
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, October 26, 2016, at 6:04 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 6:04 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 October 21, 2016, 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 (via telephone)*
Gregory Stafford Smith – *2nd Vice Chairperson*
Angela Caldwell – *Commissioner*
Shabsi Ganzweig – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*
Scott Parsons – *Assistant Executive Director*

Absent were:

Joseph Weingarten – *Commissioner*
Nechama Heinemann – *Commissioner*
Terrence Corriston – *Attorney*
Ray Coles – *Township Liaison*

REPORT BY RICHARD LARSEN

Mr. Larsen, a Partner in Fallon & Larsen, LLP, briefly reported on the LHA Financial Audit, FYE December 31, 2015. He reviewed the three reports conducted and signed off by his firm:

1. The Independent Auditor's Report on LHA Financial Statements. This report does not deal with compliance or internal controls. It simply addresses whether LHA financial statements present fairly in accordance with generally accepted accounting principles. The report received, once again, as in past years, an "Unmodified Opinion" which is the highest level of assurance that can be given by an auditor.

INTRODUCTION TO THE 2017 STATE AND HUD BUDGETS

Thomas Furlong, the Lakewood Housing Authority Fee Accountant, introduced the proposed 2017 budgets to the Commissioners. After the introduction is passed by the Board, the budget will be sent to the State of New Jersey Department of Community Affairs for its 45-day review. Mr. Furlong stated that there was a major change in the budget due to the conversion of LHA Public Housing units to the Rental Assistance Demonstration (RAD) Program. The 206 formerly Public Housing units will now be funded through the Section 8 program. The reason most Housing Authorities, as well as the LHA, converted to RAD was to free up Agency properties for leveraging. This will facilitate the funding of capital projects. In addition, RAD is not subject to recapture.

Last year's budget was basically evenly balanced between expenditures and revenues. This year the numbers are up almost \$3,000,000.00 as a result of RAD. Of course, most of that money will be spent (mainly on rents) because HUD is not going to be giving a subsidy any longer, however, there will be about \$100,000.00 in surplus. The RAD program requires two main expenditures: 1) payment for inspections by an outside entity; and 2) setting aside monies (\$350,000.00) for capital improvements.

Mr. Stafford Smith asked if there was any way to introduce a line item to address the possible pension deficit. Mr. Furlong responded that it would be a possibility, however, once the monies are earmarked, would they be available for another use in the event of an emergency? He agreed that it was something to think about, especially if the numbers continue as they are in the 2017 budget.

Ms. Grauso and the Commissioners thanked Mr. Furlong for his presentation.

READING OF MINUTES

Minutes of the LHA Regular Board Meeting of September 27, 2016 were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Ganzweig. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Minutes were approved.

BILLS AND APPROVAL OF SAME

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

CORRESPONDENCE – None.

REPORTS OF COMMITTEES – None.

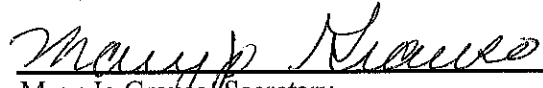
EXECUTIVE DIRECTOR'S REPORT

Ms. Grauso asked the Commissioners if they had any questions regarding her monthly report. Regarding item 7 of her report, which expresses dissatisfaction with maintenance staff, Mr. Ganzweig asked if an outside vendor had been considered. Ms. Grauso answered that outside companies are brought in regularly for floor installation, for example, or if a number of units have

ADJOURNMENT

On motion by Mr. Stafford Smith, seconded by Mr. Ganzweig, all present voted to adjourn at approximately 7:00 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, October 26, 2016.



Mary Jo Grauso, Secretary
Executive Director