

*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, April 25, 2017, at 6:03 pm**, in the Community Room at the Rev. Albert Clayton Administration Building, 317 Sampson Avenue, Lakewood, NJ.*

### **MEETING CALLED TO ORDER**

Mr. Stafford Smith called the meeting to order at 6:03 pm. Susan Pierson 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:

Mr. Stafford Smith – *Vice Chairperson*  
Mr. Ganzweig – *2<sup>nd</sup> Vice Chairperson*  
Angela Caldwell – *Commissioner*  
Nechama Heinemann - *Commissioner*

Also attending:

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

Absent were:

Miriam Medina - *Chairperson*  
Mary Jo Grauso – *Executive Director*  
Joseph Weingarten – *Commissioner*  
Eric Sherman - *Commissioner*  
Ray Coles – *Township Liaison*

### **READING OF MINUTES**

Minutes of the Regular Board Meeting of March 28, 2017 were reviewed. Motion to approve made by Mr. Ganzweig, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Heinemann. Minutes were approved.

### **BILLS AND APPROVAL OF SAME**

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

### **CORRESPONDENCE**

Letter to Secretary Ben Carson, US Dept. of HUD from Mary Jo Grauso, Executive Director.

### **REPORTS OF COMMITTEES – None**

### **EXECUTIVE DIRECTOR'S REPORT - None**

### **REPORT OF ATTORNEY**

Mr. Corriston reported waiting response from Community Investment Strategies (CIS) regarding money owed with specific date Lakewood Housing Authority to receive money owed.

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.**

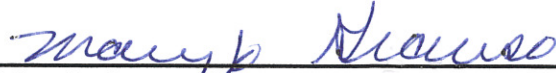
### **COMMENTS FROM COMMISSIONERS**

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.*

  
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Mary Jo Grauso, Secretary  
Executive Director