

*These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Special Meeting held on **Tuesday, February 3, 2015, at 6:08 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 6:08 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 January 28, 2015, 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*

Eric Sherman – *Vice Chairperson*

Gregory Stafford Smith – *Commissioner*

Nechama Heinemann – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*

Scott Parsons – *Assistant Executive Director*

Terrence Corrison – *Attorney*

Absent were:

Bernard M. Williams – *Commissioner*

Joseph Weingarten – *Commissioner*

Ray Coles – *Township Liaison*

DISCUSSION

Mr. Corrison briefly addressed the Deed of Consolidation for the John F. Kennedy Apartments (i.e., Chambers Crescent) development project. He noted that the lot numbers on the original deed had been consolidated into one, simplifying the transfer of the property.

READING OF MINUTES

Minutes of the Regular Board Meeting of December 19, 2014 were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Heinemann. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Minutes were approved.

BILLS AND APPROVAL OF SAME

Bills were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Bills were approved.

CORRESPONDENCE – None.

REPORTS OF COMMITTEES – None.**EXECUTIVE DIRECTOR'S REPORT**

Ms. Grauso reported that the transfer of the John F. Kennedy Apartments is imminent. The investor for Community Strategic Investments, LLC (CIS) will be looking at the site, discussing the rent rolls with management. An April 2015 closing is anticipated. Once the date is confirmed, those tenants still residing in the apartments will be assisted with their relocation, which will be a massive undertaking.

The contract with the Security Guards hired last year for the John C. Currey Building will be terminated due to their failure to adequately perform their duties. The next lowest bidder has been contacted and a new contract is being negotiated.

Lastly, Ms. Grauso stated that the LHA Housing Choice Voucher Program is fully leased, although there are Family Unification Program Vouchers available.

REPORT OF ATTORNEY

Mr. Corrison reported that the case concerning the tenant suing for property damage was tried to its conclusion with the judge finding in favor of the LHA. Another case regarding a tenant with an illegal boarder is pending.

REPORT OF TOWNSHIP LIAISON – None.**OLD BUSINESS** – None.**NEW BUSINESS**

The following new business came before the Board:

a. Reorganization of Board – Nominations of Officers for 2015

Chairperson: Miriam Medina was nominated by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Election of Chairperson approved.

Vice Chairperson: Eric Sherman was nominated by Ms. Heinemann, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Election of Vice Chairperson approved.

2nd Vice Chairperson: Gregory Stafford Smith was nominated by Mr. Sherman, seconded by Ms. Heinemann. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Election of 2nd Vice Chairperson approved.

b. Resolutions

Resolution No. 5118 - Approving the Lakewood Housing Authority Schedule of Regular Board Meetings: For Calendar Year 2015. Due to the change in schedule, it was determined that there would be no need for an additional February Board Meeting. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5118 approved.

Resolution No. 5119A* - Executive Director's Evaluated Merit Increase for 2014 and Approved Salary Increase Effective October 1, 2014. Motion to approve made by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5119 approved.

Resolution No. 5120A* - Resolution Extending Contract for Elevator Maintenance of Traction Elevators at the NJ54-2 Pete Ward Towers and NJ54-3 John J. Currey Building to United States Elevator, Inc. for the Period March 1, 2015 through February 29, 2016. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Heinemann. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5120 approved.

Resolution No. 5121 - Contract Award for Appliances Gas Ranges and Refrigerators. Motion to approve made by Ms. Heinemann, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5121 approved.

Resolution No. 5122 - Awarding Exterminating Contract April 15, 2015 through April 14, 2016. Motion to approve made by Mr. Sherman, seconded by Mr. Heinemann. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5122 approved.

Resolution No. 5123 - Resolution Approving the Late Submission of the Lakewood Housing Authority Budget. Motion to approve made by Mr. Stafford Smith., seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5123 approved.

Resolution No. 5124 - 2015 Lakewood Housing Authority Adopted Budget Resolution. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Heinemann. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5124 approved.

Resolution No. 5125 - Resolution Authorizing the Executive Director to Execute and Record a Deed of Consolidation with Respect to Property Owned by the Housing Authority of the Township of Lakewood. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5125 approved.

MEETING OPENED TO HOUSING AUTHORITY RESIDENTS – None.

MEETING OPENED TO THE PUBLIC – None.

COMMENTS FROM COMMISSIONERS

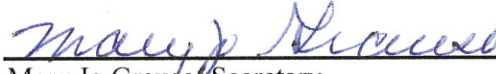
Ms. Heinemann asked for clarification of the LHA policy regarding unmarried, full-time students applying for Section 8 rental assistance. Ms. Grauso stated that HUD regulations specify that those applications are ineligible and are therefore purged from the LHA Waiting List upon discovery. Applicants may request an informal review and also contact HUD if they choose to do so.

*Indicates amendment of duplicate Resolution numbers.

ADJOURNMENT

On motion by Mr. Stafford Smith, seconded by Mr. Sherman, all present voted to adjourn at approximately 6:53 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, February 3, 2015.



Mary Jo Grauso, Secretary
Executive Director