BEDROOMS	\$3,420.00 NEW as 2026

RESOLUTION NO. 24-33

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. OLEAR, ESQ.

CHANGE ORDERS #1 – SILVA’S MECHANICAL – PHASE I
DVP HEAT EXCHANGER/DOMESTIC HOT WATER EQUIPMENT

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) previously awarded Silva’s Mechanical a contract (as referenced above) via Resolution #24-08; and

WHEREAS, LHA’s Design & Inspection Engineer recommends Change Order #1 (see attached) as referenced below; and

WHEREAS, LHA’s Executive Director certifies the Funding Availability to award Change Order #1 with a reduction/credit of \$5,000.00.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby approves Change Order #1 as follows:

\$154,868.00	Original Contract Award
(5,000.00)	Change Order #1
\$149,500.00	Contract Grand Total

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director/ Secretary Treasurer is hereby authorized to execute any and all Contract Documents pertaining to Change Order #1.

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, September 18, 2025

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

AIA Document G701 - 2017

Change Order

PROJECT: (Name and address)
Lodi HA heat exchanger

50 Brookside Ave.
Lodi, NJ 07644

OWNER: (Name and address)
Lodi Housing Authority
50 Brookside Avenue
Lodi, NJ 07644

CONTRACT INFORMATION:
Contract For: Heat Exchanger and
Domestic Hot Water Heater Equipment
Replacement
Date: 12-04-2024

ARCHITECT: (Name and address)
Coppa Montalbano Architects
97 Lackawanna Avenue
Totowa, NJ 07512

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: 08-28-2025

CONTRACTOR: (Name and address)
Silva's Mechanical

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Credit for unused Allowance

The original was
The net change by previously authorized Change Orders
The prior to this Change Order was
The will be decreased by this Change Order in the amount of
The new including this Change Order will be

\$	154,868.00
\$	0.00
\$	154,868.00
\$	(5,000.00)
\$	149,868.00

The Contract Time will be unchanged by () days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT (Signature)

BY: Mark Montalbano, Partner
(Printed name, title, and license
number if required)

Date

8/28/25

CONTRACTOR (Signature)

BY: Silva's Mechanical Services
(Printed name and title)

Date

8/26/25

OWNER (Signature)

BY: Gary Luna, Executive Director
(Printed name and title)

Date

9-2-25