

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 Wednesday, May 13, 2015, at 6:00 pm, in the Community Room at the Rev. Albert Clayton Administration Building, 317 Sampson Avenue, Lakewood, NJ.

MEETING CALLED TO ORDER

Miriam Medina called the meeting to order at 6:00 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 April 30, 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 (arrived 6:09 pm)*
Joseph Weingarten – *Commissioner*
Nechama Heinemann – *Commissioner*

Also attending:

Scott Parsons – *Assistant Executive Director*

Absent were:

Mary Jo Grauso – *Executive Director*
Bernard M. Williams – *Commissioner*
Terrence Corriston – *Attorney*
Ray Coles – *Township Liaison*

READING OF MINUTES

Minutes of the Special Board Meeting of March 25, 2015 were reviewed. Motion to approve made by Mr. Weingarten, seconded by Ms. Heinemann. On roll call approving, Mr. Weingarten, Mr. Sherman, Ms. Heinemann, and Ms. Medina. Minutes were approved.

BILLS AND APPROVAL OF SAME

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

CORRESPONDENCE

Item 1: Award Letter from HUD Washington approving the LHA application for a Rental Assistance Demonstration (RAD) HUD Commitment to Enter into a Housing Assistance Payment (CHAP) for the John J. Currey Building. Mr. Parsons advised the Commissioners that he was reviewing expenses to determine if the change would be of benefit to the LHA. Mr. Weingarten asked what other benefits RAD would be to the LHA. Mr. Parsons responded that it would transfer the property from Public Housing to the Voucher Program so there would no longer be PHAS evaluations. In addition, improvements would not require HUD approval. Mr. Weingarten asked if bidding would still be required. Mr. Parsons was not certain that the LHA would be exempt, but stated that historically Section 8 has been a more consistent funding source than Public Housing. The next step will be to get a Physical Condition Assessment (PCA) to determine what kind of improvements need to be made. Mr. Parsons is hopeful that there will be no need for tax credits and the LHA can obtain a mortgage, at which point the Board will make the decision whether or not to pursue the conversion.

Item 2. Email and attachment from HUD Newark inquiring if the LHA would be interested in administering Tenant Protection Vouchers for Lakewood Plaza II. Mr. Weingarten wanted to know the pros and cons of taking on the vouchers. Mr. Parsons answered that they would be another stream of income through HUD administrative fees. Mr. Weingarten expressed concern about handling extra inspections. Mr. Parsons stated that the maintenance supervisor was conducting the inspections and there would be no conflicts.

Item 3. Email from the New Jersey Foundation for Open Government regarding recent OPMA and OPRA court rulings.

REPORTS OF COMMITTEES – None.

EXECUTIVE DIRECTOR'S REPORT – None.

REPORT OF ATTORNEY – None.

REPORT OF TOWNSHIP LIAISON – None.

OLD BUSINESS – None.

NEW BUSINESS

Resolutions

Resolution No. 5130 - Resolution Awarding the Contract for Hallway Flooring Upgrades at the John J. Currey Building. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Weingarten. On roll call approving, Mr. Weingarten, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5130 approved.

Resolution No. 5131 - Resolution Ratifying Administrative Staff to Work Summer Hours Memorial Day 2015 through Labor Day 2015. Motion to approve made by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Weingarten, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5131 approved.

Resolution No. 5132 - Awarding the Contract for General Counsel June 1, 2015 – May 31, 2016. Motion to approve made by Mr. Weingarten, seconded by Mr. Stafford Smith. On roll call approving, Mr. Weingarten, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5132 approved.

Resolution No. 5132A - Awarding the Contract for Landlord/Tenant Actions June 1, 2015 – May 31, 2016. Motion to approve made by Mr. Sherman, seconded by Mr. Weingarten. On roll call approving, Mr. Weingarten, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5132A approved.

Resolution No. 5133 - Resolution Authorizing the Executive Director to Execute Any and All Agreements or Documents Necessary to Administer 72 Project- Based Housing Choice Vouchers for Lakewood Plaza II and Amending the Administrative Plan to Provide for Same. Mr. Osher Flagler of Lakewood Plaza II answered Commissioner questions about the project. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Weingarten, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Resolution No. 5133 approved.

MEETING OPENED TO HOUSING AUTHORITY RESIDENTS – None.

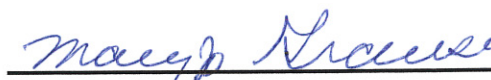
MEETING OPENED TO THE PUBLIC – None.

COMMENTS FROM COMMISSIONERS – None.

ADJOURNMENT

On motion by Mr. Stafford Smith, seconded by Mr. Sherman, all present voted to adjourn at approximately 6:34 pm.

I hereby certify that the above is a true copy of the Minutes of the Special 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 Wednesday, May 13, 2015.



Mary Jo Grauso, Secretary
Executive Director