

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, March 28, 2017, at 6:09 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 6:09 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 December 27, 2016, and was posted on the Authority's official designated public bulletin board at the LHA Administration Building, as well as the LHA website.

ROLL CALL

On roll call, attending Commissioners were:

Miriam Medina – *Chairperson*
Gregory Stafford Smith – *2nd Vice Chairperson*
Shabsi Ganzweig – *Vice Chairperson*
Angela Caldwell - *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*
Scott Parsons – *Assistant Executive Director*
Terrence Corrison – *Attorney*

Absent were:

Nechama Heinemann – *Commissioner*
Joseph Weingarten – *Commissioner*
Ray Coles – *Township Liaison*

READING OF MINUTES

Minutes of the Regular Board Meeting of February 28, 2017 were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford Smith, Ms. Caldwell and Ms. Medina. Mr. Ganzweig abstained. Mr. Parson asked about the status of minutes without quorum approval. Mr. Corrison responded that quorum approval was not required for meeting minutes.

BILLS AND APPROVAL OF SAME

Bills were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Ganzweig. On roll call approving, 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 submitted her written report and stated that it had been a quiet month. She noted that unit turn over had greatly improved. Mr. Stafford Smith asked if the turn over improvement was due to personnel changes. Mr. Parsons affirmed that there had been a change of supervisor. Ms. Grauso stated that the previous supervisor was now assisting with HQS inspections.

Ms. Grauso also reported that the outlook for Section 8 funding was "bleak," quoting the Fee Accountant, Thomas Furlong. The LHA would continue to keep its numbers up, but would not know about funding changes until September. Mr. Corrison added that there was talk of another sequestration.

REPORT OF ATTORNEY

Mr. Corrison reported that a lawsuit had been filed by a client who claimed to be terminated without cause. Upon further review of the case, it was determined that the client would be reinstated.

REPORT OF TOWNSHIP LIAISON – None.

OLD BUSINESS

Ms. Grauso stated that the client, who had appeared before the Board in February and requested further clarification of an income determination, had been sent another letter of explanation.

NEW BUSINESS

Mr. Parsons informed the Board that Community Strategic Investments, LLC (CIS) was approximately 13-months delinquent in paying their land lease bill. They are billed \$6,000.00 monthly by the LHA for use of the Chambers Crescent property. According to CIS, they are awaiting grant money in order to pay the debt. Mr. Corrison will be contacting CIS to insist on a time frame for payment.

MEETING OPENED TO HOUSING AUTHORITY CLIENTS – None.

MEETING OPENED TO THE PUBLIC – None.

COMMENTS FROM COMMISSIONERS

Motion to approve the sending of a letter of congratulations to the new Secretary of HUD, Ben Carson, made by Mr. Ganzweig, seconded by Mr. Stafford Smith. On roll call approving, Mr. Stafford Smith, Ms. Caldwell, Mr. Ganzweig and Ms. Medina. Motion approved.

ADJOURNMENT

On motion by Mr. Stafford Smith, seconded by Mr. Ganzweig, all present voted to adjourn at approximately 6:36 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, March 28, 2017.



Mary Jo Grauso, Secretary
Executive Director