

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, November 5th, 2020 at 6:30 pm, via Zoom.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:37 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 October 30th, 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*
Denise Douglas – *Commissioner*
Eli Rennert – *Commissioner*
Leib Gold – *Commissioner*
Gizel Torres – *Commissioner*

Also attending:

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

Absent were:

Ray Coles – *Township Liaison*

Oath of Office for Ms. Torres appointed to the LHA Board of Commissioners. Ms. Torres was sworn in by Mr. Corriston

Motion made by Mr. Rennert, seconded by Mr. Ganzweig to move the Public Comment ahead. All present were in favor. Ms. Caldwell was absent for the vote.

PUBLIC COMMENT

Kasey Congero from Monarch Housing HPAC. Ms. Congero had previously provided the LHA with Moving On initiative data that was requested back in January and had asked if there were any questions regarding the information which was submitted to help support the initiative.

INTRODUCTION OF THE 2021 STATE BUDGET

Thomas Furlong, the Lakewood Housing Authority Fee Accountant, introduced the proposed 2021 budget to the Commissioners. The budget will be sent to the NJDCA who will then review/approve the budget and then the LHA will adopt the budget at the January board meeting.

Mr. Furlong presented the budget in summary format, which shows the 2021 proposed budget as compared to the 2020 adopted budget and the 2019 actual results.

The revenues as shown on the resolution have increased 5.5% over 2020, the reason for the increase is the authority has received an increase from HUD for the landlord subsidies for 2021. Dwelling rents are expected to go up approximately 6.5%. The budget also shows a 2.2% increase in the operating subsidy for the RAD developments. The expenses reflect a 5% increase, there are no substantial increases in the budget everything is kept within a 3% inflation factor.

The budget is showing a surplus of \$58,820, it is a surplus budget and it will help offset the deficit which after this fiscal year will be a deficit of about \$758,000. There is a reserve deficit due to booking of unfunded pension liability. The

required booking of the unfunded pension liability by the state caused this deficit which should be offset within a few years. Mr. Furlong stated that the authority is in very good financial shape.

After brief discussions, Mr. Parsons and the Commissioners thanked Mr. Furlong for his presentation.

READING OF MINUTES

Minutes of the Special Board Meeting of October 15th, 2020 were reviewed.

A motion was made by Mr. Rennert, seconded by Ms. Gold. Mr. Ganzweig and Ms. Torres abstained, Ms. Caldwell was absent for the vote, all others 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 Mr. Ganzweig. Ms. Torres abstained, Ms. Caldwell was absent for the vote, all others present were in favor. Bills were approved.

CORRESPONDENCE

MEL Safety Institute Bulletin

HUD FSS Program size increase approval – There was brief discussion amongst the Board regarding the FSS Program.

Email from OHI regarding COVID test results

REPORTS OF COMMITTEES

Buildings & Grounds –

Mr. Stafford-Smith stated that the Buildings & Grounds committee reviewed the proposed plans regarding the renovations of the administration office.

Personnel –

Mr. Stafford-Smith stated that the Personnel Committee had previous discussions regarding distribution of Hazard Pay to the LHA staff from the CARES Act Budget. The budget will be distributed to the Board by Mr. Parsons for review prior to voting on the resolution for the next meeting.

EXECUTIVE DIRECTOR'S REPORT

Mr. Parsons presented the Board with his Executive Directors report. There were no questions regarding the report.

REPORT OF ATTORNEY

Mr. Corrison stated that the state recently passed new regulations on virtual meetings. Mr. Corrison will have a draft policy prepared for the next meeting.

The amendments of the LHA bylaws were recently circulated to the Board. Mr. Corrison briefly reviewed the proposed changes with the Board. The amendments will be passed at next months meeting.

REPORT OF TOWNSHIP LIAISON - None

LHA BUDGET REPORT

The budget report was provided through September 30th, 2020.

OLD BUSINESS

a. LHA Administrative Plan – redlined version

After discussion the Board agreed to allow Ms. Torres time to review the plan

b. LHA Administrative Plan – FUPY & Moving On preferences

The Admin Plan sub-committee discussed the inclusion to the plan of a limited preference for the FUPY and homeless.

Mr. Parsons briefly discussed the FUPY Program to the Board. A motion was made by Mr. Rennert to include a preference in the Administrative Plan for FUPY program voucher holders that are reaching the expiration of their FUPY voucher term and will have lack of adequate housing as a result of their termination from the program, seconded by Mr. Gold. All present were in favor; Ms. Caldwell was absent for the vote.

The Moving On Program was briefly discussed by Mr. Parsons & Ms. Congero from Monarch Housing HPAC. After a lengthy discussion, the commissioners decided to look further into the specifics of the preferences for the program. A motion was made by Mr. Rennert to not adopt a preference for the Moving On Program at this time, seconded by Mr. Ganzweig. Ms. Douglas abstained, Ms. Caldwell was absent for the vote; all others present were in favor.

NEW BUSINESS - The following new business came before the Board:**a. Resolutions:**

Resolution 5276: CARES Act Budget. Resolution 5276 was tabled for further discussion.

Resolution 5277: 2021 LHA Budget Resolutions, Fiscal Year 1/1/21 – 12/31/21

Motion made by Mr. Rennert, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Douglas, Mr. Rennert, Mr. Gold and Ms. Torres. Ms. Caldwell was absent for the vote. Resolution 5277 was approved.

c. Additions:

1- Proposed amendments to the Bylaws of the Lakewood Housing Authority

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD – None**COMMENTS FROM HOUSING AUTHORITY RESIDENTS – None****COMMENTS FROM COMMISSIONERS**

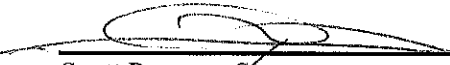
Mr. Stafford-Smith commended Mr. Parsons and the staff for their assistance with the unfortunate situation where a resident fell victim to a terrible mishap and had recently passed away. The Fire Marshall stated that the staff had been very helpful assisting them with their investigation.

Mr. Stafford-Smith mentioned that he would like the authority to acknowledge Ms. Medina's years of service. A motion was made by Mr. Ganzweig to do something in lieu of Ms. Medina's years of service to the authority, seconded by Mr. Rennert. Ms. Caldwell was absent and all others present were in favor.

ADJOURNMENT

Motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Douglas. All present voted to adjourn at approximately 8:15 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, November 5th, 2020.



Scott Parsons, Secretary
Executive Director