

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, January 2, 2025, at 6:05 pm.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:05 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 19, 2023 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 (via Zoom)*

Shabsi Ganzweig – *Vice Chairperson (via Zoom)*

Denise Douglas – *Commissioner (via Zoom)*

Eli Rennert – *Commissioner (via Zoom)*

Also attending:

Scott Parsons – *Executive Director (via Zoom)*

Terrence Corriston – *Attorney (via Zoom)*

Absent were:

Angela Caldwell – *2nd Vice Chairperson*

Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of December 5, 2024 were reviewed.

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

COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM THE PUBLIC

Deputy Mayor Miller wished all a Happy New Year and thanked all for the time that is spent on the Lakewood Housing Authority and being there for the public and residents. It is truly appreciated and wished all a successful year and wisdom to make the right decisions to be helpful for the public. All present thanked Mr. Miller.

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion, a motion to approve was made by Mr. Ganzweig, seconded by Ms. Douglas. All present were in favor. Bills were approved.

CORRESPONDENCE - None

REPORT OF THE EXECUTIVE DIRECTOR

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

Current leasing percentage: For 2024 the HCV program was 100.6% leased with 95.9% of the HAP budget expended through November 30. The RAD PBV program has 7 vacancies as of January 1 with 3 units being turned over and leased since the last meeting. 5 units are in the process of being turned over by maintenance, and 2 units are in the process of

being leased.

Current Improvements/Contracts in Process: The hot water heater replacement at the John J. Currey building is complete and waiting to be tuned and put into service. The Currey bathroom/plumbing improvement job is 30% completed and the office renovation remains on schedule to be completed in April. The elevator cab upgrades for Peter Ward are in production.

New Parking Lot: The oil tank was removed and unfortunately had holes that leaked into the soil. Several soil samples were taken to be tested for contamination. The results will determine what further steps need to be taken.

Weatherization Grant: The RFP for Architect/Engineering services for the window replacement has been advertised. Ocean Inc. will be performing the weatherization grant required health and safety inspections.

Fire Damaged Building: The fire damaged building at the Lulu Duffy cottages was completed in December. Two of the three units have been leased up effective January 1.

NJDCA: To date there has not been a response from DCA regarding Ms. Aderet's commissioner status. DCA/Rutgers has since made the course in question available on a weekday in January and Ms. Aderet has registered for it.

2025 FSS Grant: The FSS Grant has been approved, and we are waiting for the official announcement letter from HUD.

HOTMA Update: HUD issued Notice PIH 2024-38 in December announcing that PHA's need to comply with HOTMA for all actions effective on or after July 1, 2025. The staff will be taking a refresher course since HOTMA completely changes how cases are calculated and processed.

REPORT OF COMMITTEES - None

LHA BUDGET REPORT - The budget through November 2024 was reviewed.

REPORT OF ATTORNEY

Mr. Corrison did not have any updates to report at this time.

REPORT OF TOWNSHIP LIAISON – None

UNFINISHED BUSINESS - None

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

A motion was made by Mr. Ganzweig and seconded by Mr. Rennert to approve the following Consent Agenda. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Douglas and Mr. Rennert. The following Consent Agenda was approved.

a. Resolutions:

Resolution 5395: Cash Management Plan

Resolution 5396: Writing Off Uncollectible Rents

Resolution 5394: 2025 Adopted Budget

b. Additions: None

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD - None

COMMENTS FROM COMMISSIONERS

Mr. Ganzweig wished all an awesome 2025 and is looking forward to doing great things this year. All present thanked Mr. Ganzweig.

ADJOURNMENT

A motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Douglas. All present voted to adjourn at approximately, 6:11 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, January 2, 2025.

Scott Parsons, Secretary
Executive Director