

*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, June 3rd, 2021 at 6:31 pm**, via Zoom.*

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:31 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*

Yehuda Gold – *Commissioner (6:53 pm)*

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 May 6th, 2021 were reviewed.

A motion was made by Mr. Ganzweig, seconded by Ms. Douglas; all commissioners present were in favor. Minutes were approved.

COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM THE PUBLIC

Mr. Reisman, Chairman of an HOA Development in Lakewood is mediating a new construction property which Mr. Murik, an LHA voucher holder is seeking to move into. The property has a technicality holding up the CO. It is contracted to three individuals and until the exact ownership is established it cannot receive a CO. Mr. Reisman stated that the owners came to an agreement, it just needs to be put to paper. Mr. Reisman would like to request the board to approve an extension for one week on Mr. Murik's voucher. After brief discussion, Mr. Stafford-Smith stated that he will take Mr. Reisman's comments under advisement and discuss it with the board.

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion, a motion to approve was made by Mr. Rennert, seconded by Ms. Caldwell; all commissioners present were in favor. Bills were approved.

CORRESPONDENCE

Email to Mike McNeil

Email from HUD regarding EHV (Emergency Housing Vouchers)

REPORTS OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report.

Mr. Parsons discussed the email to Mike McNeil regarding the Affordable Housing Trust Fund Spending Plan. There has not been much movement in setting up a meeting to discuss options to expand the use of the funds.

The LHA did not receive any allocation of the EHV (Emergency Housing Vouchers) due to a high demand in requests according to HUD.

Mr. Parsons briefly discussed the recent Executive Order 243. Staff that provide evidence of being vaccinated will be permitted to work without wearing a mask. Employees that do not provide evidence will still be required to wear a mask in the office.

REPORT OF COMMITTEES

Mr. Stafford-Smith spoke on behalf of the Personnel Committee regarding the annual Executive Director's review. The resolution to approve a merit increase for the Executive Director will follow.

LHA BUDGET REPORT

The budget report was provided through March 31st and briefly discussed with the Board.

REPORT OF ATTORNEY

Mr. Corrison discussed the new multistage process for court. There will be a mediation in advance to try to resolve disputes which will bring less people into the court rooms.

REPORT OF TOWNSHIP LIAISON – None**CLOSED SESSION**

Motion to go into closed session was made at 6:58 pm by Mr. Rennert, seconded by Ms. Douglas.

Motion to return to open session was made at 7:02 pm by Mr. Ganzweig, seconded by Ms. Douglas.
The public who were in the waiting room are back in the open session.

UNFINISHED BUSINESS - None**NEW BUSINESS** - The following new business came before the Board:

- a. Resolutions - None
- b. Additions – None

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

There has been a virtual meeting with the Affordable Housing Corporation of Lakewood. A future meeting date has been set. There is pending response from a potential new member for the Board.

Mr. Stafford-Smith would like the Board to consider Mr. Reisman's advocacy regarding Mr. Murik. Mr. Ganzweig appreciated the efforts and mentioned that the Board should leave it to the discretion of the Executive Director and feels that it should not go further than one week if that is what is being requested. Mr. Parsons mentioned that there are some flexibilities due to the COVID waivers, however the client is over 6 months on the voucher and has had 3 different opportunities to have a place but by his own admission he is looking at a very small area to rent from because he wants to

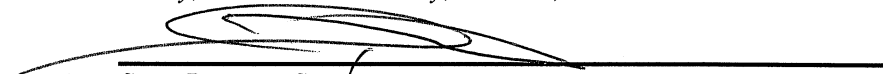
stay in a certain area. The client has also had an opportunity to lease in place. Mr. Corrison mentioned there is an Admin Plan in place to follow policy which would avoid the situation from becoming a repeat issue with other clients which can become a discrimination issue. After discussion, the Board agreed to give Mr. Murik an extension on his voucher until June 15th, 2021. Mr. Parsons will have proper notice sent out to the client. A motion was made by Ms. Caldwell, seconded by Ms. Douglas to afford Mr. Murik the opportunity of June 15th, 2021 to comply with all the informational needs of the Housing Authority.

COMMENTS FROM COMMISSIONERS - None

ADJOURNMENT

Motion to adjourn was made by Mr. Ganzweig, seconded by Mr. Rennert. All present voted to adjourn at approximately 7:13 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, June 3rd, 2021.



Scott Parsons, Secretary
Executive Director