

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

COMMISSIONERS' MEETING
February 25, 2015

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, February 25, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:25 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 Charles, Mallette, Brooks, Santiago, and Hendricks. Commissioner Kincaid and Jeter-Green were excused. 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 Brooks, seconded by Commissioner Santiago for approval of the minutes of the meeting held on January 21, 2015. 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 January, 2015 in the amount of \$ 62,637.73. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Brooks made a motion to ratify the January bills. Commissioner Santiago 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 & 3). Mr. Lawrence mentioned all of the original 10 properties are complete. 105 Wellington Avenue property is up for sale. Mr. Lawrence reported to the Board that we received sale offers for 136 West Adams, 305 Linden Avenue, and 5 Plaza Place properties.

Mr. Lawrence will update the board on the progress of 142 West Merion Avenue as a rental that Mr. Lawrence wants to provide a homeless family-working with the county DCA single point of entry program.

Mr. Lawrence reported that we received a contingent approval from HUD on our Resident Assistance Demonstration (RAD) application. We are waiting to receive our CHAP letter that should come in February to begin the process to convert Public Housing units to Project Based units. Mr. Lawrence mentioned that we should hear some news soon regarding the final approval of the RAD application.

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Mr. Lawrence reported on PVCDC Management of the Barlinvis family site in Atlantic City. It started January 23, 2015. It is 68 garden style units.

Mr. Lawrence introduced the new Housing Choice Voucher Assistant Case Manager Sharmarie Hinton. She replaced Joyce Battle who retired in December.

(a) Resolution #2015-04
Approving 2015 CFP & RHF Awards

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2015-04. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2015-05
Approving Amendment to the Shared Service Agreement with the PVCDC

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2015-05. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2015-06
Tenants Accounts Receivable Write Offs

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2015-06. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(d) Resolution #2015-07
Executive Session

At 1:40 p.m., a motion was made by Commissioner Santiago to enter into executive session to personnel matter. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

At 1:50 p.m., a motion was made by Commissioner Brooks to return to regular session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

6. FINANCE

Mr. Lawrence will review the financial statements with the Board at the next Board Meeting.

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7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Brooks, seconded by Commissioner Santiago 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 25th day of February, 2015.

Vernon Lawrence, Executive Director