

*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 **Tuesday, June 23, 2015, at 6:02 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 6:02 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 February 4, 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 Corriston – *Attorney*

Absent were:

Joseph Weingarten – *Commissioner*

Ray Coles – *Township Liaison*

MOMENT OF SILENCE FOR BERNARD M. WILLIAMS

Ms. Medina requested a moment of silence in recognition of the life and service of Commissioner Bernard M. Williams, who passed away on June 12, 2015. Ms. Medina honored his memory and stated that he was a humanitarian and an advocate for all the people of Lakewood.

ELITE TASK FORCE HEARING

Mr. Corriston explained that Elite Task Force, whose contract to provide security for the Currey Building was terminated for cause, was entitled to a Formal Hearing. He reviewed the Hearing ground rules and Ms. Grauso was the first to be sworn in. She went over various complaints against the guards employed by Elite, including their failure to appear for duty, and described LHA efforts to remedy the issue with Elite.

After being sworn in, Mr. Parsons added that his biggest frustration was having to take the time to review video tape upon receipt of every Elite bill to ensure that the guards were actually present and deserving of their pay.

The President of Elite Task Force, Qua West, was then sworn in and addressed LHA concerns regarding his employees. He admitted that the LHA had legitimate complaints, but stated he could only draw employees from a small pool of candidates. Nevertheless, he was confident that he could now provide adequate guard coverage. He also indicated that Elite GPS and touring

systems would be implemented so that guard movements could be more easily tracked and stated that he had introduced redundancy into his system as a failsafe for guard coverage. Mr. West called his Assistant Director, Nor A. Cannon, as a witness.

Mr. Cannon was sworn in and stated for the record that he was in charge of Currey and had covered some of the shifts. He related additional problems faced at the Currey Building and assured the Board that the changes implemented into Elite's employment and security policies would preclude any further issues.

Several Commissioners questioned whether Elite was capable of fulfilling its contract requirements. Mr. Parsons introduced the further issue of Elite's software provider's inability to contact the company for billing purposes. Ms. Grauso added that she too had mail returned due to address changes. She appreciated that Mr. West and Mr. Cannon had addressed their hiring issues, but was not confident that they had proven the efficacy of their efforts.

Mr. Corrison asked for a show of hands from Commissioners who believed Mr. West and Mr. Cannon had shown Good Cause for reconsideration of Elite's termination. Seeing none, motion to deny Good Cause made by Mr. Stafford Smith, seconded by Ms. Medina. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina.

READING OF MINUTES

Minutes of the Regular Board Meeting of May 26, 2015 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. Minutes were approved.

BILLS AND APPROVAL OF SAME

Bills were reviewed. 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. Bills were approved.

CORRESPONDENCE

Item 1: Letter from Elite Task Force requesting a hearing before the LHA Board.

Item 2: Letter from Ms. Grauso advising Elite Task Force as to date of hearing.

Item 3: Letter from HUD approving revisions to the LHA Administrative Plan.

Item 4: Letter from HUD approving revisions to the LHA Admissions and Continued Occupancy Policy (ACOP).

REPORTS OF COMMITTEES – None.

EXECUTIVE DIRECTOR'S REPORT

Ms. Grauso related that the office had been briefly closed on June 18, 2015 in order to permit staff to attend Commissioner Williams' wake and funeral services. She described the plaque that would be installed in memory of Commissioners Williams and Bell, as well as Susan De Groat, former LHA Assistant Executive Director. Chambers Crescent continues to move forward, but it is one of the first RAD projects HUD is involved with and therefore progress is slow, though steady. Mr. Parsons reported on the installation of new flooring in the Currey Building.

REPORT OF ATTORNEY

Mr. Corrison reported that although the Township had named Geoffrey Green as a Commissioner to the Board, a conflict of interest was discovered that could cost the LHA 40 vouchers. Mr. Corrison had contacted the Township Attorney and Mr. Green, and was waiting for a response from the Township.

REPORT OF TOWNSHIP LIAISON – None.

OLD BUSINESS – None.

NEW BUSINESS

The following resolutions were introduced:

Resolution No. 5137 - Resolution Implementing the Section 8 Administrative Plan Revision That Grants a 30-Day Voucher Extension to Voucher Holders Upon a Finding of Good Cause for the Granting of Such an Extension. 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. 5137 approved.

Resolution No. 5138 - Resolution Ratifying the Revision to the Admissions and Continued Occupancy Policy (ACOP) Effective June 1, 2015. 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. 5138 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 Ms. Medina, all present voted to adjourn at approximately 7:02 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, June 23, 2015.



Mary Jo Grauso, Secretary
Executive Director