

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 ___

CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS:

Motion to End Regular Order of Business & Enter Closed Session

Motion: _____ Seconded: _____

De Nobile ___ Iodaci ___ Lynch ___ Marra ___ Riley ___ Cody ___ Di Chiara ___

Motion to End Closed Session & Return to Regular Order of Business

Motion: _____ Seconded: _____

De Nobile ___ Iodaci ___ Lynch ___ Marra ___ Riley ___ Cody ___ Di Chiara ___

BIDS: None

APPROVAL OF MINUTES:

- **Regular Meeting – January 15, 2026:** Motion: _____ Seconded: _____
De Nobile ___ Iodaci ___ Lynch ___ Marra ___ Riley ___ Cody ___ Di Chiara ___
- **Closed Meeting – January 15, 2026:** 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.

ADJOURNMENT:

Motion: _____ Seconded: _____

De Nobile ___ Iodaci ___ Lynch ___ Marra ___ Riley ___ Cody ___ Di Chiara ___

Meeting was adjourned at _____ PM

MONTHLY BILLS AGENDA -- FEBRUARY 2026

PUBLIC HOUSING & SECTION 8

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

2/1/26-2/28/26

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Conrad M. Olear, Esq.	1/20/26	15309	Replacement of #15305	\$ 4,050.00
2	Gary Luna	1/27/26	15310	Petty Cash	\$ 459.41
3	PSE&G Co.	1/27/26	15311	Utilities	\$ 45,220.83
4	Home Depot Credit Service	1/27/26	15312	Maintenance Supplies	\$ 1,064.41
5	Optimum	1/27/26	15313	TV, Phones, Internet	\$ 572.91
6	Passaic Valley Water Commission	1/27/26	15314	Water	\$ 7,478.56
7	Purchase Power	1/27/26	15315	Stamps	\$ 641.99
8	Primo Brands	1/27/26	15316	Water	\$ 98.22
9	T-Mobile	2/5/26	15317	Cell Phones	\$ 231.25
10	Amazon Capital Services	2/5/26	15318	Maintenance Supplies	\$ 1,603.28
11	Verizon	2/5/26	15319	Phones	\$ 63.44
12	MasTec	2/12/26	15320	2025 Master Meter	\$ 2,725.00
13	RICOH USA, Inc.	2/12/26	15321	PH Lease	\$ 287.14
14	Montana Construction	2/12/26	15322	Snow Removal	\$ 20,525.00
15	AMS Ties, Inc.	2/12/26	15323	PH Background Checks	\$ 76.00
16	Garfield Lumber & Millworks	2/12/26	15324	Maintenance Supplies	\$ 282.00
17	Wasak Inc.	2/12/26	15325	Water Treatment	\$ 182.00
18	Jersey Elevator	2/12/26	15326	Elevator Maintenance	\$ 196.38
19	Maztek IT	2/12/26	15327	PH Managed Services	\$ 1,018.59
20	DKNM Consulting, LLC	2/12/26	15328	PH Feb 26 Acct. Retainer	\$ 1,416.67
21	Interstate Waste Services	2/12/26	15329	Trash Removal	\$ 1,360.56
22	Wallington Plumbing & Heating	2/12/26	15330	Maintenance Supplies	\$ 2,516.76
23	Sabrina Nowosielecki	2/12/26	15331	FY 10/24-9/26 Eyecare Reimburs.	\$ 350.00
24	TMF Corporation	2/12/26	15332	Trash Can Stock	\$ 956.80
25	DKNM Consulting, LLC	2/12/26	3898	S8 Feb 26 Acct. Retainer	\$ 1,416.67
26	Pat Kelson Associates, Inc.	2/12/26	3899	S8 Inspections	\$ 970.00
27	AMS Ties, Inc.	2/12/26	3900	S8 Background Checks	\$ 76.00
28	RICOH USA, Inc.	2/12/26	3901	S8 Lease	\$ 287.13
29	Maztek IT	2/12/26	3902	S8 Managed Services	\$ 1,018.59
30	Pitney Bowes	2/12/26	3903	Lease	\$ 476.73
31	Delta Dental of New Jersey	2/12/26	Online	PH Employees	\$ 1,839.24
32	Delta Dental of New Jersey	2/12/26	Online	S8 Employees	\$ 798.48
33	NJ Division of Pension and Benefits	2/13/26	Online	PH Active Employees	\$ 33,163.80
34	NJ Division of Pension and Benefits	2/13/26	Online	S8 Active Employees	\$ 4,097.76
35	NJ Division of Pension and Benefits	2/13/26	Online	PH Retired Employees	\$ 6,042.45
36	NJ Division of Pension and Benefits	2/13/26	Online	S8 Retired Employees	\$ 3,796.20
37	Ace Lock & Key Shop	2/18/26	15333	Locks & Keys	\$ 68.00
38	Purchase Power	2/18/26	15334	Stamps	\$ 441.99
39	State of NJ ELSA	2/18/26	15335	Inspection Fee	\$ 258.00
40	Primo Brands	2/18/26	15336	Water	\$ 98.22
41	NJNAHRO	2/18/26	15337	F.P.L. Conference Reg	\$ 820.00
42	Conrad M. Olear, Esq.	2/18/26	15338	PH Retainer	\$ 1,500.00
43	All American Sewer Service	2/18/26	15339	Emerg. Pump Repair	\$ 3,800.00
44	Graphically Speaking	2/18/26	15340	Uniforms	\$ 534.00
45	W.B. Mason	2/18/26	15341	Office Supplies	\$ 522.41
46	Comissioner of LWD	2/18/26	15342	FL Boiler License	\$ 160.00
47	Stone Brook & Landscape Supply	2/18/26	15343	Maintenance Supplies	\$ 2,094.00
48	Jay-Bee Flooring, LLC	2/18/26	15344	R#12 Floor Repair	\$ 1,970.00
49	AVS Technology	2/18/26	15345	CCTV	\$ 410.00

50	USA TODAY Media Corp.	2/18/26	15346	Public Notices	\$ 53.68
51	Buggin Out, LLC	2/18/26	15347	Jan & Feb Exterminating	\$ 1,092.00
52	Conrad M. Olear, Esq.	2/18/26	3904	S8 Retainer	\$ 1,500.00

RESOLUTIONS:

CONSENT AGENDA (These Resolutions are matters covering operation of Lodi Housing Authority and will be passed by one roll call vote covering all items on the Consent Agenda.)

1. Resolution #25-14	PH Rent Write-Off – FYE 09/30/26 – Joseph Jarmolowich (Judgment Received for Lock Out) & Barbara Ivanish (Deceased)
2. Resolution #25-15	Revision to LHA’s Public Housing Operating Budget – FYE 09/30/26
3. Resolution #25-16	Authorization to Change Authorized Signer for State of New Jersey Cash Management Fund
4. Resolution #25-17	Declaration of Emergency Expenditure – Snowstorm of January 2026 – State of Emergency Declared by NJ Governor Mikie Sherrill
5. Resolution #25-18	Approval of Settlement of Litigation and Authorization to Execute Settlement Agreement
6. Resolution #25-19	Authorizing Resolution Hiring Scott A. Luna as Director of Staff Operations (Maintenance) – Effective April 6, 2026

Motion: _____ **Seconded:** _____

De Nobile ____ **Iodaci** ____ **Lynch** ____ **Marra** ____ **Riley** ____ **Cody** ____ **Di Chiara** ____