

**MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, DECEMBER 18, 2025**

**Call to Order:** Vice Chairman Daniel J. Cody called the Regular Meeting to Order at 7:00 PM.

**Pledge of Allegiance:** Vice Chairman Cody asked everyone to stand for the Pledge of Allegiance, and after the Pledge, the Vice 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 Vice Chairman also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

**Roll Call:** In addition to Vice Chairman Cody, the meeting was attended by Commissioners Steven De Nobile, Paul V. Lynch, Robert Marra, and Robert Riley, Jr. Chairman Albert Di Chiara was absent.

The Meeting was also attended by Lodi Housing Authority Attorney Conrad M. Olear, Esq., Acting Executive Director/Secretary Treasurer Gary Luna, Incoming Executive Director/Secretary Treasurer Frank P. Luciano and Assistant Executive Director/Recording Secretary Carol A. Ferrara.

**Bids:** Refer to Resolution page

**Approval of Minutes:**

Motion was made by Commissioner Lynch and Seconded by Commissioner Riley to approve the Minutes of the Regular Meeting held on November 20, 2025.

Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Marra and Seconded by Commissioner De Nobile to approve the Minutes of the Closed Session held on November 20, 2025.

Upon Roll Call, the Board voted as follows:

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

**Communications:**

**Report of Attorney:** Refer to Closed Session – Attorney-Client Privileged Discussions

**Report of Accountant:** Nothing at this time.

**Report of Security:**

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

**Bills Agenda:**

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

AYES	NAYS	ABSTAINED	ABSENT
Commissioner De Nobile* Commissioner Lynch Commissioner Marra Commissioner Riley Vice Chairman Cody	NONE	*Commissioner De Nobile on #12 & #16	Chairman Di Chiara

**Report of Executive Director:**

- Contract Report: The following contracts were awarded by the Executive Director for CY 2026 since yearly contract is within the Executive Director’s threshold to award:
  - DavEd Fire Systems, Inc.
  - Mollica Electric
  - Advanced Video Surveillance (AVS)
  - Millennium Mechanical, LLC
  - Jay-Bee Wood Flooring, Inc.
  - Buggin’ Out, LLC
  - Interstate Waste Services of NJ, Inc.
  - Wasek, Inc.
  - Gerald T. Reiner, QPA
2. Email from Commissioner Anthony Mobilio, Jr. resigning from the Board of Commissioners
3. Acting Executive Director stated that the Boro of Lodi appointed Ernest Iodaci at its Council Meeting on 12/16/25 to finish out the unexpired term of Anthony Mobilio, Jr. (expires 6/2026)
4. Monthly PIC Submissions – PH @100% and Section 8 (HCV Program) @99.52% - great job!
5. Position of Director of Operations (Maintenance) advertised in Record/Herald News on 12/11/25 and 12/15/25 – applications due back to incoming Executive Director by 01/06/26

**Report of Assistant Executive Director:** None

**Resolutions:** None for December

**Report of Commissioners:** None

**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 Lynch and Seconded by Commissioner Riley. Upon Roll Call, the Board voted as follows:

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

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

Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Riley and Seconded by Commissioner De Nobile.  
Upon Roll Call, the Board voted as follows:

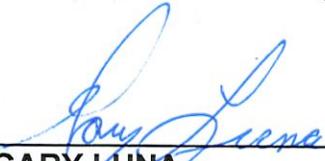
AYES	NAYS	ABSTAINED	ABSENT
Commissioner De Nobile Commissioner Lynch Commissioner Marra Commissioner Riley Vice Chairman Cody	NONE	NONE	Chairman Di Chiara

**Adjournment:**

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

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

Meeting was Adjourned at 7:56 PM and Vice Chairman Cody declared the Regular Meeting closed.

  
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**GARY LUNA**  
Acting Executive Director/Secretary Treasurer

  
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**ALBERT Di CHIARA, Chairman or  
DANIEL J. CODY, Vice Chairman**

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