

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, April 24, 2018, at 6:03 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 6:01 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, 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 22, 2018 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 – *Vice Chairperson*
 Shabsi Ganzweig – *2nd Vice Chairperson*
 Nechama Heinemann - *Commissioner*
 Angela Caldwell – *Commissioner*
 Denise Douglas – *Resident 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*

READING OF MINUTES

Minutes of the Regular Board Meeting of March 27, 2018 were reviewed. Motion to approve made by Ms. Caldwell, seconded by Ms. Douglas. On roll call approving, Ms. Medina, Mr. Stafford Smith, Ms. Caldwell and Ms. Douglas. Mr. Ganzweig did not approve and Ms. Heinemann abstained. Minutes were approved.

Closed session Minutes of the Regular Board Meeting of March 27, 2018 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. Douglas. Ms. Heinemann abstained. Minutes were approved.

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion a motion to approve made by Ms. Heinemann, seconded by Mr. Stafford Smith. On roll call approving, Ms. Medina, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell and Ms. Douglas. Mr. Ganzweig abstained. Bills were approved.

CORRESPONDENCE –

- **Item 1:** Township of Toms River – Officer of the Mayor: 50th Anniversary Fair Housing Seminar
- **Item 2:** Online notice of final rating for SEMAP : Rated a High Performer at 100%

REPORTS OF COMMITTEES – None

EXECUTIVE DIRECTOR'S REPORT

Ms. Grauso informed the Board that the contract that was signed in August 2017 with Diamond Construction for the parking lot project on the Currey site has been unresponsive to the architect's requests for status of the job. A change order for over \$40,000 was received and terminating the contract was recommended by the architect. The attorney is now involved and will report to the Board his update and recommendation.

The Housing Authority will be going out to bid for window replacement at the Peter Ward, LuLu Duffy and the addition to the Administration Building. The architect is working on the scope of work and RFP.

Further investigation has been done concerning the property the LHA owns and our attorney will be discussing this during his report. Mr. Corriston suggested this matter should be discussed in closed session.

STEPS was able to have one of the problematic residents leave the LHA prior to her court appearance. As a result of her poor housekeeping her unit required special cleaning and extermination treatments.

A resolution to approve the pest control contract with Buggin Out will be presented. They were the only bidders for the service and have been our contractor for several years. The ED has met with the owner to discuss how they can improve service.

One of the Maintenance staff employees will be out on disability for several months. We are planning on advertising for a temporary worker to avoid falling behind in unit turnovers and work orders.

Ms. Grauso discussed the 50th Anniversary Fair Housing Seminar that she had attended on April 17, 2018. The keynote speaker was Lynne Patton, Regional Administrator of the Region II U.S. Dept. of HUD. In addition staff from HUD's Office of Fair Housing and Equal Opportunity presented an overview of the mission to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws. STEPS coordinated the seminar and representatives from many agencies spoke about The Fair Housing Act and how far we have come out but how much further we still have to go to assure everyone regardless of race, color, religion, sex, national origin, disability and familial status is not discriminated against in housing.

Ms. Grauso mentioned that Ms. Patton spoke of the work HUD has accomplished and continues to strive for in the field of fair housing as a component of their mission. She acknowledged the attendance of Grace Dekker, E.D. of the Berkeley Housing Authority and this E.D. in her speech. Ms. Grauso stated that she had the pleasure of being introduced to Ms. Patton several months ago by Maria Maio, the Director of HUD in Newark at a convention. Ms. Maio wanted Ms. Patton to meet Ms. Grauso as Lakewood has been on their radar for several reasons. Ms. Patton asked if the LHA was involved in any of the negative publicity and the ongoing lawsuits in Lakewood and Ms. Grauso explained that the LHA was not the agency involved. Ms. Grauso also stated that she had asked Ms. Patton when the HOTMA that was passed by the Obama administration would be enacted. After HOTMA was passed the LHA had received numerous phone calls from schools, agencies, clients and applicants asking what the effect of the legislation would mean to them. There were concerns of termination, finding to be ineligible as applicants or grandfathered in as clients regarding having property and assets. As the E.D. had no idea when the HOTMA would be totally enacted by HUD no answers could be given. Ms. Patton was asked if she could determine what the timeline would be. At the Fair Housing Seminar Ms. Patton acknowledged she looked into it and spoke to the Secretary of HUD, Ben Carson and assured the audience the "loophole" which allows Section 8 recipients to own property and have assets over \$100,000 would be closed. Mr. Ganzweig stated that he was in attendance at the Fair Housing Seminar and he expressed his appreciation that the E.D. clarified how the HOTMA issue came up and how it will be resolved.

Ms. Grauso also noted that several speakers explained the rights of low income households and remedies they had through agencies present at the seminar including HUD, Legal Services, NAACP, STEPS and other advocacy groups present in the room.

Regarding the vouchers, LHA is continuing call ins from the Waiting List. The first call ins are residents who live in our developments who had requested a voucher. There will be another briefing within the next month.

The A.E.D. has worked diligently to prepare the payment standards to conform with the new Small Area Fair Market Rents and there will be no adverse effect for Lakewood. The LHA is in compliance with the HUD deadline of April 2018. After brief discussion with the Board, it was confirmed that it will not have any effect now that is has been broken down by zip code.

The LHA once again has scored 100% on the SEMAP. This is quite an accomplishment and one that the E.D. will send to local sources to publish.

REPORT OF ATTORNEY

Mr. Corrison reviewed the prior request to look into Residency Preferences and how they impact purging of the Waiting List. He was unable to locate anything that states a United States residency requirement is permitted. After discussion, the E.D. will determine which applicants have been affected and those applicants will be reinstated to the waiting list.

Mr. Corrison discussed the parking lot construction which had gone out to bid and contract awarded. The Township was requiring additional drainage and other requirements which resulted in a \$40,000 change order. The director has discretion to terminate the contract for convenience. Mr. Corrison suggested that the Housing Authority terminate the contract, rebid the project and reimburse any soft costs to the contractor. Mr. Corrison suggested a motion to terminate the contract.

Motion to terminate the contract for the parking lot made by Mr. Stafford-Smith, seconded by Ms. Heinemann. On roll call approving, Ms. Medina, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Heinemann, Ms. Caldwell and Ms. Douglas.

Adler Street property will be discussed in closed session.

REPORT OF TOWNSHIP LIAISON – None

OLD BUSINESS -

Mr. Ganzweig requested if he can be provided a schedule of upcoming RFP's.

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

- a. **Resolution 5214** - Awarding Contract for Fee Accountant. Motion to approve made by Mr. Stafford-Smith, seconded by Ms. Caldwell. On roll call approving, Ms. Medina, Mr. Stafford-Smith, Ms. Heinemann, Ms. Caldwell and Ms. Douglas. Mr. Ganzweig abstained. Resolution 5214 approved.

Resolution 5215 - Awarding Contract for General Counsel. Ms. Grauso stated that the evaluation scoring showed Breslin & Breslin scored 30 and the other firm scored 25. The other firm did not show any experience in Housing Authorities or Landlord Tenant experience. A subcommittee has been formed consisting of Ms. Median, Mr. Ganzweig & Mr. Stafford-Smith to further review Resolution 5215. Resolution 5215 was tabled.

Motion to create a subcommittee made by Mr. Stafford-Smith, seconded by Ms. Caldwell. On roll call approving, Ms. Medina, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Heinemann, Ms. Caldwell and Ms. Douglas.

Resolution 5216 - Awarding Contract for Audit. Motion to approve made by Mr. Stafford-Smith, seconded by Ms. Caldwell. On roll call approving, Ms. Medina, Mr. Stafford-Smith, Ms. Heinemann, Ms. Caldwell and Ms. Douglas. Mr. Ganzweig abstained. Resolution 5216 approved.

Resolution 5217 - Awarding Contract for Landlord/ Tenant. Tabled. As stated in Resolution 5215, subcommittee will review to make their decision. Resolution 5217 was tabled.

Resolution 5218 - Awarding Contract for Pest Control. Motion to approve made by Ms. Heinemann, seconded by Ms. Caldwell. On roll call approving, Ms. Medina, Mr. Stafford-Smith, Ms. Caldwell and Ms. Douglas. Mr. Ganzweig did not approve. Resolution 5218 approved.

b. Additions:

MEETING OPENED TO HOUSING AUTHORITY CLIENTS - None

COMMENTS FROM COMMISSIONERS -

Mr. Ganzweig had asked if commissioners are able to attend the upcoming conference in May and the E.D. confirmed that commissioners are welcome to attend. Paperwork will need to be submitted to sign up and to be reimbursed. Ms. Grauso suggested that the Travel Policy should also be reviewed.

Ms. Media expressed her thanks and appreciation to the attending staff for their hard work and diligently and helping the Housing Authority maintain a high score.

CLOSED SESSION -

Motion to go into closed session to discuss potential litigation at 6:52pm made by Mr. Stafford-Smith, seconded by Mr. Ganzweig. On roll call approving, Ms. Medina, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Douglas.

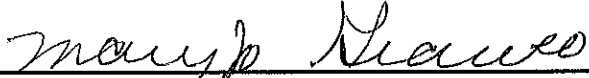
Motion to return to open session at 7:38 pm made by Mr. Stafford-Smith, seconded by Mr. Ganzweig. On roll call approving, Ms. Medina, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Douglas.

MEETING OPENED TO THE PUBLIC -

ADJOURNMENT

On motion by Ms. Stafford-Smith, seconded by Mr. Ganzweig. All present voted to adjourn at approximately 7:10 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, April 24th, 2018.



Mary Jo Grauso, Secretary
Executive Director