

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 23, 2017, at 6:04 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 6:04 pm. Susan Pierson 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 27, 2016, and was posted on the Authority's official designated public bulletin board at the LHA Administration Building, as well as the LHA website.

ROLL CALL

On roll call, attending Commissioners were:

Miriam Medina – *Chairperson*
Gregory Stafford Smith – *2nd Vice Chairperson*
Shabsi Ganzweig – *Vice Chairperson*
Angela Caldwell – *Commissioner*
Nechama Heinemann - *Commissioner*

Also attending:

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

Absent were:

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

READING OF MINUTES

Minutes of the Regular Board Meeting of April 25, 2017 were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Ms. Medina, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Heinemann. Minutes were approved.

BILLS AND APPROVAL OF SAME

Bills were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Ganzweig. On roll call approving, Ms. Medina, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Heinemann. Bills were approved.

CORRESPONDENCE

Ms. Grauso received a letter from the Federal Home Loan Bank for her signature regarding payment from CIS for Land Lease. Federal Home Loan Bank to release payment of funds to CIS and in turn to release funds to LHA for payment of Land Lease.

Letter from U.S. Dept. of HUD of April 26, 2017 stating LHA received a perfect score on SEMAP (100%) and overall rating still High Performer. The LHA Staff is to be congratulated.

REPORTS OF COMMITTEES – None**EXECUTIVE DIRECTOR'S REPORT -**

Ms. Grauso submitted her report and stated it had been a quiet month. Management met with Enable to discuss Project Based Voucher residents and Bingo get together at their Community Rooms in an attempt to engage residents.

Unit turnover continues to drop. Although we have residents moving out the number of days to turnover a unit continues to drop significantly.

LuLu Duffy Cottage residents were sent letters regarding assigned parking. Parking is limited and management needs to assign spots so management can monitor adequate parking for residents.

Section 8 Housing Choice Voucher is scheduled to have two (2) briefings for our Section 8 Program in May. LHA received notice of the funding from HUD and through attrition LHA has openings and will be at full lease up.

LHA continues to work with Division of Child Protection and Permanency in connection with the FUPY (Family Unification Program for Youths). To date six of the ten applicants have been issued vouchers.

Mr. Parsons stated he received proposals for oil tank removals from all the sites.

Mr. Parsons stated rooftops in PW and JJC bldgs. need to be addressed, as per Insurance Inspection (OSHA regulation). The buildings have flat roofs and have no railings/guards making this a safety hazard.

Mr. Parsons stated that the window replacement in LuLu Cottages and PW is the next planned Capital Improvement.

REPORT OF ATTORNEY

Mr. Corrison reported he will check with DEP to see if there are any grants available for oil tank removal.

Mr. Corrison went to court to represent ED regarding a harassment complaint from a non-resident, in fact, the non-resident was trespassing at the John J. Currey property on 2 occasions. The first incident, he was emptying transmission fluids at the JJC parking lot and was advised he was trespassing. On the second occasion, the police were called and he was advised by the police he was trespassing. In court, the Judge dismissed case after advising the Plaintiff he is not allowed on the Housing Authority property

REPORT OF TOWNSHIP LIAISON – None**OLD BUSINESS - None**

NEW BUSINESS**Resolutions**

Resolution 5190 - Awarding Contract for General Counsel June 1, 2017 – May 31, 2018
June 1, 2017 – May 31, 2018. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Ganzweig.
On roll call approving, Ms. Medina, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Heinemann.
Resolution 5190 approved.

Resolution 5190A - Awarding Contract for Landlord/Tenant Actions June 1, 2017 – May 31, 2018
Motion to approve made by Mr. Ganzweig, seconded by Mr. Stafford Smith. On roll call approving,
Ms. Medina, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Heinemann.

Resolution 5191 - Hiring Fee Accountant June 1, 2017 – May 31, 2018
Motion to approved made by Mr. Stafford Smith, seconded by Mr. Ganzweig. On roll call approving,
Ms. Medina, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Heinemann.

Mr. Ganzweig requested that the Board of Commissioners be notified when LHA sends out bid requests for services.


MEETING OPENED TO HOUSING AUTHORITY CLIENTS – None**MEETING OPENED TO THE PUBLIC – None****COMMENTS FROM COMMISSIONERS**

Mr. Stafford Smith commented regarding the sub-committee for review of the Home Ownership waiting list.
Ms. Grauso reported she spoke to Ana Maria Garcia to obtain date for meeting. Meeting scheduled for June 15 at 9:00 AM with Mary Jo Grauso, Ana Maria Garcia, Ms. Caldwell and Ms. Heinemann.

ADJOURNMENT

On motion by Mr. Stafford Smith, seconded by Mr. Ganzweig, all present voted to adjourn at approximately 6:30 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 23, 2017.



Mary Jo Grauso, Secretary
Executive Director