

**MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, JANUARY 16, 2025**

**Call to Order:** Chairman Paul V. Lynch called the Regular Meeting to Order at 7:00 PM.

**Pledge of Allegiance:** Chairman Lynch 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 Lynch, the meeting was attended by Vice Chairman Albert Di Chiara and Commissioners Daniel J. Cody, Steven De Nobile, Robert Marra, Anthony Mobilio, Jr. and Robert Riley, Jr. No one was absent.

The Meeting was also attended by Lodi Housing Authority Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Gary Luna, and Assistant Executive Director/HRO & Recording Secretary Carol A. Ferrara.

**Bids:** Refer to Resolution page

**Approval of Minutes:**

Motion was made by Commissioner Cody and Seconded by Vice Chairman Di Chiara to approve the Minutes of the Regular Meeting held on December 19, 2024.  
Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Vice Chairman Di Chiara to approve the Minutes of the Closed Session of the Meeting held on December 19, 2024.  
Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Mobilio Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	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:** Nothing at this time.

**Bills Agenda:**

**MINUTES OF REGULAR MEETING – JANUARY 16, 2025 (cont'd)**

Motion to Approve the JANUARY 2025 Bills Agenda was made by Commissioner Cody and Seconded by Commissioner Riley. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Commissioner Marra Commissioner Mobilio Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	*Commissioner De Nobile on #21 & #27	NONE

**Report of Executive Director:**

1. Contract Report: Service Contracts Awarded to:
  - A. Gerald T. Reiner, CPA – Professional Services as LHA’s Qualified Purchasing Agent (QPA) for CY 2025 - \$5,000 annually – no increase from CY 2024
  - B. Ros Electric, LLC – Labor, Equipment, Monitoring of Fire Alarm System at Massey/Rennie Senior Citizen Complexes – CY 2025 & CY 2026 – \$888 annually each Complex – no increase from 2024
  - C. Russell Reid Service – Ejector Pit Cleaning Service at Massey S/C Complex – 2-Year Contract for CY 2025 & CY 2026 – \$375 per service call/\$165 per hour for vacuum truck/\$250 per hour for hp water jetting – no increase from 2024
2. Preliminary work began on 12/26/24 on the DVP Hot Water Tank project
3. Training scheduled for Maintenance (02/18/25)
4. Discussion on when to schedule RAD Presentation by Execu-Tech (Snyder)

**Report of Assistant Executive Director/HRO:**

1. LHA’s ACOP & Admin Plan – delayed due to HOTMA updates – LHA should be receiving draft copy soon
2. LHA will reimbursement check (\$2,507.25) from tenant’s car insurance company (Geico) for repairs to front entrance of NM #21/#22 after he drove into neighboring front entrance
3. LHA has received its PERS Annual Employer Appropriations invoice (\$186,473) – due 4/1/25

**Resolutions:** NONE

**Report of Commissioner:** 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 Commissioner Cody and Seconded by Vice Chairman Di Chiara.

Upon Roll Call, the Board voted as follows:

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

**MINUTES OF REGULAR MEETING – JANUARY 16, 2025 (cont'd)**

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

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

**Adjournment:**

Motion to Adjourn was made by Commissioner De Nobile and Seconded by Commissioner Cody. Upon Roll Call, the Board voted as follows:

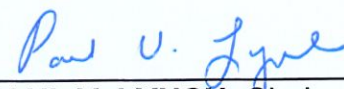
AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Mobilio Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	NONE

Meeting was Adjourned at 9:15 PM and Chairman Lynch declared the Regular Meeting closed.


---

**GARY LUNA**  
 Executive Director/Secretary Treasurer


---

**PAUL V. LYNCH**, Chairman or  
**ALBERT Di CHIARA**, Vice Chairman

Prepared by:   


---

**CAROL A. FERRARA**  
 Assistant Executive Director/Recording Secretary