

**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 \_\_\_\_ Riley \_\_\_\_ Cody \_\_\_\_ Di Chiara \_\_\_\_  
Executive Director \_\_\_\_ Attorney \_\_\_\_ Assistant Executive Director/Recording Secretary \_\_\_\_

**BIDS:** None

**APPROVAL OF MINUTES:**

- **Regular Meeting – November 20, 2025:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
De Nobile \_\_\_\_ Lynch \_\_\_\_ Marra \_\_\_\_ Riley \_\_\_\_ Cody \_\_\_\_ Di Chiara \_\_\_\_
- **Closed Meeting – November 20, 2025:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_  
De Nobile \_\_\_\_ Lynch \_\_\_\_ Marra \_\_\_\_ Riley \_\_\_\_ Cody \_\_\_\_ Di Chiara \_\_\_\_

**COMMUNICATIONS:**

1. Email from Commissioner Anthony Mobilio, Jr. resigning from the LHA Board of Commissioners

**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: \_\_\_\_\_

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

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

## **MONTHLY BILLS AGENDA -- DECEMBER 2025**

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

**DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD**

**12/1/25-12/31/25**

**ARE HEREBY APPROVED**

	<b>CHECK PAYABLE TO</b>	<b>DATE</b>	<b>CHK #</b>	<b>EXPLANATION</b>	<b>AMOUNT</b>
1	PSE&G Co.	11/21/25	15228	Utilities	\$ 33,578.48
2	Mazzola Auto Body	12/1/25	15229	Emer. Tenant Car Repair	\$ 1,300.00
3	J&S Pork Store	12/2/25	15230	Tenant Christmas Party	\$ 700.00
4	FEMA	12/2/25	15231	VOID	VOID
5	NFIP Direct	12/2/25	Online	FEMA Insur. Renewal	\$ 22,905.00
6	Home Depot Credit Service	12/2/25	15232	Maintenance Supplies	\$ 2,157.89
7	Optimum	12/2/25	15233	TV, Phones, Internet	\$ 572.99
8	Amazon Credit Services	12/2/25	15234	Maintenance Supplies	\$ 1,922.71
9	Verizon	12/2/25	15235	Phones	\$ 63.53
10	T-Mobile	12/2/25	15236	Cell Phones	\$ 133.51
11	AMS Ties, Inc.	12/9/25	15237	PH Background Checks	\$ 76.00
12	DKNM Consulting, LLC	12/9/25	15238	PH Acct. Retainer Dec 25	\$ 1,416.67
13	Interstate Waste Services	12/9/25	15239	Trash Removal	\$ 1,360.65
14	Wallington Plumbing & Heating	12/9/25	15240	Maintenance Supplies	\$ 800.73
15	AMS Ties, Inc.	12/9/25	3879	S8 Background Checks	\$ 19.00
16	DKNM Consulting, LLC	12/9/25	3880	S8 Acct. Retainer Dec 25	\$ 1,416.67
17	Pat Kelson Associates, Inc.	12/9/25	3881	S8 Inspections	\$ 3,265.00
18	Delta Dental of New Jersey	12/11/25	Online	PH Employees	\$ 1,839.24
19	Delta Dental of New Jersey	12/11/25	Online	S8 Employees	\$ 798.48
20	NJ Division of Pension and Benefits	12/12/25	Online	PH Active Employees	\$ 22,966.94
21	NJ Division of Pension and Benefits	12/12/25	Online	S8 Active Employees	\$ 3,022.70
22	NJ Division of Pension and Benefits	12/12/25	Online	PH Retired Employees	\$ 4,483.02
23	NJ Division of Pension and Benefits	12/12/25	Online	S8 Retired Employees	\$ 2,826.00
24	Coppa Montalbano Architects	12/15/25	15242	Phase 2	\$ 565.34
25	Reno's Appliances	12/15/25	15243	Fridge & Stove Stock	\$ 5,113.00
26	Execu-Tech	12/15/25	15244	Consulting	\$ 600.60
27	SGTS Maintenance LLC	12/15/25	15245	PH Nov 25 Office Cleaning	\$ 495.00
28	Safeguard	12/15/25	15246	Envelopes	\$ 479.98
29	Gannett NY NJ	12/15/25	15247	Public Notice	\$ 170.70
30	Millennium Mechanical	12/15/25	15248	Boiler Repair	\$ 264.00
31	Jersey Elevator	12/15/25	15249	Elevator Maintenance	\$ 188.83
32	ROS Electric LLC	12/15/25	15250	Monitoring & Repair	\$ 2,163.50
33	Lifetime Roofing & Chimneys	12/15/25	15251	Roof Repair	\$ 3,300.00
34	All Seasons Air Duct Cleaning	12/15/25	15252	Air Duct Cleaning	\$ 5,300.00
35	Maztek IT	12/15/25	15253	PH IT Services	\$ 1,018.59
36	Riccardis	12/15/25	15254	Paint Supplies	\$ 1,485.02
37	Jay Bee Flooring	12/15/25	15255	Move Out Repairs	\$ 2,503.00
38	RICOH USA, Inc.	12/15/25	3882	Lease	\$ 574.27
39	Maztek IT	12/15/25	3883	S8 IT Services	\$ 1,018.59
40	SGTS Maintenance LLC	12/15/25	3884	S8 Nov 25 Office Cleaning	\$ 495.00
41	Ace Lock & Key Shop	12/17/25	15256	Locks & Keys	\$ 20.00
42	Conrad M Olear, Esq.	12/17/25	15257	PH Retainer	\$ 1,500.00
43	Buggin Out, LLC	12/17/25	15258	Exterminating Service	\$ 501.00
44	Stone Brook & Landscape	12/17/25	15259	Salt and Wreaths	\$ 2,510.00
45	Wasak Inc.	12/17/25	15260	Water Treatment	\$ 4,151.00
46	The Corner Nursery	12/17/25	15261	Sprinkler Winterization	\$ 575.00
47	City Signs, Inc.	12/17/25	15262	Envelopes	\$ 480.00
48	Billy V's Landscaping	12/17/25	15263	Leaves Removal	\$ 4,325.00
49	NJAHRA	12/18/25	15264	Membership Dues	\$ 175.00

50	W.B Mason	12/17/25	3885	Office Supplies	\$ 1,165.33
51	Conrad M Olear, Esq.	12/17/25	3886	S8 Retainer	\$ 1,500.00
52	Linda Accomando	12/17/25	1549	Pet Security Deposit Refund	\$ 152.10