

*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, May 7<sup>th</sup>, 2020 at 5:07 pm**, via Zoom.*

### **MEETING CALLED TO ORDER**

Mr. Stafford-Smith called the meeting to order at 5:07 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 April 29<sup>th</sup>, 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 – *2<sup>nd</sup> Vice Chairperson*

Miriam Medina – *Commissioner*

Denise Douglas – *Commissioner*

Eli Rennert – *Commissioner*

Leib Gold - *Commissioner*

Also attending:

Scott Parsons – *Acting Executive Director*

Terrence Corrison – *Attorney*

Absent were:

Ray Coles – *Township Liaison*

Oath of Office for Mr. Rennert appointed as State Commissioner and Mr. Gold appointed to the LHA Board of Commissioners. Mr. Rennert and Mr. Gold were sworn in by Mr. Corrison

### **READING OF MINUTES**

Minutes of the Regular Board Meeting of February 25<sup>th</sup>, 2020 were reviewed.

A motion was made by Mr. Ganzweig, seconded by Mr. Rennert, all present were in favor. Minutes were approved.

Minutes of the Closed Session meeting of February 25<sup>th</sup>, 2020 were reviewed.

A motion was made by Mr. Ganzweig, seconded by Mr. Rennert, all 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 Ms. Douglas, all present were in favor. Bills were approved.

### **CORRESPONDENCE**

The following correspondence was reviewed:

RFP – A & E Services, Fee Accountant, General Counsel & Landlord/Tenant

Notice from Township

Notice from HUD – SEMAP Final Score 12/31/2019

Letter from Breslin & Breslin – Peter Ward property

Peter Ward entry – Before & After

Notice from NJDCA – Employee requirements review for Scott Parsons

Notice from NJDCA – Appointing Eli Rennert as State Representative/Commissioner – Term ending 12/24/24

Township of Lakewood Resolution – Appointing Leib Gold to the LHA Board- Term ending 11/01/2023

### **REPORTS OF COMMITTEES**

Mr. Parsons stated to the Board that he felt he was at an impasse with the Personnel Committee regarding the negotiations of the Executive Director contract. He requested to come before the entire Board to further discuss the matter. Mr. Parsons would like this to come to a conclusion as he has been Acting Director for the past year. Ms. Medina feels there should be no reason to keep this going on. Though the Personnel Committee has presented Mr. Parsons with a contract, Ms. Douglas stated that it is not an acceptable contract. Ms. Douglas commended Mr. Parsons for the job he has been doing especially during the current pandemic. Ms. Douglas stated that she feels as if the board is not united and does not agree with what the Personnel Committee is doing and agreed that this should be discussed amongst the entire Board. The Board agreed to go into an Executive Session for further discussion.

### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Parsons presented the Board with his Executive Directors report. Mr. Parsons stated that half of the staff is coming in on alternating days until mid-May and then it will be reevaluated. Staff is now coming in and taking work home with them, minimizing the time that they are in the office. Mr. Stafford-Smith thanked Mr. Parsons for organizing the delivery of food that was brought in by Fulfill to all of the RAD tenants which was coordinated by the Township.

### **REPORT OF ATTORNEY**

Mr. Corrison addressed a letter that was sent to a neighbor of the Peter Ward property that had cleared trees from our land knowing it was not their land. Mr. Corrison will report back to the board in closed session to discuss a possible potential litigation. HUD has issued a moratorium on evictions for no payment of rent and cases pending for other causes have been adjourned by the courts. One case is pending and three cases are for cause cases and are not subject to moratorium but they are subject to delays from the courts. Mr. Corrison also congratulated Mr. Parsons and the staff on the SEMAP scores.

### **LHA BUDGET REPORT**

The budget report was provided through March 31<sup>st</sup>, 2020.

### **REPORT OF TOWNSHIP LIAISON** - None

### **OLD BUSINESS**

#### **a. LHA Administration Plan – redlined version:**

The Board decided to table and revisit next month once the entire Board has reviewed all of the changes.

#### **b. LHA Office Expansion:**

After brief discussion, the plans of the office expansion will later be presented to the Building & Grounds Committee.

### **NEW BUSINESS** - The following new business came before the Board:

#### **a. Resolutions:**

**Resolution 5260:** Full-Time Case Worker. Motion to approve made by Mr. Ganzweig, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr.. Gold. Resolution 5260 was approved.

**Resolution 5261:** Unarmed Security Guard Service. Motion to approve made by Mr. Rennert, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5261 was approved.

**Resolution 5262:** A/E Services. Motion to approve made by Mr. Rennert, seconded by Ms. Medina. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5262 was approved.

**Resolution 5263:** Elevator Maintenance. Motion to approve made by Ms. Caldwell, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5263 was approved.

**Resolution 5264:** Fee Accountant. Motion made by Mr. Ganzweig, seconded by Mr. Rennert to continue services at current rates until RFP evaluation reports are reviewed by the Board. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5264 was tabled.

**Resolution 5265:** General Counsel. Motion made by Mr. Ganzweig, seconded by Mr. Rennert to continue services at current rates until RFP evaluation reports are reviewed by the Board. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5265 was tabled.

**Resolution 5266:** Landlord Tenant. Motion made by Mr. Ganzweig, seconded by Mr. Rennert to continue services at current rates until RFP evaluation reports are reviewed by the Board. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5266 was tabled.

**Resolution 5267:** Exterminating Contract. Motion made by Mr. Rennert, seconded by Ms. Medina. On roll call approving, Mr. Stafford-Smith, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Mr. Ganzweig abstained. Resolution 5267 was approved.

**b. Additions - None**

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

**COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None**

**COMMENTS FROM THE PUBLIC**

Kasey Congero from Monarch Housing HPAC. Ms. Congero had previously provided the LHA with Moving On initiative data that was requested and had asked if there was any questions regarding the information which was submitted to help support the initiative. Mr. Parsons stated that the discussion was part of the Admin Plan which has been tabled and will forward her information for the next meeting.

**CLOSED SESSION**

Motion to go into closed session to discuss a personnel matter involving the Executive Director and a potential litigation matter was made at 6:29 pm by Ms. Caldwell, seconded by Mr. Rennert.

Motion to return to open session was made at 7:38 pm.

**COMMENTS FROM COMMISSIONERS** – Mr. Ganzweig congratulated Mr. Parsons and the LHA staff on the SEMAP score. Mr. Ganzweig also congratulated the staff for all of the efforts everyone has put in to keep the housing

authority in operation during the recent pandemic. The entire board agreed.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Douglas. All present voted to adjourn at approximately 7:39 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, May 7<sup>th</sup>, 2020.*

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Scott Parsons, Secretary  
Acting Executive Director