

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 ____ Iodaci ____ Lynch ____ Marra ____ Riley ____ Cody ____ Di Chiara ____
Executive Director ____ Attorney ____ Assistant Executive Director/Recording Secretary ____

BIDS: None

APPROVAL OF MINUTES:

- **Regular Meeting – December 18, 2025:** Motion: ____ Seconded: ____
De Nobile ____ Iodaci ____ Lynch ____ Marra ____ Riley ____ Cody ____ Di Chiara ____
- **Closed Meeting – December 18, 2025:** Motion: ____ Seconded: ____
De Nobile ____ Iodaci ____ Lynch ____ Marra ____ 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 ____ Iodaci ____ Lynch ____ Marra ____ Riley ____ Cody ____ Di Chiara ____

Meeting was adjourned at ____PM

MONTHLY BILLS AGENDA -- JANUARY 2026

PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

1/1/26-1/31/26

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Rob's Automotive	12/19/25	15265	Oil Changes	\$ 120.00
2	Home Depot Credit Service	12/30/25	15266	Maintenance Supplies	\$ 700.35
3	Optimum	12/30/25	15267	TV, Phones, Internet	\$ 572.99
4	Primo Brands	12/30/25	15268	Office Water	\$ 62.55
5	Verizon	12/30/25	15269	Phones	\$ 63.53
6	Purchase Power	12/30/25	15270	Stamps	\$ 441.99
7	Passaic Valley Water Commission	12/30/25	15271	Water	\$ 6,218.71
8	PSE&G Co.	12/30/25	15272	Utilities	\$ 41,573.27
9	Joan Mastrofilipo	1/1/26	15273	Medicare Reimbursement	\$ 555.00
10	Thomas DeSomma	1/1/26	15274	Medicare Reimbursement	\$ 1,215.90
11	Carolyn B. Capabianca	1/1/26	3887	Medicare Reimbursement	\$ 555.00
12	Lorraine J. Haskoor	1/1/26	3888	Medicare Reimbursement	\$ 555.00
13	Louis King	1/1/26	3889	Medicare Reimbursement	\$ 555.00
14	Saverio Saulino	1/1/26	3890	Medicare Reimbursement	\$ 555.00
15	Gary Luna	1/8/26	15275	Petty Cash Reimbursement	\$ 527.40
16	T-Mobile	1/8/26	15276	Cell Phones	\$ 216.24
17	Amazon Capital Services	1/8/26	15277	Maintenance Supplies	\$ 1,398.52
18	NJ PHA JIF	1/8/26	15278	PH Insurance	\$ 177,354.00
19	NJ PHA JIF	1/8/26	3891	S8 Insurance	\$ 25,000.00
20	Delta Dental of New Jersey	1/8/26	Online	PH Employees	\$ 1,839.24
21	Delta Dental of New Jersey	1/8/26	Online	S8 Employees	\$ 798.48
22	RICOH USA, Inc.	1/13/26	15279	PH Lease	\$ 287.14
23	Nicole Ferrara	1/13/26	15280	Eyecare Reimburs.	\$ 350.00
24	Riccardis Bros	1/13/26	15281	Paint Supplies	\$ 225.61
25	Just Windows and Doors	1/13/26	15282	Window Replacements	\$ 4,000.00
26	Garfield Lumber & Millworks	1/13/26	15283	Maintenance Supplies	\$ 669.83
27	Garden State Gutter Cleaning	1/13/26	15284	Gutter Cleaning	\$ 1,900.00
28	Gannett NY-NJ	1/13/26	15285	Public Notice	\$ 2,538.20
29	Borough of Lodi	1/13/26	15286	Fuel	\$ 557.40
30	Jersey Elevator	1/13/26	15287	Elevator Maintenance	\$ 196.38
31	AMS Ties, Inc.	1/13/26	15288	PH Background Checks	\$ 38.00
32	Wasak Inc	1/13/26	15289	Water Treatment	\$ 182.00
33	DaveEd Fire Systems, Inc.	1/13/26	15290	Monitoring	\$ 1,044.30
34	Reno's Appliance	1/13/26	15291	Fridge & Stoves	\$ 3,903.00
35	Mazteck IT	1/13/26	15292	PH IT Managed Services	\$ 1,018.59
36	Coppa Montalbano Architects	1/13/26	15293	A&E Contract	\$ 1,080.00
37	ROS Electric LLC	1/13/26	15294	Alarm Repairs	\$ 1,121.30
38	Wallington Plumbing & Heating	1/13/26	15295	Maintenance Supplies	\$ 4,042.34
39	SGTS Maintenance, LLC	1/13/26	15296	PH Dec 25 Office Cleaning	\$ 495.00
40	Interstate Waste Services	1/13/26	15297	Trash Removal	\$ 1,360.56
41	Millennium Mechanical, LLC	1/13/26	15298	Boilers Repairs	\$ 4,781.56
42	Billy V's Unique Landscaping	1/13/26	15299	Landscaping	\$ 5,250.00
43	NJ MVC	1/13/26	15300	Truck Registration	\$ 139.50
44	DKNM Consulting, LLC	1/13/26	15301	PH Jan 2026 Acct. Retain.	\$ 1,416.67
45	Stone Brook Garden & Landscape	1/13/26	15302	Salt	\$ 160.00
46	DKNM Consulting, LLC	1/13/26	3892	S8 Jan 2026 Acct. Retain.	\$ 1,416.67
47	AMS Ties, Inc.	1/13/26	3893	S8 Background Checks	\$ 114.00
48	RICOH USA, Inc.	1/13/26	3894	S8 Lease	\$ 287.13
49	SGTS Maintenance, LLC	1/13/26	3895	S8 Dec 25 Office Cleaning	\$ 495.00

50	Mazteck IT	1/13/26	3896	S8 IT Managed Services	\$ 1,018.59
51	Angelina Santora	1/13/26	1550	Security Deposit Refund	\$ 107.88
52	NJ Division of Pension and Benefits	1/14/26	Online	PH Active Employees	\$ 33,540.18
53	NJ Division of Pension and Benefits	1/14/26	Online	S8 Active Employees	\$ 4,097.76
54	NJ Division of Pension and Benefits	1/14/26	Online	PH Retired Employees	\$ 6,042.45
55	NJ Division of Pension and Benefits	1/14/26	Online	S8 Retired Employees	\$ 3,796.20