

These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Regular Board Meeting held on Tuesday, July 23rd 2019, at 6:06 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 6:06 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 January 3rd, 2019 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 – *Vice Chairperson*
Shabsi Ganzweig – *2nd Vice Chairperson*
Eli Rennert – *Commissioner*
Angela Caldwell – *Commissioner*
Denise Douglas – *Commissioner*

Also attending:

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

Absent were:

Miriam Medina – *Chairperson*
Joseph Weingarten – *Commissioner*
Ray Coles – *Township Liaison*

READING OF MINUTES

Minutes of the Regular Board Meeting and Closed Session of June 25th, 2019 were reviewed. Motion to approve made by Mr. Rennert, seconded by Ms. Caldwell, On roll call approving, Mr. Stafford-Smith, Mr. Rennert, Ms. Caldwell and Ms. Douglas. Mr. Ganzweig abstained. Minutes were approved.

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion a motion to approve made by Mr. Ganzweig, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Mr. Rennert, Ms. Caldwell and Ms. Douglas. Bills were approved.

CORRESPONDENCE

Breslin & Breslin to Department of Community Affairs – Advising DCA of Ms. Grauso's retirement and that the LHA's intent to conduct a search in accordance with the requirements for hiring a new director.

Breslin & Breslin to Township of Lakewood – Requesting the property be declared exempt from taxation and removed from the Township's rent rolls.

Executive Director Advertisement – After Board approval, listing will be posted on a National Directory.

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

Mr. Parsons presented the Board with his Executive Directors report.

Mr. Parsons informed the Board that as of 7/15/19 the summer office hours have been changed so the office remains open Monday-Friday from 7:45am – 4:30pm. Approximately half of the staff will be working Monday-Thursday and the other half is working Tuesday-Friday. Mr. Ganzweig commented that the change of the office hours was a fabulous idea and that it was a step in the right direction to better serve the clients.

Mr. Parsons stated that the changes to the Interim Recertification procedure will be further discussed under new business.

The letter to all Section 8 Participants regarding “Business/profit making activities within the subsidized unit” was sent to all participants as approved/instructed by the Board. Mr. Parsons stated that despite the attempt to make the language non-accusatory/informational, the LHA did receive several calls from participants thinking the LHA was accusing them of running day care centers in their homes. Mr. Ganzweig stated the administration did a good job with the letter and understood the confusion of clients.

The Board stated that they have begun reviewing the Admin plan.

REPORT OF ATTORNEY

Mr. Corrison stated that the RFP's were solicited for Special Counsel for childcare provider issues. Three proposals were received however there was a request for a not to exceed amount and one of the three did not provide such. Mr. Corrison stated they were all qualified firms however the amounts were vastly different and asked if the Board preferred to refer to committee. Mr. Ganzweig suggested that the Board should choose a firm now, state how much we are willing to pay and what our max is. After a brief discussion with the Board, Mr. Corrison stated the three firms: Feinstein, Raiss, Klein, Booker & Goldstein with a not to exceed of \$3,500, Cleary, Giacobbe, Alfieri & Jacobs LLC provided a not to exceed of \$25,000 and Bathgate, Wegener & Wolf a local firm did not provide a not to exceed. None of the responses indicated that there has been experience dealing with childcare. A motion was made by Mr. Ganzweig to approve Bathgate law firm, at a max of \$3,500. Mr. Corrison stated to Mr. Ganzweig that he is aware he is anxious to move forward but if Bathgate was not willing to cap it, what firm would be second. Mr. Ganzweig replied that he is would like to go with Sean Kean at Cleary, Giacobbe, Alfieri & Jacobs if they are willing to do it. Mr. Corrison stated that firm had a cap of \$25,000, Mr. Ganzweig's response was whether they agree to a cap or not, let's go down the list, since they are both familiar with the area and they are local. Mr. Rennert suggested to increase the cap to \$5,000 just in case. The motion to proceed with Bathgate at a cap at \$5,000 was seconded by Mr. Rennert. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Mr. Rennert, Ms. Caldwell and Ms. Douglas.

Mr. Corrison reviewed the Executive Director advertisement with the Board. A motion was made by Mr. Ganzweig to accept the advertisement and give Mr. Corrison permission to administrate the incoming respondents, seconded by Mr. Rennert. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Mr. Rennert, Ms. Caldwell and Ms. Douglas.

The matter regarding the Alder Street property will be discussed in closed session.

REPORT OF TOWNSHIP LIAISON - None**OLD BUSINESS** - None

CLOSED SESSION

Motion to go into closed session to discuss a matter of litigation matter at 6:44 pm made by Mr. Ganzweig, seconded by Mr. Rennert. On roll call approving, Mr. Stafford Smith, Mr. Ganzweig, Mr. Rennert, Ms. Caldwell and Ms. Douglas.

Motion to return to open session at 6:46 pm made by Ms. Caldwell, seconded by Mr. Ganzweig.

Motion to accept in light of the second appraisal and the explanation by the appraiser, Noam Kutcher as well as the fact that the property does appear to be wetlands and is not developable that the Board does not wish to pursue with the matter any further and will not oppose litigation to foreclose their interest.

Motion made by Ms. Caldwell, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Mr. Rennert, Ms. Caldwell and Ms. Douglas.

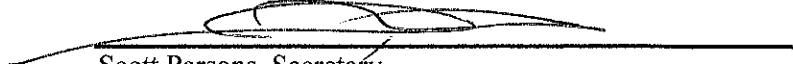
COMMENTS FROM COMMISSIONERS

Mr. Ganzweig thanked Mr. Parsons for the work that he has been putting in and we are making progress and thanked the commissioners for coming together and moving forward. The Board agreed with Mr. Ganzweig.

ADJOURNMENT

On motion by Mr. Stafford-Smith, seconded by Ms. Douglas. All present voted to adjourn at approximately 6:53 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, July 23rd, 2019.


Scott Parsons, Secretary
Acting Executive Director