

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 Thursday, March 4th, 2021 at 6:34 pm, via Zoom.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:34 pm. Teresa Acosta 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, both adequate and electronic 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 31st, 2020 and was posted on the Authority's official designated public bulletin board at the LHA Administration Building and website.

ROLL CALL

On roll call, attending Commissioners were:

Gregory Stafford-Smith – *Chairperson*
Shabsi Ganzweig – *Vice Chairperson*
Angela Caldwell – *2nd Vice Chairperson*
Denise Douglas – *Commissioner*
Eli Rennert – *Commissioner (6:38 pm)*
Leib Gold – *Commissioner*

Also attending:

Scott Parsons – *Executive Director*
Terrence Corriston – *Attorney*

Absent were:

Gizel Torres - *Commissioner*
Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of February 4th, 2021 were reviewed. A motion was made by Mr. Gold, seconded by Ms. Douglas. Mr. Rennert was absent for the vote, all other commissioners present were in favor. Minutes were approved.

COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM THE PUBLIC - None

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion, a motion to approve was made by Mr. Rennert, seconded by Mr. Ganzweig. All commissioners present were in favor. Bills were approved.

CORRESPONDENCE

Draft of easement from JCP&L to be discussed with the attorney's report.

REPORTS OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report. There was brief discussion regarding changes which have been implemented due to COVID-19 and how the authority will continue to implement them moving forward. Inspections will be conducted biennial with the exception of certain marginal landlords or an accommodation for a special need. Mr. Parsons also mentioned that many of the residents took the opportunity to receive the COVID-19 vaccine which was organized with OHI.

REPORT OF COMMITTEES

Building & Grounds Committee: Mr. Stafford-Smith briefly discussed his inquiries with Mr. Parsons regarding the plan development status for the office renovations and also the elevator project at the Currey building. The Personnel Committee will be meeting soon to conduct the annual Executive Director review.

LHA BUDGET REPORT

The year-end budget report was provided to the Board.

REPORT OF ATTORNEY

Mr. Corrison discussed the draft of the easement that was provided by JCP&L and the revisions that were submitted. There was a brief discussion regarding a news article in which the authority was mentioned. The Board will continue the discussion in closed session.

REPORT OF TOWNSHIP LIAISON - None

UNFINISHED BUSINESS - None

NEW BUSINESS - The following new business came before the Board:

a. Resolutions:

Resolution 5286: Awarding Contract for Unarmed Security Guard Service. Motion made by Mr. Rennert, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5286 was approved.

Resolution 5287: Amending the Section 8 HCV Administrative Plan. Motion made by Mr. Rennert, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5287 was approved.

b. Additions: None

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD - None

CLOSED SESSION

Motion to go into closed session to discuss a matter of litigation was made at 7:06 pm by Ms. Douglas, seconded by Mr. Ganzweig.

Motion to return to open session was made at 7:37 pm by Mr. Ganzweig, seconded by Ms. Douglas. The public who were in the waiting room are back in the open session.

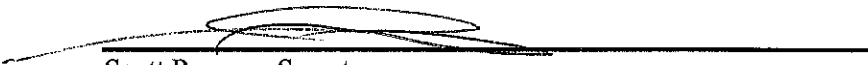
COMMENTS FROM COMMISSIONERS

Mr. Rennert thanked everyone for all of the effort that was put into the Administrative Plan changes. Mr. Stafford-Smith thanked everyone for their commitment of time and effort.

ADJOURNMENT

Motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Douglas. All present voted to adjourn at approximately 7:39 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 Thursday, March 4th, 2021.



Scott Parsons, Secretary
Executive Director