

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, JANUARY 15, 2026

Call to Order: Chairman Albert Di Chiara called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Di Chiara 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 Di Chiara, the meeting was attended by Vice Chairman Daniel J. Cody and Commissioners Steven De Nobile, Ernest Iodaci, Paul V. Lynch, Robert Marra, and Robert Riley, Jr.

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 Vice Chairman Cody and Seconded by Commissioner Riley to approve the Minutes of the Regular Meeting held on December 18, 2025.
Upon Roll Call, the Board voted as follows:

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

Motion was made by Vice Chairman Cody and Seconded by Commissioner Lynch to approve the Minutes of the Closed Session held on December 18, 2025.
Upon Roll Call, the Board voted as follows:

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

Communications: Welcome Commissioner Ernest Iodaci

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 – JANUARY 15, 2026 (cont'd)

Bills Agenda:

Motion to Approve the January 2026 Bills Agenda was made by Vice Chairman Cody and Seconded by Commissioner Lynch. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner De Nobile* Commissioner Iodaci Commissioner Lynch Commissioner Marra Commissioner Riley Vice Chairman Cody Chairman Di Chiara	NONE	*Commissioner De Nobile on #44 & #46	NONE

Report of Executive Director:

1. Contract Report: None
2. Emails with “rejection” letter sent to applicants for ED position
3. Received grant from Bergen County for roof replacement
4. Per HUD, do not issue any Section 8 Vouchers until further notice
5. Auditor was in-house on 01/14/26 and due to return on 01/20/26

Report of Assistant Executive Director:

1. The 2025 Annual Survey of Local Government Finances (US Census Bureau) was completed by Assistant Executive Director and the LHA Fee Accountant and submitted on 01/12/26 (due date of 01/31/26)
2. The annual Multiple Dwelling Reporting Rule (MDRR) Compliance reports under the NJ Division of Civil Rights for CY 2025 for all 4 LHA Complexes due for submission by 01/30/26
3. The HUD Waiting List Portal is open and PHAs must report total number of families on its PH waiting list as of 12/31/25. Submission due date is 03/31/26 and will be completed by the Assistant Executive Director.
4. Working with Execu-Tech (consultants) to draft LHA’s Annual PHA Plan for FYS 10/01/26 and to update the PH dwelling leases to include all HUD mandated changes
5. New Commissioner Iodaci has been registered for the 4 mandatory Commissioners training classes – 2 in February, 1 in March, and 1 in April (which leaves only 1 elective class to be scheduled at a later date)
6. Heartfelt wish to retiring Executive Director, Gary Luna, for a happy and long retirement and thanked him for his hard work and dedication in making LHA a safe and more than decent place to live for all its residents for the past 42 years.

Resolutions:

1. Resolution #25-13: Authorization to Sign LHA Checks – Effective 02/01/26 (Adding Incoming Executive Director)

Motion to Approve the above Resolution by Consent Agenda was made by Vice Chairman Cody and Seconded by Commissioner Riley.
Upon Roll Call, the Board voted as follows:

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

MINUTES OF REGULAR MEETING – JANUARY 15, 2026 (cont'd)

Report of Commissioners: The following statement was read by Commissioner Riley from his phone:

“Motion to authorize the Board of Commissioners to conduct a review of the allegations as set forth in the Augie Pepe complaint, and any other issues that may arise from said review. To further authorize a special meeting within a reasonable time period with the Executive Director, authority counsel, and Board of Commissioners to discuss and set forth the parameters of the review.”

Motion was made by Commissioner Riley and Seconded by Commissioner Marra and the Board voted as follows:

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

Motion to End Closed Session and return to Regular Order of Business was made by Vice Chairman Cody and Seconded by Commissioner Marra. Upon Roll Call, the Board voted as follows:

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

MINUTES OF REGULAR MEETING – JANUARY 15, 2026 (cont'd)

Adjournment:

Motion to Adjourn was made by Vice Chairman Cody 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 Chairman Di Chiara	NONE	NONE	NONE

Meeting was Adjourned at 7:34 PM and Chairman Di Chiara declared the Regular Meeting closed.



FRANK P. LUCIANO
Executive Director/Secretary Treasurer



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

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

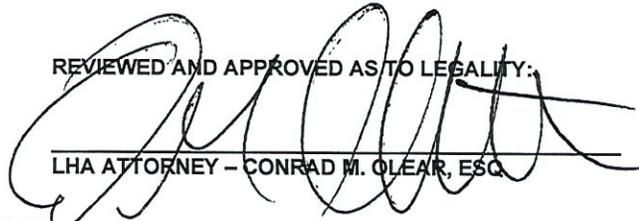
RESOLUTION NO. 25-13

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

AUTHORIZATION TO SIGN LODI HOUSING AUTHORITY CHECKS

WHEREAS, Lodi Housing Authority's checks for payment of all bills must be signed with three (3) signatures, those being the following who are hereby appointed as Check Signers for the Public Housing and Section 8 Programs:

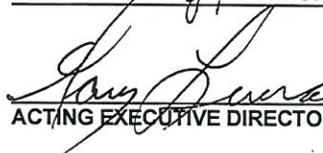
- Incoming Executive Director/Secretary Treasurer, **Frank P. Luciano**, and
- Chairman, Albert Di Chiara, and
- Commissioner, Steven De Nobile; and

WHEREAS, the Acting Executive Director/Secretary Treasurer will hereby forward a copy of this Resolution to the US Department of HUD, New Jersey State Office, One Newark Center, Newark, New Jersey and to the bank designated as Legal Depositor of the funds of the Housing Authority of the Borough of Lodi.

NOW, THEREFORE, BE IT RESOLVED, that said Resolution to become effective on February 1, 2026.

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, January 15, 2026



ACTING EXECUTIVE DIRECTOR/SECRETARY-TREASURER