

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON WEDNESDAY, MAY 27, 2026

Call to Order: Chairman Albert Di Chiara called the Regular Meeting to Order at 7:05 PM immediately following the 7:04 PM Adjournment of the Annual/Reorganization Meeting.

Pledge of Allegiance: The Chairman 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 Albert 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, Assistant Executive Director/Recording Secretary Carol A. Ferrara, and Director of Staff Operations (Maintenance) Scott Luna.

Bids: None

Approval of Minutes:

Motion was made by Vice Chairman Cody and Seconded by Commissioner De Nobile to approve the Minutes of the Regular Meeting held on April 23, 2026.
Upon Roll Call, the Board voted as follows:

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

Motion was made by Vice Chairman Cody and Seconded by Commissioner Lynch to approve the Minutes of the Closed Session held on April 23, 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:

MINUTES OF REGULAR MEETING – MAY 27, 2026 (cont'd)

Bills Agenda:

Motion to Approve the May 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 #12 & #15	NONE

Report of Executive Director:

- 1. Contract Report: None
- 2. Monthly PIC Submissions – PH @100% and S8 @98.82%
- 3. Movement of money from Cash Management Fund into ICS Account (Valley) - completed
- 4. Invoice from Main Auto Body – Ford 150 truck repairs – Lodi resident who hit truck had no insurance – LHA filed complaint for Operating Vehicle Without Insurance – court date originally set for 04/29/26 was rescheduled to 3PM 05/26/26 – uninsured driver agreed during court to pay LHA’s \$2,500 deductible over the next 3 months
- 5. Parking lot repairs at North Main Street – estimates were discussed
- 6. LHA started its Annual Inspections during week of 05/18/26 with the North Main Street S/C Complex and will continue to all remaining complexes until completion
- 7. LHA has advertised (05/24/26 & 06/01/26) for RFP for HUD Consulting Services for FY 10/01/26-09/30/27 – proposals due on 06/24/26
- 8. PH/D8 Operating Budget – discussed showing a deficit on the PH side
- 9. RAD Conversion Program – discussed – received approval to advertise for Consulting Services to begin this project

Report of Assistant Executive Director:

- 1. Hasbrouck Heights Elks donated 50 Shop Rite gift cards which LHA distributed to its most needy residents at all 4 complexes
- 2. LHA has begun transferring residents from 2nd floor to 1st floor units (medical necessity) and will be transferring over-housed residents into smaller bedroom units in accordance with HUD regulations

Resolutions:

- 1. Resolution #25-28: Public Housing Rent Write-Off for FYE 09/30/26 – Jesse Rocha

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

Report of Commissioners:

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: None

Hearing of Citizens: None

MINUTES OF REGULAR MEETING – MAY 27, 2026 (cont'd)

Closed Session:

Motion to End Regular Order of Business and go into Closed Session 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 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 Commissioner Riley and Seconded by Vice Chairman Cody.
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

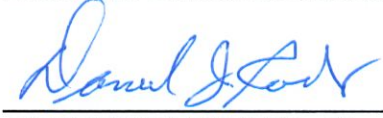
Adjournment:

Motion to Adjourn 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

Meeting was Adjourned at 8:31 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
Assistant Executive Director/Recording Secretary

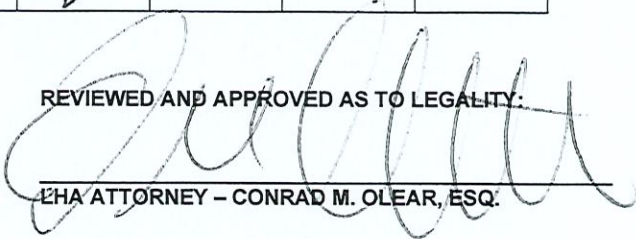
RESOLUTION NO. 25-28

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.	✓			
Vice Chairman D. J. Cody	✓			
Chairman A. Di Chiara	✓			

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
Jesse Rocha	Apt. #10C DVP Complex	Failure to Pay Last Month’s Rent (\$1,587) Upon Moving Out – Deducted Security Deposit of \$150.14 to Offset Rent Write Off	\$1,436.86
TOTAL:			\$1,436.86

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:

Wednesday, May 27, 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