

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, June 4th, 2020 at 5:12 pm, via Zoom.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 5:12 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 May 28th, 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 – *2nd 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*

PUBLIC COMMENT

Tracey Goldstein - Attorney with the firm Feinstein, Raiss, Keline, Booker & Goldstein, LLC. introduced herself and the background experience she has within the Lakewood Community. Ms. Goldstein submitted a proposal to serve as council to the Board in several capacities.

Roxanne Camejo, India Delgado & Bernadette Seda, from Lakeland Bank. Ms. Delgado introduced several of the Homebuyer Grant programs that Lakeland Bank offers. The grants are available to assist Section 8 homebuyer clients with the approval process to obtain a mortgage for the Homeownership Program.

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 5:35 pm by Mr. Rennert, seconded by Ms. Douglas.

Motion to return to open session was made at 5:41 pm by Mr. Ganzweig, seconded by Mr. Rennert.

The public who were in the waiting room are back in the open session.

Motion to move public comment portion of the meeting up to this point was made by Mr. Rennert, seconded by Mr. Ganzweig. All present were in favor.

PUBLIC COMMENT

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 were any questions regarding the information which was submitted to help support the initiative.

READING OF MINUTES - None**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 - None**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 and the Board reviewed the data within the Affordable Housing Trust Fund Spending Plan. After brief discussion, the Board agreed to reach out to the Mayor to determine if more of the rehab funding can be allotted to the LHA for physical needs of the buildings. The Cares Act funding was reviewed with the Board. Mr. Parsons provided the Board with examples of COVID-19 related expenses which includes costs of employees working from home, sanitizing/preventative treatments to the buildings and bonuses to the employees for hazard pay. The funding is to cover expenses in which prevent, prepare for or respond to Corona Virus issues. If the funds are not used, they will go back to HUD. Mr. Parsons briefly discussed the recent shift changes to security in both of the buildings during the recent local rallies. Mr. Ganzweig thanked Mr. Parsons for the report and stated that the COVID-19 waivers were utilized in the right way to benefit the clients. Mr. Parsons announced that as of June 1st the temporary suspension of moves due to COVID-19 has been lifted. Mr. Parsons also briefly discussed the recent increase in HAP during the months of May & June shows the effect COVID-19 has had on client's income and the process will come back around once the clients return to work.

REPORT OF ATTORNEY

Mr. Corrison stated that there is a pending eviction matter however it has been subject to delays from the courts. There was brief discussion regarding the moratorium on evictions and the process during COVID-19.

REPORT OF TOWNSHIP LIAISON - None**LHA BUDGET REPORT**

The budget report was provided through April 2020. There was brief discussion regarding variances on the report.

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.

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

a. Additions:

Motion to enter into a 24-month contract for Mr. Parsons as Executive Director was made by Mr. Ganzweig, seconded by Ms. Caldwell. All present were in favor. The entire Board congratulated Mr. Parsons.

b. Resolutions:

Resolution 5264: Fee Accountant. Motion 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 5264 was approved.

Resolution 5265: General Counsel. Motion made by Mr. Rennert, seconded by Mr. Ganzweig. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5265 was approved.

Resolution 5266: Landlord Tenant. Motion made by Mr. Rennert, seconded by Mr. Ganzweig. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Medina, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5266 was approved.

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

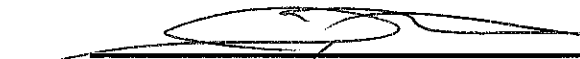
COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM COMMISSIONERS – None

ADJOURNMENT

Motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Medina. All present voted to adjourn at approximately 6:31 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, June 4th, 2020.



Scott Parsons, Secretary
Acting Executive Director