

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, July 3, 2025, at 6:14 pm.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:14 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, both adequate and electronic notice of this meeting was provided to the clerk of the Township of Lakewood, the Ocean County Library and the Star-Ledger on January 9, 2025 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 (via Zoom)*
Shabsi Ganzweig – *Vice Chairperson (via Zoom)*
Denise Douglas – *Commissioner (via Zoom)*
Bassi Aderet – *Commissioner (via Zoom)*

Also attending:

Scott Parsons – *Executive Director (via Zoom)*
Terrence Corrison – *Attorney (via Zoom)*

Absent were:

Angela Caldwell – *2nd Vice Chairperson*
Eli Rennert – *Commissioner (via Zoom)*
Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of May 1, 2025 were reviewed.

A motion was made by Ms. Douglas, seconded by Mr. Ganzweig. All present were in favor. Minutes were approved.

COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM THE PUBLIC - None

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion, a motion was made by Mr. Ganzweig, seconded by Ms. Aderet. All present were in favor. Bills were approved.

CORRESPONDENCE – The following correspondence were briefly discussed.

Letter to Mayor Coles – CDBG Application

Letter to Aegis Security – Reduction in hours of service

Letter to LHA Clients – Letter to clients to notify them about LHA going into HAP shortfall and to encourage clients to report their information accurately to make sure the LHA is paying the correct HAP to avoid having to terminate vouchers.

Prior to this Board Meeting, HUD instructed the LHA to stop issuing vouchers.

REPORT OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report which included the following items:

Leasing Percentage - For 2025, the HCV program was 100.5% leased with 101.9% of the HAP budget expended through May 31. The RAD PBV program has 5 vacancies as of June 1 with 7 units being leased since the last board meeting. 3 units are in the process of being turned over by maintenance and 2 units are in the process of being leased.

Current improvements/contracts in process – The office renovation completion is delayed due to extended lead times on the workstation countertop material and delays caused by the reception glass and front door sub-contractor. The completion date will be at the end of July/beginning of August. The elevator cab upgrades for Peter Ward have been completed.

Improvements in planning stages – Bids for roof replacement at John J. Currey and Peter Ward were received on May 13 and a resolution for award is on the agenda. Applications were put in for CDBG funding to either pay for these projects or at least offset the costs of these projects. Documents/Plans for the window replacement at the Currey building are completed and ready for bidding, however, this project was part of the weatherization grant program which has since come to a halt. (see weatherization grant).

Weatherization grant – Through OCEAN, Inc., the bids for the Peter Ward heating boiler replacement were received on May 16, with the apparent low bidder coming in at \$620,000. Due to errors with the energy audit that was contracted by OCEAN, Inc. and NJDCA, it is unknown at this time if this project will proceed or not. It appears that the same errors were made in the energy audit for the Curry boiler replacement/window replacement, which puts the future of that project in jeopardy as well. At this point it is highly unlikely that the Peter Ward boilers will be replaced through this project, which is very concerning due to the age and condition of the boilers. Due to the dysfunction with this project/process, we are currently obtaining proposals to repair the Peter Ward boilers so they can make it through one more heating season.

NJ Rising Stars program – Mr. Ganzweig introduced me to Tova Herskowitz from Dover Consulting regarding potentially partnering on the Affordable Housing Innovation Project Grant for their NJ Rising Stars program. The NJ Rising Stars program focuses on at risk male youth, ages 18-21, to provide them with mentoring, mental health support, skill development, job placement and career coaching. They are Looking into options to also provide housing for those in need while enrolled in their program, which is currently approximately 8 individuals. During our conversation it seems that the proposed grant opportunity is not currently a viable option, so they are looking for other potential options/opportunities and they are currently looking for a building to purchase to provide the housing. The LHA could potentially project base a certain number of vouchers, depending on the specifics of the program/housing, but I do not want to spend more time researching the possibility unless the board would be in favor of project basing vouchers for this purpose. I informed Ms. Herskowitz that I would be back in touch with her once I looked further into the process of project basing existing vouchers.

AI/facial recognition cameras – Over the past month we have been testing/dembing two different AI security system upgrades to our existing security system at the Currey building. During the testing, it became clear that one system was vastly superior to the other and provided significant time saving in tracking and documenting tenant violations and trespassed individuals. Due to the effectiveness of the system, I have decided to purchase the system for the Currey building and at the same time eliminate the security guard services for the Currey building. With every security guard company we have contracted with, I have found guards sleeping on duty, sitting in their vehicles during their shift, routinely allowing trespassed individuals to enter the building without question or not showing up for their shift. This system provides 24/7 coverage and will text and email me when trespassed individuals are in the building or when any other person of interest walks past a camera. Within a day I was able to have the police remove and ticket a frequent trespasser that the security guard company was not able to address for over a month despite being provided with pictures and other information about the individual. We will also be able to program the system to identify every tenant so if there is every any concern (family not being able to get in touch, etc.) we could quickly identify when and where the tenant was last seen. The total cost of this system is under \$13,000 for a 3-year period where the security guard service cost is

\$42,500 per year for the Currey building, \$127,500 for the same 3-year period, which will result in savings of \$114,500 over the 3-year period, or approximately \$38,000 per year.

HUD Required Family Unification Program Changes – Similar to recent changes for the Mainstream program, resolution 5409 addresses required changed to the Administrative Plan for the Family Unification program.

REPORT OF COMMITTEES - None

LHA BUDGET REPORT - The budget through May 2025 was reviewed.

REPORT OF ATTORNEY

Mr. Corrison briefly discussed recent legal issues regarding lease violations and unauthorized live ins. There was brief discussion regarding what the LHA process is if it is determined that the shortfall will require any participant termination.

REPORT OF TOWNSHIP LIAISON – None

UNFINISHED BUSINESS - None

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

A motion was made by Ms. Aderet and seconded by Mr. Ganzweig to approve the following Consent Agenda. On the roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Douglas and Ms. Aderet. The following Consent Agenda was approved.

a. **Resolutions:**

Resolution 5408: Awarding Contract for EDPM Roof Replacement at John J Currey

Resolution 5409: Amending Section 8 HCV Administrative Plan Regarding FUP

b. **Additions:** None

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

COMMENTS FROM COMMISSIONERS

Mr. Stafford-Smith thanked Mr. Parsons and Ms. Aderet for their time, patience and dedication to our clientele. Teresa and the back office were also thanked for continuing to do an amazing job. Mr. Ganzweig agreed.

ADJOURNMENT

A motion to adjourn was made by Ms. Aderet, seconded by Ms. Douglas. All present voted to adjourn at approximately, 6:54 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, July 3, 2025.



Scott Parsons, Secretary
Executive Director