
These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Special Meeting held on Wednesday, December 21, 2016, at 11:12 am, 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 11:12 am. 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 December 13, 2016, 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*
Gregory Stafford Smith – *2nd Vice Chairperson*
Angela Caldwell – *Commissioner*
Shabsi Ganzweig – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*
Scott Parsons – *Assistant Executive Director*
Terrence Corrison – *Attorney*

Absent were:

Eric Sherman – *Vice Chairperson*
Joseph Weingarten – *Commissioner*
Nechama Heinemann – *Commissioner*
Ray Coles – *Township Liaison*

READING OF MINUTES

Minutes of the LHA Regular Board Meeting of November 22, 2016 were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Ganzweig. On roll call approving, Mr. Stafford Smith, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Minutes were approved.

BILLS AND APPROVAL OF SAME

Bills were reviewed. Mr. Stafford Smith asked about the geophysical surveys conducted at all three sites. Mr. Parsons responded that the oil tanks had to be exactly located because they will most likely have to be removed in order to be in compliance with regulations. Proposals are currently being sought. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford Smith, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Mr. Ganzweig abstained from approval of his reimbursement of travel expenses. Bills were approved.

CORRESPONDENCE – None.

REPORTS OF COMMITTEES – None.

EXECUTIVE DIRECTOR'S REPORT – None.

REPORT OF ATTORNEY

Mr. Corrison stated that he knew Ms. Grauso had discussed with them the Rental Assistance Demonstration (RAD) closing during the November Board Meeting, which he had been unable to attend. However, he wanted to make sure the Board was aware of the credit that should be given to Ms. Grauso and Mr. Parsons for accomplishing the closing in such a timely manner. A closing held after November 30, 2016, would have deferred administrative fees of approximately \$200,000.00 for a year. Many Housing Authorities were unable to meet the timeline and lost their fees.

REPORT OF TOWNSHIP LIAISON – None.

OLD BUSINESS – None.

NEW BUSINESS

Resolutions

Resolution 5183 - Approving the Schedule of Regular Board Meetings: For Calendar Year 2017. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Ganzweig. On roll call approving, Mr. Stafford Smith, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Resolution No. 5183 approved.

Resolution 5184 - Appointment of Commissioner to New Jersey Public Housing Authority Joint Insurance Fund. Motion to approve made by Ms. Caldwell, seconded by Mr. Stafford Smith. On roll call approving, Mr. Stafford Smith, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Resolution No. 5184 approved.

Resolution 5185 - Approving a 3% Salary Increase for Lakewood Housing Authority Staff Effective January 1, 2017. Motion to approve made by Ms. Caldwell, seconded by Mr. Stafford Smith. On roll call approving, Mr. Stafford Smith, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Resolution No. 5185 approved.

Motions

Motion to request return of previously donated funds from the Lakewood Affordable Housing Corporation. Mr. Corrison explained that for various reasons, the Affordable Housing Corporation was unable to develop its plans for affordable units and is no longer a viable entity. The LHA would like to reacquire those funds in order to advance affordable housing in Lakewood. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford Smith, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Motion approved.

OTHER BUSINESS

Ms. Grauso reported that she and Mr. Parsons are exploring the possibility of moving the Administrative Offices to another location. Numerous issues including, cramped office space, a lack of client privacy, increased construction and traffic in the vicinity, less available parking, etc., have spurred the need to look for a location that offers more square footage and adequate parking. Ms. Grauso will inform the Board if a suitable space is found.

MEETING OPENED TO HOUSING AUTHORITY RESIDENTS – None.

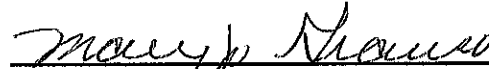
COMMENTS FROM COMMISSIONERS

Mr. Stafford Smith expressed appreciation for a very good year. Ms. Medina also thanked staff for the great work they do.

ADJOURNMENT

On motion by Mr. Stafford Smith, seconded by Ms. Caldwell, all present voted to adjourn at approximately 11:46 am.

I hereby certify that the above is a true copy of the Minutes of the Special 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 Wednesday, December 21, 2016.



Mary Jo Grauso, Secretary
Executive Director