

*These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Regular Meeting held on **Tuesday, May 26, 2015, at 6:30 pm**, in the Community Room at the Rev. Albert Clayton Administration Building, 317 Sampson Avenue, Lakewood, NJ.*

### **MEETING CALLED TO ORDER**

Ms. Medina called the meeting to order at 6:30 pm. Ana María García announced that consistent with the Open Public Meetings Law: P.L.1975 c231, which requires that all meetings of public bodies shall be open to the public at all times, a notice of this meeting was provided to the clerk of the Township of Lakewood, the Ocean County Library, the Asbury Park Press, and the Star-Ledger on February 4, 2015, and was posted on the Authority's official designated public bulletin board at the LHA Administration Building.

### **ROLL CALL**

On roll call, attending Commissioners were:

Miriam Medina – *Chairperson*

Eric Sherman – *Vice Chairperson*

Gregory Stafford Smith – *Commissioner (partially via telephone)*

Nechama Heinemann – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*

Scott Parsons – *Assistant Executive Director*

Terrence Corriston – *Attorney*

Absent were:

Bernard M. Williams – *Commissioner*

Joseph Weingarten – *Commissioner*

Ray Coles – *Township Liaison*

### **CIS UPDATE ON JFK REVITALIZATION**

Jeffrey Oakman, the Director of Project Development for CIS, updated the Board on the progress being made on the renovations at the John F. Kennedy Apartments, soon to be known as Chambers Crescent. He answered questions from the Commissioners and Board Attorney, particularly focusing on the complicated financing process, which includes tax credits from the New Jersey Economic Development Authority (EDA). Mr. Oakman stated that HUD has just begun to explore the economic possibilities of Rental Assistance Demonstration (RAD) funding and therefore, the CIS financing strategy has been, as a result, somewhat novel, as well as creative and innovative.

The Commissioners thanked Mr. Oakman for his informative presentation.

### **READING OF MINUTES**

Minutes of the Special Board Meeting of May 13, 2015 were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Minutes were approved.

**BILLS AND APPROVAL OF SAME** – None.

**CORRESPONDENCE**

**Item 1:** Letter from Sonia Burgos, Director of the Office of Public Housing, addressing an issue regarding Section 8 assisted families using their units for business as well as residences. Ms. Burgos cited the Tenancy Addendum, which states that families may “engage in legal profit making activities incidental to primary use of the unit for residence.”

**REPORTS OF COMMITTEES** – None.

**EXECUTIVE DIRECTOR’S REPORT**

Ms. Grauso reported on the numerous and hectic undertakings of the LHA, including Chambers Crescent and Lakewood Plaza II. She reiterated the mission of the Housing Authority to provide safe, decent, affordable housing to low-income families and said that the Agency was diligently working to pursue that mission.

**REPORT OF ATTORNEY**

Mr. Corrison discussed the issues surrounding the termination of the previously contracted Security Guard Service at the John C. Currey building, noting their deficiencies, but stating that upon their request they were entitled to a fair hearing before the Board.

**REPORT OF TOWNSHIP LIAISON** – None.

**OLD BUSINESS** – None.

**NEW BUSINESS**

The following resolutions were introduced:

**Resolution No. 5134** - Awarding Contract for Unarmed Security Guards’ Service at the John C. Currey Building for the Period June 1, 2015 through November 30, 2015. Mr. Corrison proposed a number of changes to the Resolution. Upon revision, motion to approve made by Mr. Stafford Smith, seconded by Ms. Heinemann. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5134 approved.

**Resolution No. 5135** - Hiring Fee Accountant June 1, 2015 – May 31, 2016. Motion to approve made by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5135 approved.

**Resolution No. 5136** - Resolution Approving Actions Necessary to Complete the Revitalization of JFK Apartments and Authorizing the Executive Director to Execute Said Actions. Motion to approve made by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5136 approved.

**MEETING OPENED TO HOUSING AUTHORITY RESIDENTS** – None.

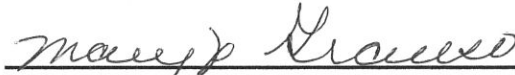
**MEETING OPENED TO THE PUBLIC** – None.

**COMMENTS FROM COMMISSIONERS** – None.

**ADJOURNMENT**

On motion by Mr. Stafford Smith, seconded by Mr. Sherman, all present voted to adjourn at approximately 6:57 pm.

*I hereby certify that the above is a true copy of the Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the Township of Lakewood, County of Ocean, State of New Jersey, as held on Tuesday, May 26, 2015.*



Mary Jo Grauso, Secretary  
Executive Director