

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

COMMISSIONERS' MEETING
February 26, 2014

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, February 26, 2014 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:05 p.m. by Vice-Chairman Henry Charles 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 Vice-Chairman Charles called the roll and the following commissioners were in attendance: Commissioners Brooks, Jeter-Green, Kincaid, Hendricks and Charles. Commissioner Mallette was excused. Commissioner Santiago resigned from the Board. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and Donald Targan, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Brooks, seconded by Commissioner Jeter-Green for approval of the minutes of the meeting held on January 22, 2014. Roll call was taken and the motion was carried unanimously.

3. RATIFICATION OF BILLS Vice-Chairman Charles asked for a motion to ratify bills paid during January 2014 in the amount of \$ 271,211.32. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the January bills. Commissioner Jeter-Green 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 updated the Board on NSP 1. Mr. Lawrence reported that we rented 310 West Adams Avenue property. Mr. Lawrence signed the sale agreement this week. We will probably go to closing in the next 45 days. Mr. Lawrence reported that 214 North Franklin Avenue is 100% complete. We already have a buyer for the property. We are going to plan a Ribbon cutting ceremony for our program. Contractors are working on the 105 Wellington Avenue property. 5 Plaza Place property was purchased with HOME Funds. We plan on selling 5 Plaza Place.

Mr. Lawrence reported on NSP 3. We have purchased seven properties. 403 Linden Avenue is completed. 136 and 142 West Adams Avenue properties will be rental units when completed. Out of the seven properties, we plan to sell five. If they do not sell we will rent them out.

Mr. Lawrence updated the Board on HUD. Mr. Lawrence mentioned that Housing Choice Voucher Program (HAP) funding at 100%. The Administrative Fee is funded at 75%. The Low Income Housing Program funding is increased from 82% to 87%. Mr. Lawrence reported that we received funding on both FSS programs.

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- (a) Resolution #2014-04**
Approving the Pleasantville Housing & Redevelopment Corp. (CHDO) Lease Agreement

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-04. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

- (b) Resolution #2014-05**
Approving Personnel Matters

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-05. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

- (c) Resolution #2013-06**
Solicit quotes for a Labor-Management Attorney

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-06. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

- (d) Resolution #2014-07**
Executive Session to discuss Personnel & Legal Matters

At 1:25 p.m., a motion was made by Commissioner Jeter-Green to enter into executive session to discuss Personnel & Legal Matters. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

At 1:40 p.m., a motion was made by Commissioner Brooks to return to regular session. Commissioner Hendricks seconded the motion. Roll call was taken the motion was carried.

6. FINANCE

Mr. Lawrence will submit reports at the next meeting.

7. ADJOURNMENT

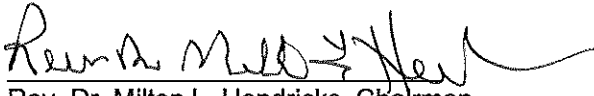
There being no further business to discuss, a motion was made by Commissioner Kincaid, seconded by Commissioner Brooks to adjourn.

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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 26th day of February, 2014.


Vernon Lawrence, Executive Director