

PLEASANTVILLE HOUSING AUTHORITY
156 North Main Street
Pleasantville, New Jersey 08232

COMMISSIONERS' MEETING
August 27, 2014

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, August 27, 2014 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:00 p.m. by Chairman Milton L. Hendricks who announced that public notice of the meeting pursuant to the Public Open Meetings Act of 1975 had been properly given by filing written notice to the Pleasantville City Clerk, the official bulletin board of the City and by mailing written notice to the Atlantic City Press.

1. ROLL CALL Chairman Hendricks called the roll and the following commissioners were in attendance: Commissioners Mallette, Kincaid, Jeter-Green, Santiago and Hendricks. Commissioner Charles was excused. Commissioner Brooks was absent. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and Michael Pender, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Mallette, seconded by Commissioner Santiago for approval of the minutes of the meeting held on July 23, 2014. Roll call was taken and the motion was carried unanimously.

3. RATIFICATION OF BILLS Chairman Hendricks asked for a motion to ratify bills paid during July, 2014 in the amount of \$ 98,301.39. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Jeter-Green made a motion to ratify the July bills. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

4. PUBLIC SESSION
No public was in attendance.

5. REPORT OF THE SECRETARY
Mr. Lawrence reported on the Neighborhood Stabilization Program (NSP 1). Mr. Lawrence mentioned that all units are completed and have been for a while. He stated that we had a tenant move out of the 400 Elm Avenue property. It is a Project Based unit and we will take someone off the Housing Choice Voucher waiting list to move in 400 Elm Avenue. The rehab of the property is completed and plans are to rent it up by next month. Mr. Lawrence mentioned 105 Wellington Avenue property is for sale. Our plan is to have a resident off the Housing Choice Voucher Program purchase the home. We will plan a ribbon cutting ceremony and invited Representatives from the Department of Community Affairs.

Mr. Lawrence reported the 5 Plaza Place property is 60% complete and we would like to sell that property also. Mr. Lawrence reminded the Board that we received funds from Atlantic County Improvement Authority (ACIA) to purchase Plaza Place. Mr. Lawrence reported that this morning he met with John Lamey from ACIA and was told we will receive additional HOME funds to purchase more homes in Pleasantville.

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Mr. Lawrence reported on the NSP 3 Program. He mentioned that all the properties are completed. He mentioned that 13 Lake Place property, we are waiting for a CA. Mr. Lawrence reported that we have a tenant for 5 North Third Street property. It will be rented by the end of the month. Mr. Caracciolo confirmed. Mr. Lawrence stated that 305 Linden Avenue property will be for sale.

Mr. Lawrence reported on the HUD update. HUD wants Housing Authorities to get more involved with the issues of Homelessness. Mr. Lawrence mentioned that we are already addressing the homelessness in our area.

Mr. Lawrence reported that we haven't heard anything on our Resident Assistance Demonstration (RAD) application. We are waiting for a preapproval status.

(a) Resolution #2014-34 Approving the Personnel Matters

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2014-34. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2014-35 Executive Session-Personnel and pending Litigation

At 1:20 p.m., a motion was made by Commissioner Kincaid to enter into executive session. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried.

At 1:30 p.m., a motion was made by Commissioner Mallette to return to regular session. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried.

6. FINANCE

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements is showing a surplus of \$103,517. Mr. Lawrence stated that's not accurate, he mentioned that the utilities payments are not reflected in the figures. He stated we are doing well in the program.

Mr. Lawrence reported on the Housing Choice Voucher Program financials the surplus is \$14,511, the program is going well considering the subsidy has been cut. Mr. Lawrence states both programs are operating in the black.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Mallette, seconded by Commissioner Brooks to adjourn.

Respectfully submitted,

Vernon Lawrence
Secretary/Treasurer

Pleasantville Housing Authority

Rev. Dr. Milton L. Hendricks, Chairman

I hereby certify that the foregoing is a true copy of the Board Minutes adopted by the Board of Commissioners of the Pleasantville Housing Authority at a meeting held on the 27th day of August, 2014.

Vernon Lawrence, Executive Director