

These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Rescheduled Regular Meeting held on Tuesday, April 26, 2016, 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. 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 April 19, 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*

Eric Sherman – *Vice Chairperson (via telephone)*

Gregory Stafford Smith – *2nd Vice Chairperson*

Angela Caldwell – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*

Terrence Corrison – *Attorney*

Absent were:

Joseph Weingarten – *Commissioner*

Nechama Heinemann – *Commissioner*

Shabsi Ganzweig – *Commissioner*

Ray Coles – *Township Liaison*

Scott Parsons – *Assistant Executive Director*

READING OF MINUTES

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

CORRESPONDENCE – None.

REPORTS OF COMMITTEES – None.

EXECUTIVE DIRECTOR'S REPORT

Ms. Grauso briefly highlighted items from her written report. She mentioned that Public Housing

unit turnovers had decreased over the last month. Units were being upgraded and much improved.

She also reported that the LHA was recently awarded additional funding through the Resident Opportunities and Self-Sufficiency (ROSS) Grant, which will be used to provide services, support, and resources for those living in our senior housing. The program will be coordinated by ENABLE, a service agency currently running the same program in Princeton. Their staff person will have an office at the Currey Building and assist our seniors from all sites, five days a week, with any problems they may have, i.e., dealing with insurance issues, transportation, medical bills, etc.

Ms. Grauso related that Section 8 rental assistance intake was continuing, though slowly, due to the three-month voucher term that applicants have to find approved units. In addition, she approximated that up to 30% of eligible applicants own their own homes or other properties throughout Lakewood. She has attempted to stress during briefings that Section 8 was implemented to assist desperate families in need of safe, affordable, and sanitary housing; not to provide a means to build wealth for those who already have what they need. Upon hearing and understanding that they would take a voucher away from other families truly in need, several applicants opted out of the program, though not enough.

REPORT OF ATTORNEY

Mr. Corrison stated that he had little to report. The only current pending eviction case was adjourned for a week.

REPORT OF TOWNSHIP LIAISON – None.

OLD BUSINESS – None.

NEW BUSINESS

Resolutions

Resolution No. 5167A - Amended Resolution Awarding Contract for Unarmed Security Guards' Service at the John C. Currey Building and Peter Ward Tower for the Period April 1, 2016 through September 30, 2016. Ms. Grauso explained that Resolution 5167 passed at the March Board Meeting contained a monetary error in one of the bids. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Caldwell, and Ms. Medina. Resolution No. 5167A approved.

Resolution No. 5168 - Resolution Ratifying Administrative Staff to Work Summer Hours Memorial Day 2016 through Labor Day 2016. 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. 5168 approved.

Resolution No. 5169 - Hiring Independent Public Accountant (IPA) for an Audit of the Books and Records of the Authority for the Twelve-Month Period Ending December 31, 2015. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Caldwell, and Ms. Medina. Resolution No. 5169 approved.

Resolution No. 5170 - Resolution Awarding the Contract for Hallway Flooring Upgrades at Peter Ward Tower. 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. Resolution No. 5170 approved.

Resolution No. 5171 - Full-Time Position Maintenance Worker (Robert Dodge). Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Caldwell, and Ms. Medina. Resolution No. 5171 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 Ms. Caldwell, all present voted to adjourn at approximately 6:22 pm.

I hereby certify that the above is a true copy of the Minutes of the Rescheduled 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, April 26, 2016.



Mary Jo Grauso, Secretary
Executive Director