

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, FEBRUARY 19, 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., Executive Director/Secretary Treasurer Frank P. Luciano and Assistant Executive Director/Recording Secretary Carol A. Ferrara.

Vice Chairman Cody asked if the Special Closed Session Meeting approved at the January Meeting was going to take place after this February Regular Meeting ended. After much discussion, it was determined that a date had not been set at the January Meeting, was not part of the February Agenda and would be set now. Meeting was scheduled for 7 PM on March 5, 2026 with attendance specifically limited to the Board Members, the Executive Director and the LHA Attorney. For the record, the meeting was then rescheduled to 7 PM on Friday, March 13, 2026.

**Motion to End Regular Order of Business and go into Closed Session 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	NONE	NONE

**Motion to End Closed Session and return to Regular Order of Business 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

Bids: Refer to Resolution page

MINUTES OF REGULAR MEETING – FEBRUARY 19, 2026 (cont'd)

Approval of Minutes:

Motion was made by Commissioner Lynch and Seconded by Vice Chairman Cody to approve the Minutes of the Regular Meeting held on January 15, 2026.
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 Commissioner Lynch and Seconded by Vice Chairman Cody to approve the Minutes of the Closed Session held on January 15, 2026.
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:

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

Report of Accountant: Nothing at this time.

Report of Security:

Bills Agenda:

Motion to Approve the February 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 #20 & #25	NONE

Report of Executive Director:

- Contract Report:** Coppa Montalbano Architects – A&E Services related to the removal/ replacement of roof shingles at LHA S/C Complexes – awarded by former/retiring Executive Director - \$5,300.00
- Email from DVP resident complimenting LHA Maintenance Staff on their amazing work in cleaning up the Complex during the recent snowstorm in January
- Resident of Lodi hit LHA truck (Ford 250) on 01/18/26
- NJDCA Registration – all units are registered with DCA as required
- Received correspondence from property owner of 199 Union Street – Zoning Board application to demolish existing single family dwelling and construct 3-story multi-family building with 6 units
- Auditor was back onsite on 02/10/26 to work on LHA's FYE 09/30/25 IPA

MINUTES OF REGULAR MEETING – FEBRUARY 19, 2026 (cont'd)

- LHA requested that the 04/16/26 Board Meeting be rescheduled to 04/23/26 due to a scheduling conflict – Motion was made by Commissioner Riley & Seconded by Chairman Di Chiara to do so with all Board Members voting in the affirmative. April Meeting is rescheduled from 04/16/26 to 04/23/26

Report of Assistant Executive Director: Nothing at this time

Resolutions:

- Resolution #25-14:** PH Rent Write-Off – FYE 09/30/26 (Jarmolowich & Ivanish) – Motion to Approve was made by Commissioner Riley & Seconded by Chairman Di Chiara with all Board Members voting in the Affirmative.
- Resolution #25-15:** Revision to LHA’s Public Housing Operating Budget – FYE 09/30/26 – Motion to Approve was made by Chairman Di Chiara & Seconded by Commissioner Lynch with all Board Members voting in the Affirmative.
- Resolution #25-16:** Authorization to Change Authorized Signer for State of New Jersey Cash Management Fund – Motion to Approve was made by Commissioner Marra & Seconded by Chairman Di Chiara with all Board Members voting in the Affirmative.
- Resolution #26-17:** Declaration of Emergency Expenditure – Snowstorm of January 2026 – State of Emergency Declared by NJ Governor Mikie Sherrill – Motion to Approve was made by Chairman Di Chiara & Seconded by Commissioner Riley with all Board Members voting in the Affirmative.

AT THIS TIME, LHA ATTORNEY STATED THAT A MOTION WAS NEEDED TO OPEN THE MEETING UP FOR PUBLIC COMMENT ON RESOLUTION #25-18 – MOTION WAS MADE BY COMMISSIONER RILEY & SECONDED BY CHAIRMAN Di CHIARA WITH ALL BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

NO COMMENTS WERE RECEIVED.

MOTION WAS MADE BY CHAIRMAN Di CHIARA TO CLOSE THE PUBLIC COMMENT SESSION & SECONDED BY COMMISSIONER RILEY WITH ALL BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

- Resolution #25-18:** Approval of Settlement of Litigation and Authorization to Execute Settlement Agreement – Motion to Approve was made by Commissioner Marra & Seconded by Commissioner Lynch. Upon Roll Call, the Board voted as follows:

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

- Resolution #26-19:** Authorizing Resolution Hiring Scott A. Luna as Director of Staff Operations (Maintenance) – Effective April 6, 2026 (\$125,000 – 40 hours per week) – Motion to Approve was made by Chairman Di Chiara & 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 Chairman Di Chiara	NONE	Commissioner Iodaci Vice Chairman Cody	NONE

MINUTES OF REGULAR MEETING – FEBRUARY 19, 2026 (cont'd)

Report of Commissioners:

1. Congratulations being offered to new Executive Director, Frank P. Luciano
2. Commissioner Marra requested a copy of the Monthly Expenditure Reports and a PH tenant listing with Commissioner Cody requesting that anything forwarded to one Board Member should be forwarded to all.

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: None

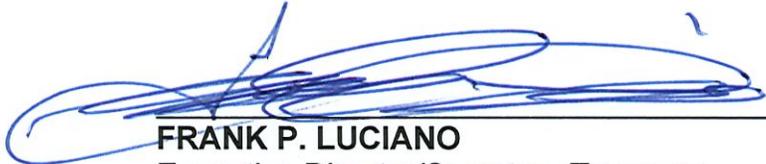
Hearing of Citizens: None

Adjournment:

Motion to Adjourn was made by Commissioner Lynch and Seconded by Vice Chairman Cody. 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 8:03 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

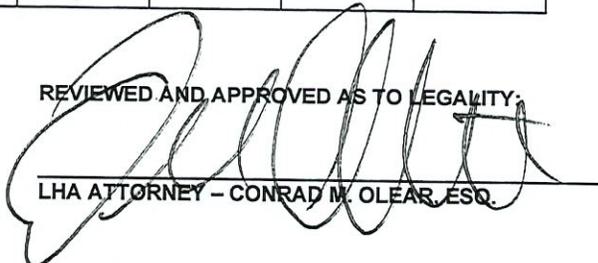
RESOLUTION NO. 25-14

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. <i>M</i>	✓			
Vice Chairman D. J. Cody	✓			
Chairman A. Di Chiara <i>S</i>	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

PUBLIC HOUSING RENT WRITE-OFF FOR FYE 09/30/26

WHEREAS, former Public Housing tenants listed below have either vacated due to health or have passed away leaving an outstanding rent balance due to Lodi Housing Authority requiring these balances to be written off as uncollectible.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of Lodi Housing Authority approves the total amount due from the following former tenant(s) to hereby be “written off” as uncollectible for FYE 09/30/26.

FORMER TENANT	COMPLEX	REASON	AMOUNT
Joseph Jarmolowich	Apt. #2A DVP Complex	Failure to Pay Arrearages & Rent – Judgment Received for Lock Out	\$21,935.00
Barbara Ivanish	Apt. #8 Massey S/C Complex	Tenant died 01/07/26 before paying January 2026 rent of \$791.00 – deducted credit of \$1.00 from total rent due	\$790.00
TOTAL:			\$22,725.00

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, February 19, 2026



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

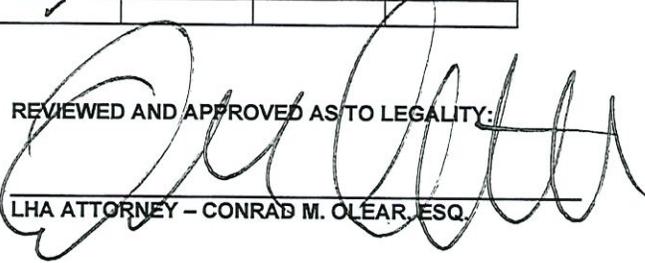
Cc: Carol A. Ferrara, Asst. Executive Director
 Nicole Ferrara, Supervisor of Accounts
 David Sireci, CPA, Fee Account
 Former Resident File

RESOLUTION NO. 25-15

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

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

**REVISION TO LHA's PUBLIC HOUSING
 OPERATING BUDGET – FYE 09/30/26**

WHEREAS, the FYE 09/30/26 Public Housing & Section 8 Operating Budgets of Lodi Housing Authority (LHA) were previously adopted/approved by Board Resolution (#24-21) on 06/19/25 and subsequently NJDCA; and

WHEREAS, the US Department of Housing and Urban Development (HUD) & NJDCA recommend Budget Revisions be processed explaining such changes to Income and Expenses; and

WHEREAS, these unforeseen Income and Expenses (as detailed in the attached) will impact LHA's FYE 09/30/26 Public Housing Operating Budget; and

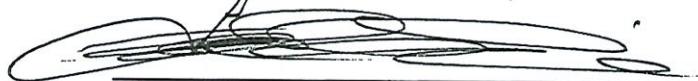
WHEREAS, I hereby certify the funding availability to approve this Budget Revision.

NOW, THEREFORE, BE IT RESOLVED, due to this unforeseen Bergen County Community Block Grant expenses/income referenced herein affecting the Public Housing Account (as detailed in attached summary) and upon review by LHA's Board of Commissioners, this Budget Revision is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, LHA's Executive Director/ Secretary Treasurer is further authorized to implement all changes reflected within this Revision and process any and all required changes and notices to HUD and the NJ Division of Local Government Services, as may be required.

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, February 19, 2026



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

ATTACHMENT TO BUDGET RESOLUTION #25-15

The following narrative reflects Revisions to LHA's FYE 09/30/26 Public Housing Operating Budget, which supersedes any previously approved Public Housing Operating Budget or related Revision.

PUBLIC HOUSING OPERATING BUDGET – FYE 09/30/26

INCOME:		
Account #	Description	Changes
3690	<u>Other Income:</u> 2025-2026 BCCD Grant	+54,580.00
EXPENSES:		
Account #	Description	Changes
7540	<u>Betterments & Additions (All Complexes:</u> Removal/Replacement of Roof Shingles at the Rennie Place Senior Citizen Complex (through BCCD Grant)	-54,580.00
	Overall Impact to #7540:	0.00

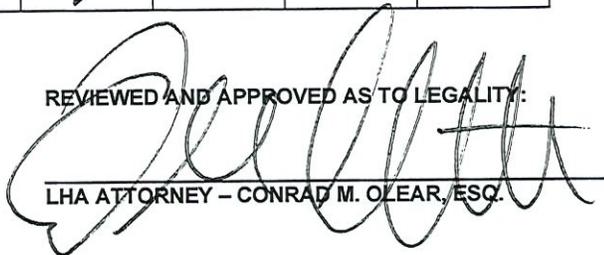
RESOLUTION NO. 25-16

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 M	✓			
Commissioner R. Riley, Jr.	✓			
Vice Chairman D. J. Cody	✓			
Chairman A. Di Chiara S	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

AUTHORIZATION TO CHANGE AUTHORIZED SIGNER FOR STATE OF NEW JERSEY CASH MANAGEMENT FUND

WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners (Board) previously recognized its responsibility to invest all available cash balances to obtain additional income for its Public Housing/Section 8 Program expenses by approving to join the State of New Jersey Cash Management Fund under Board Resolution #19-14 ; and

WHEREAS, Gary Luna, the previous Acting Executive Director, retired on February 1, 2026, and the new Executive Director, Frank P. Luciano, must hereby be designated as the authorized signer for LHA’s Cash Management Fund.

NOW, THEREFORE, BE IT RESOLVED, the Lodi Housing Authority Board of Commissioners hereby authorizes and approves its Executive Director, Frank P. Luciano, to sign and execute all documents necessary to continue LHA’s participation in the State of New Jersey Cash Management Fund, effective immediately.

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, February 19, 2026



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

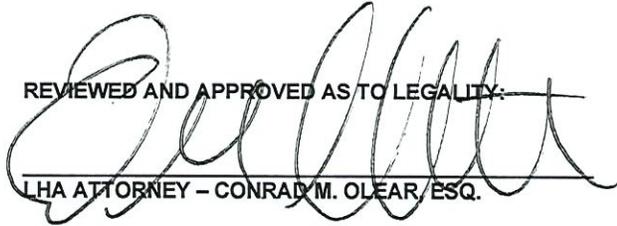
RESOLUTION NO. 25-17

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		✓			
Chairman A. Di Chiara	M	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**DECLARATION OF EMERGENCY EXPENDITURE
(State of Emergency Declared by
Gov. Mikie Sherrill on January 24, 2026)**

**SNOWSTORM EMERGENCY EXPENDITURE
ALL PUBLIC HOUSING COMPLEXES – DE VRIES PARK
AND SENIOR CITIZEN COMPLEXES LOCATED AT
MASSEY STREET/RENNIE PLACE/NORTH MAIN STREET**

WHEREAS, on or about January 24, 2026, an Emergency Declaration by Governor Sherrill and related snow accumulation required the Lodi Housing Authority (LHA) to retain Emergency outside contractor to plow, remove, and dump accumulated snow, in addition to hiring part-time employees to remove the accumulation of snow from all the complexes (sidewalks, steps, stairwells, and common areas such as, parking lots, service drive, etc.); and

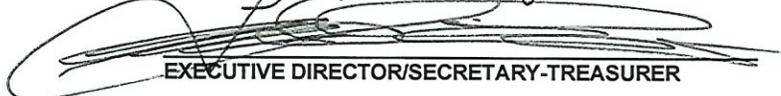
WHEREAS, the former Acting Executive Director, Gary Luna, certified that the “snowstorm” referenced above, created a threat to all LHA’s tenants’ health, safety and welfare, and further declared an Emergency existed; and

NOW, THEREFORE, BE IT RESOLVED, that said Emergency affected all the LHA’s tenants’ health, safety and welfare, as defined in NJSA 40A:11.6, and required immediate remediation.

BE IT FURTHER RESOLVED, all such related expenditures, including but not limited to outside contractor costs, full-time/part-time related Maintenance overtime, snow removal equipment, de-icer, rock salt, etc., all of which should be classified as “Emergency Expenditures.”

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, February 19, 2026



EXECUTIVE DIRECTOR/SECRETARY-TREASURER



A HUD SPONSORED PUBLIC HOUSING AGENCY
50 Brookside Avenue ■ Lodi, New Jersey 07644

Gary Luna
Acting Executive Director
973-470-3653 x20 FAX: 973-778-1429
garyl@lodihousing.org

Dear Commissioners,

On January 24, 2026 Governor Mikie Sherrill declared a State of Emergency due to the severe winter conditions, which created hazardous circumstances that require prompt and professional snow removal.

Due to the emergency conditions, and for the safety of all our residents and staff, it was necessary for the LHA to retain a contractor to remove all the snow from our properties as soon as possible.

I obtained the services of Montana Construction, located in Lodi, NJ, as the LHA has done on previous snow emergencies. This includes clearing of driveways, parking lots, and access points to ensure the safety of our tenants during the declared emergency.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Luna', written in a cursive style.

Gary Luna
Executive Director

Governor Mikie Sherrill declared a state of emergency in New Jersey effective January 24, 2026, in anticipation of a severe winter storm expected to impact the state through January 27, 2026.

Details of the State of Emergency

- **Effective Date:** The state of emergency was declared on January 24, 2026, at 5:00 p.m. and is in effect for all 21 counties in New Jersey.
- **Weather Forecast:** The storm is expected to bring **heavy snowfall**, with accumulations ranging from **8 to 12 inches in South Jersey** and **12 to 18 inches in North Jersey**. Wind gusts could reach up to **30 miles per hour**, leading to hazardous conditions. 
- **Safety Recommendations:** Governor Sherrill urged residents to **stay off the roads** during the storm, particularly on January 25 and 26, to allow emergency services and snow removal crews to operate safely. Residents are advised to monitor local forecasts and prepare for potential disruptions to travel and services. 

RESOLUTION NO. 25-18

Governing Body Recorded Vote – Members:

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

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY.

 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

APPROVAL OF SETTLEMENT OF LITIGATION AND AUTHORIZATION TO EXECUTE SETTLEMENT AGREEMENT

WHEREAS, the Housing Authority of the Borough of Lodi, a public body corporate and politic of the State of New Jersey established pursuant to the Local Housing Authorities Law, N.J.S.A. 55:14A-1 et seq. (the “Authority”), is vested with the power to sue and be sued and to settle claims and litigation in furtherance of its public purposes; and

WHEREAS, a civil action has been filed and is currently pending, styled Pepe v. Housing Authority of the Borough of Lodi, et al., Docket No. BER-L-5845-25, in the Superior Court of New Jersey, Law Division, Bergen County vicinage (the “Litigation”); and

WHEREAS, the Litigation arises from allegations concerning wrongful termination, which the Authority vehemently denies; and

WHEREAS, after consultation with the Authority’s General Counsel, as applicable, defense counsel assigned by the Authority’s insurer, and after considering the risks, costs, uncertainties of trial, and the best interests of the Authority and the residents it serves, the Board of Commissioners (the “Board”) finds it prudent to resolve the Litigation by settlement; and

WHEREAS, the parties, without admission of liability by the Authority, have negotiated a proposed settlement in the total amount of Ninety Thousand Dollars and Zero Cents (\$90,000.00) (the “Settlement Amount”), subject to approval by this Board and the execution of a mutually acceptable written settlement agreement, general release, and stipulation of dismissal with prejudice; and

WHEREAS, \$62,000.00 of the Settlement Amount is anticipated to be funded by the Authority’s insurer, and \$28,000.00 to be funded by the Authority (representing the Authority’s applicable deductible and policy contribution) and the Board has determined that sufficient funds are available or will be made available for this purpose; and

WHEREAS, the Board has determined that approval of the settlement is in the best interests of the Authority, is consistent with its statutory powers and duties, and is appropriate under applicable New Jersey law, including but not limited to the Authority’s enabling statute and the Local Public Contracts Law; and

WHEREAS, the Authority, to date, has not received approval of the above stated settlement from the Director, Office of Public Housing, U.S. Department of Housing and Urban Development (HUD).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Lodi, as follows:

1. **Settlement Approval.** The Board hereby approves the settlement of the Litigation, *Pepe v. Housing Authority of the Borough of Lodi, et al.*, Docket No. BER-L-5845-25, in the total amount of Ninety Thousand Dollars and Zero Cents (\$90,000.00), on the terms set forth herein and subject to: (a) HUD approval and (b) the execution of a written settlement agreement and general release in a form acceptable to the Authority's General Counsel and defense counsel assigned by the Authority's insurer.
2. **No Admission.** The settlement approved herein is made solely for the purpose of avoiding further litigation and expense and shall not constitute, nor be construed as an admission of liability, wrongdoing, or fault by the Authority, any commissioner, officer, employee, or agent.
3. **Dismissal With Prejudice.** The settlement shall include a stipulation of dismissal with prejudice of all claims asserted or that could have been asserted in the Litigation against the Authority and its past and present commissioners, officers, employees, agents, insurers, and successors and assigns, without costs against the Authority except as set forth in the settlement agreement.
4. **Releases and Indemnities.** The settlement shall include a full and final general release of all claims, known or unknown, arising out of or relating to the facts alleged in the Litigation, in favor of the Authority and its past and present commissioners, officers, employees, agents, insurers, and successors and assigns, together with customary non-disparagement, confidentiality [as permitted by law], tax, Medicare/Medicaid compliance, and no-rehire terms as applicable and as approved by General Counsel and defense counsel assigned by the Authority's insurer. Any confidentiality provisions shall comply with applicable New Jersey law, including any restrictions on confidentiality of settlement agreements involving public entities.
5. **Funding Source.** Payment of the Settlement Amount shall be made from insurance proceeds, less any applicable deductible/contribution as required under the Authority's insurance policy. The Board hereby appropriates and authorizes the use of such funds for this purpose and confirms that such expenditure is within the Authority's duly adopted budget for Fiscal Year 2026 or authorizes such budgetary transfers as may be permitted by law and approved by the Authority's Executive Director.
6. **Non-Monetary Terms.** The settlement shall include no non-monetary relief binding upon the Authority other than those terms expressly approved by this Resolution and the final settlement agreement. Any non-monetary commitments shall require the review and approval of General Counsel and defense counsel assigned by the Authority's insurer, and, if material, further Board approval.
7. **Conditions Precedent.** The Authority's obligation to pay the Settlement Amount shall be conditioned upon: (a) execution by Plaintiff of a written settlement agreement and general release acceptable to General Counsel and defense counsel assigned by the Authority's insurer; (b) receipt by the Authority of an executed IRS Form W-9 from the payee(s); (c) receipt of any Medicare/Medicaid/ERISA lien information and satisfactory resolution of any such liens; and (d) delivery of a fully executed stipulation of dismissal with prejudice to be filed with the court; (e) HUD approval.

8. Execution of Documents. The Executive Director and/or General Counsel is hereby authorized and directed to negotiate, finalize, and execute on behalf of the Authority the settlement agreement, general release, stipulation of dismissal with prejudice, and any and all other documents and instruments necessary or convenient to effectuate the settlement consistent with this Resolution, with such non-substantive modifications as General Counsel may approve.
9. Payment Authorization. The Executive Director is hereby authorized and directed to issue payment of the Settlement Amount in accordance with the executed settlement agreement and to take such actions as are necessary to process payment, including coordinating with the Authority's insurer and issuing any required tax forms.
10. Open Public Meetings Act Compliance. This Resolution is adopted at a duly noticed public meeting of the Board in compliance with the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. To the extent any attorney-client privileged or litigation strategy discussions were held in closed session, the Board hereby authorizes the release of this Resolution to the public record upon adoption.
11. Severability; Effective Date. If any provision of this Resolution is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect. This Resolution shall take effect immediately upon adoption.

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, February 19, 2026


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

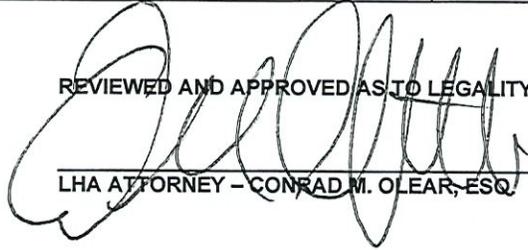
RESOLUTION NO. 25-19

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			✓	
Chairman A. Di Chiara M	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**AUTHORIZING RESOLUTION HIRING SCOTT A. LUNA AS
DIRECTOR OF STAFF OPERATIONS OF
LODI HOUSING AUTHORITY EFFECTIVE APRIL 6, 2026**

WHEREAS, the Housing Authority of the Borough of Lodi (Authority), in accordance with NJSA: 40A:12A-18 and New Jersey Administrative Code 5:44-3.1, publicly advertised seeking applicants for the position of Director of Staff Operations for the Authority; and

WHEREAS, the Executive Director reviewed all applications received and interviewed qualified applicants; and

WHEREAS, after consideration of all applicants, the Board of Commissioners (Board), upon recommendation of the Executive Director, hereby votes to offer the position of Director of Staff Operations to Scott A. Luna; and

WHEREAS, the Authority and Board had previously established employment and title of Director of Staff Operations in conjunction with the New Jersey Civil Service Commissioner (NJCSC) regulations as a full time position.

NOW, THEREFORE, BE IT RESOLVED that Scott A. Luna is hereby hired as Director of Staff Operations of the Housing Authority of the Borough of Lodi effective as of April 6, 2026, in accordance with the written contract executed between the Authority and Scott A. Luna.

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, February 19, 2026



EXECUTIVE DIRECTOR/SECRETARY-TREASURER