

*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, July 28, 2015, at 6:14 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 6:14 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*

Angela Caldwell – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*

Scott Parsons – *Assistant Executive Director*

Terrence Corrison – *Attorney (6:19)*

Absent were:

Joseph Weingarten – *Commissioner*

Nechama Heinemann – *Commissioner*

Ray Coles – *Township Liaison*

READING OF MINUTES

Minutes of the Regular Board Meeting of June 23, 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. Caldwell, and Ms. Medina. Minutes were approved.

BILLS AND APPROVAL OF SAME

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

CORRESPONDENCE

Item 1: NJAHRA Agenda and Registration Form for the Annual Conference and Trade Show.

REPORTS OF COMMITTEES – None.

EXECUTIVE DIRECTOR'S REPORT – None.

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

Mr. Parsons informed the Board that he went to the Clover Street firehouse, which was for sale, and intended to put in a bid based on its appraisal. However, the bidding escalated quickly and the winning bid was \$925,000.00.

NEW BUSINESS

The following resolutions were introduced:

Resolution No. 5139 - Resolution Approving the Renewal of the Intergovernmental Service Agreement between the Lakewood Housing Authority and the Princeton Housing Authority for Management Services. Mr. Parsons pointed out that there were no changes to the two-year contract, which Princeton had already approved. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Caldwell, and Ms. Medina. Resolution No. 5139 approved.

Resolution No. 5140 - Assistant Executive Director's Compensation for Management of the Princeton Housing Authority. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Caldwell, and Ms. Medina. Resolution No. 5140 approved.

Resolution No. 5141 - Resolution Approving Merit Payment for Key Administrative Staff. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Caldwell, and Ms. Medina. Resolution No. 5141 approved.

Resolution No. 5142 - Resolution Awarding the Physical Condition Assessment (PCA) for the Rental Assistance Demonstration (RAD) for John J. Currey Building, Peter Ward Tower, and Lulu Duffy Cottages. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Caldwell, and Ms. Medina. Resolution No. 5142 approved.

Ms. Grauso introduced the newest Commissioner, Angela Caldwell, to the Board. Ms. Caldwell spoke a little about her background, stating she was Georgian Court graduate and currently employed by Solutions to End Poverty Soon (STEPS). She was then welcomed by the other Commissioners.

MEETING OPENED TO HOUSING AUTHORITY RESIDENTS – None.**MEETING OPENED TO THE PUBLIC** – None.**COMMENTS FROM COMMISSIONERS** – None.**CLOSED SESSION****REPORT OF ATTORNEY**

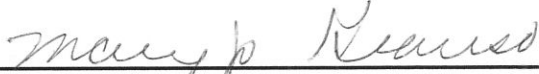
Mr. Corrison informed the Board of the need to form a Non-Profit entity in order to manage

vouchers for RAD properties. Ms. Grauso stated that CIS had approached her regarding maintenance of Chambers Crescent, which would bring in additional revenue, and would be incorporated into the Non-Profit. Mr. Corriston recommended finding Commissioners with an interest in the community to form a Board, which must be established to oversee the Non-Profit.

ADJOURNMENT

On motion by Mr. Stafford Smith, seconded by Ms. Medina, all present voted to adjourn at approximately 6:56 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, July 28, 2015.



Mary Jo Grauso, Secretary
Executive Director