

*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, April 7th, 2022 at 7:14 pm.***

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 7:14 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 January 24th, 2022 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 (via Zoom)*
- Eli Rennert – *Commissioner (via Zoom)*

Also attending:

- Scott Parsons – *Executive Director*
- Terrence Corriston – *Attorney (via Zoom)*

Absent were:

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

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of March 3rd, 2022 were reviewed. A motion was made by Mr. Ganzweig, seconded by Ms. Caldwell. All 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. Ganzweig, seconded by Mr. Rennert. All present were in favor. Bills were approved.

CORRESPONDENCE

Notes of appreciation from LHA clients.

REPORTS OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report including the following items:

Current leasing percentage: the HCV program was 96.6% leased up through February 2022.

Housing Choice Voucher Waiting List: The current waiting list is down to 234 applicants (45 with a Lakewood preference and 189 without a preference). The Board discussed whether to exhaust the current waiting list before moving onto the new applicants or accept applications and those with preference will go ahead of those without a preference that have been on the list since 2010. After discussion the Board considered serving the 45 Lakewood preference applicants before opening the waiting list and then select applicants by lottery and then apply preferences.

Weatherization Grant:

Mr. Parsons reached out to Ocean Inc. regarding weatherization grant funding for the John J. Currey building windows and boiler replacement at the LuLu Duffy Cottages. An audit of the buildings will take place to determine various insulation methods.

American Rescue Plan Application:

Funding was applied through the Township ARP grant as encouraged by the Township and others for the Peter Ward laundry room renovations. However, the LHA was informed that the project does not fit within the ARP parameters. The Board had asked Mr. Parsons to reach out to the Township Liaison to attend the next Board meeting, however there was an overlap of meetings and the liaison was unable to attend.

Federal Affordable Connectivity Program:

Mr. Ganzweig had put Mr. Parsons in touch with a representative from Maxsip Telecom whom is involved with the FAC program. A mailing was sent to all LHA clients and if eligible, can receive free high-speed internet plus an 8" tablet with a one-time payment of \$20 to cover enrollment and shipping.

Upcoming Board Meetings:

Mr. Parsons and the Board briefly discussed the frequency of board meetings. Mr. Corrison reviewed the language of the Bylaws and a resolution was voted on to cancel June's meeting.

REPORT OF COMMITTEES - None

LHA BUDGET REPORT

The budget report through February 28, 2022 was provided and briefly discussed.

REPORT OF ATTORNEY

Mr. Corrison briefly reviewed the conversation he had with Adam Gordon regarding the Affordable Housing Trust Fund Spending Plan. Any objection the LHA has with the plan is a local issue and would have to go through the Mayor and Council.

REPORT OF TOWNSHIP LIAISON - None

UNFINISHED BUSINESS - None

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

a. Resolutions:

Resolution 5310: Awarding Extermination Contract 05/01/2022-04/30/2023

Motion made by Mr. Ganzweig, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell and Mr. Rennert. Resolution 5310 was approved.

Resolution 5311: Awarding Elevator Maintenance Contract – PW 06/01/2022-05/31/2023

Motion made by Mr. Ganzweig, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell and Mr. Rennert. Resolution 5311 was approved.

b. **Additions:** None

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

COMMENTS FROM COMMISSIONERS

Mr. Ganzweig thanked Mr. Parsons and the LHA staff for all of their hard work and wished all a happy holiday.

ADJOURNMENT

Motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Caldwell. All present voted to adjourn at approximately 7:54 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, April 7th, 2022.



Scott Parsons, Secretary
Executive Director

