

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, July 2nd, 2020 at 5:11 pm, via Zoom.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 5:11 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, 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 June 26^h, 2020 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*
Miriam Medina – *Commissioner*
Denise Douglas – *Commissioner*
Eli Rennert – *Commissioner*
Leib Gold – *Commissioner*

Also attending:

Scott Parsons – *Executive Director*
Terrence Corriston – *Attorney*

Absent were:

Ray Coles – *Township Liaison*

READING OF MINUTES –

Minutes of the Regular Board Meeting of May 7th, 2020 were reviewed.

A motion was made by Mr. Medina, seconded by Ms. Caldwell. Mr. Ganzweig abstained, all others present were in favor. Minutes were approved.

Minutes of the Closed Session meeting of May 7th, 2020 were reviewed.

A motion was made by Mr. Medina, seconded by Ms. Caldwell. Mr. Ganzweig abstained, all others present were in favor. Minutes were approved.

Minutes of the Regular Board Meeting of June 4th, 2020 were reviewed.

A motion was made by Ms. Douglas, seconded by Ms. Medina. Mr. Ganzweig abstained, all others present were in favor. Minutes were approved.

Minutes of the Closed Session meeting of June 4th, 2020 were reviewed.

A motion was made by Ms. Douglas, seconded by Ms. Caldwell. Mr. Ganzweig abstained, all others present were in favor. Minutes were approved.

BILLS AND APPROVAL OF SAME

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

CORRESPONDENCE – None

Motion made by Mr. Rennert, seconded by Mr. Ganzweig to move the Public Comment ahead. All present were in favor.

PUBLIC COMMENT - None**REPORTS OF COMMITTEES** - None**EXECUTIVE DIRECTOR'S REPORT**

Mr. Parsons presented the Board with his Executive Directors report. Mr. Ganzweig asked if there will be any accommodations for needs to attend briefings via zoom if clients are unable to come in person. Mr. Parsons stated that the LHA will be able to make those accommodations. Mr. Parsons requested that the Buildings and Grounds Committee set a date to discuss going out to bid for the Currey elevator renovations and the ADA entry door replacement in addition to look over the office expansion plan.

REPORT OF ATTORNEY

Mr. Corrison briefly discussed the recent circulated model policy on the Protection & Safe Treatment of Minors that came from JIF. The board members have a certain level of responsibility that is required annually to make sure that the staff is complying properly.

Evictions are still in the delay pattern. Any evictions filed prior to COVID have not been assigned a date as of yet.

REPORT OF TOWNSHIP LIAISON - None**LHA BUDGET REPORT**

The budget report was provided through May 2020. There was brief discussion regarding variances on the report.

OLD BUSINESS**a. LHA Administration Plan – redlined version:**

Mr. Rennert sent in a revised mission statement as well as some minor changes for Mr. Parsons to review. Mr. Parsons stated that the existing Administration Plan can be used until all the changes are reviewed and emailed to the Board to finalize and move ahead.

b. Affordable Housing Trust Fund

Mr. Parsons briefly discussed the amount of funds that are available from the Affordable Housing Trust Fund and how the funds have been allocated. The LHA received 457k for windows and the ADA doors that were completed last year. There had been prior discussions to reach out to the Mayor to determine if more funding can be provided for improvements that were originally submitted on the list. The funds that are being administered by STEPS are for one-time crisis funds for tenants to help with security deposits and back rent. After brief discussion, Mr. Stafford-Smith will reach out to schedule a meeting with the Mayor to see if there is any room for negotiation to reallocate some of the funds that were allotted to the crisis fund to go towards capital improvements.

c. Lakeland Bank

Mr. Parsons stated that he had recently received the information that can be passed on through the homeownership program. They have provided their contact information and brochures for clients coming onto the Homeownership program so clients can reach out to Lakeland Bank.

NEW BUSINESS - The following new business came before the Board:**a. Resolutions:**

Resolution 5268: COVID-19 HUD HCV Waivers. Motion made by Mr. Rennert, seconded by Mr. Ganzweig. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5268 was approved.

Resolution 5269: LHA Authorizing & Request of termination of the PH ACC. Motion made by Mr. Rennert, seconded by Mr. Ganzweig. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas and Mr. Rennert. Mr. Gold was absent for the vote. Resolution 5269 was approved.

Resolution 5270: Adoption of Domestic Violence Policy. Motion made by Mr. Rennert, seconded by Mr. Ganzweig. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5270 was approved.

b. Additions:

Model Policy: Protection & Safe Treatment of Minors – Previously discussed

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

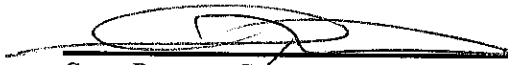
COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM COMMISSIONERS – None

ADJOURNMENT

Motion to adjourn was made by Mr. Ganzweig, seconded by Mr. Rennert. All present voted to adjourn at approximately 5:45 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, July 2nd, 2020.



Scott Parsons, Secretary
Executive Director