

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 – March 19, 2026:** Motion: _____ Seconded: _____
De Nobile ___ Iodaci ___ Lynch ___ Marra ___ Riley ___ Cody ___ Di Chiara ___
- **Closed Meeting – March 19, 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.

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 -- APRIL 2026**PUBLIC HOUSING & SECTION 8**

DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD

4/1/26-4/30/26

ARE HEREBY APPROVED

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
1	Seneida's Home Cleaning Services	3/25/26	15385	Ext. Ord. Cleaning	\$ 1,100.00
2	Joan Mastrofilipo	4/1/26	15386	Medicare Reimbursement	\$ 608.70
3	Thomas DeSomma	4/1/26	15387	Medicare Reimbursement	\$ 1,217.40
4	Gary Luna	4/1/26	15388	Medicare Reimbursement	\$ 405.80
5	Carolyn B. Capabianca	4/1/26	3910	Medicare Reimbursement	\$ 608.70
6	Lorraine J. Haskoor	4/1/26	3911	Medicare Reimbursement	\$ 608.70
7	Louis King	4/1/26	3912	Medicare Reimbursement	\$ 608.70
8	Saverio Saulino	4/1/26	3913	Medicare Reimbursement	\$ 608.70
9	Amazon Capital Services	4/2/26	15389	Maintenance Supplies	\$ 1,770.22
10	T-Mobile	4/2/26	15390	Cell Phones	\$ 222.40
11	Synchrony Bank	4/2/26	15391	Flooring	\$ 746.81
12	Home Depot Credit Services	4/2/26	15392	Maintenance Supplies	\$ 2,869.27
13	Optimum	4/2/26	15393	TV, Phone, Internet	\$ 572.91
14	PSE&G Co.	4/2/26	15394	Utilities	\$ 40,696.37
15	Verizon	4/2/26	3914	Phones	\$ 93.44
16	AMS Ties, Inc.	4/8/26	15395	PH Background Checks	\$ 105.00
17	Jersey Elevator	4/8/26	15396	Elevator Maintenance	\$ 196.38
18	Main Auto Body	4/8/26	15397	Truck Repair	\$ 6,900.53
19	Gerald T. Reiner, Jr.	4/8/26	15398	QPA Contract	\$ 1,250.00
20	Borough of Lodi	4/8/26	15399	Fuel	\$ 558.00
21	Sabrina Nowosielecki	4/8/26	15400	Application Fee Reimburs.	\$ 35.00
22	Wasak Inc.	4/8/26	15401	Water Treatment	\$ 182.00
23	DKNM Consulting, LLC	4/8/26	15402	PH April 2026 Acct. Retainer	\$ 1,416.67
24	Interstate Waste Services	4/8/26	15403	Trash Removal	\$ 1,360.56
25	Pat Kelson Associates	4/8/26	3915	S8 Inspections	\$ 3,090.00
26	DKNM Consulting, LLC	4/8/26	3916	S8 April 2026 Acct. Retainer	\$ 1,416.67
27	Mazteck IT	4/8/26	3917	IT Managed Services	\$ 2,037.18
28	AMS Ties, Inc.	4/8/26	3918	S8 Background Checks	\$ 20.50
29	Delta Dental of New Jersey	4/9/26	Online	PH Employees	\$ 1,996.80
30	Delta Dental of New Jersey	4/9/26	Online	S8 Employees	\$ 798.48
31	NJ Division of Pension and Benefits	4/14/26	Online	PH Active Employees	\$ 29,107.01
32	NJ Division of Pension and Benefits	4/14/26	Online	S8 Active Employees	\$ 4,097.76
33	NJ Division of Pension and Benefits	4/14/26	Online	PH Retired Employees	\$ 8,835.51
34	NJ Division of Pension and Benefits	4/14/26	Online	S8 Retired Employees	\$ 3,796.20
35	DavEd Fire Systems, Inc.	4/14/26	15404	Contract Monitoring	\$ 234.30
36	Garfield Lumber & Millworks	4/14/26	15405	Maintenance Supplies	\$ 13.08
37	Coppa Montalbano Architects	4/14/26	15406	A&E Contract	\$ 3,450.00
38	USA Today Media Corp.	4/14/26	15407	Public Notices	\$ 48.40
39	Wallington Plumbing & Heating	4/14/26	15408	Maintenance Supplies	\$ 4,317.69
40	RICOH USA, Inc.	4/14/26	3919	Lease	\$ 574.27
41	Ace Lock & Key Shop	4/22/26	15409	Lock & Keys	\$ 88.00
42	Conrad M. Olear, Esq.	4/22/26	15410	PH Legal Retainer	\$ 1,500.00
43	Pathway Electrical Contractors	4/22/26	15411	Electrical Repairs	\$ 625.00
44	Primo Brands	4/22/26	15412	Water	\$ 98.22
45	Buggin Out, LLC	4/22/26	15413	Exterminating & Ext. Ord.	\$ 3,121.00
46	Main Auto Body	4/22/26	15414	Car Repair	\$ 3,460.24
47	All American Sewer Service	4/22/26	15415	Sewer Repair	\$ 7,145.00
48	Just Windows and Doors	4/22/26	15416	Door & Window Repair	\$ 1,900.00
49	Riccardis Brothers Inc	4/22/26	15417	Paint Supplies	\$ 1,879.17

50	W.B Mason	4/22/26	15418	Office Supplies	\$ 1,109.06
51	Lifetime Roofing & Chimneys	4/22/26	15419	Soffit Repair	\$ 950.00
52	Jay Bee Flooring	4/22/26	15420	Floors Move Outs	\$ 3,380.00
53	Conrad M. Olear, Esq.	4/22/26	3920	S8 Retainer & Ext. Ord.	\$ 3,750.00
54	W.B Mason	4/22/26	3921	Office Supplies	\$ 976.61
55	Purchase Power	4/22/26	3922	Stamps	\$ 441.99
56	Constance Melendez	4/22/26	1551	Security Deposit Refund	\$ 100.01

RESOLUTIONS:

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

1. Resolution #25-22	Amendment to the Resolution #25-18 (February 19, 2026) – Approving Settlement of Litigation & Authorizing Execution of Settlement Agreement
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Motion: _____ **Seconded:** _____

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

2. Resolution #25-23	Approval & Adoption of FY 2026 Capital Fund Program Grant – NJ39P01150126 - \$574,667.00
3. Resolution #25-24	PH Rent Write Off for FYE 09/30/26 – Baird & Edwards

Motion: _____ **Seconded:** _____

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