

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

**COMMISSIONERS' MEETING
January 21, 2015**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, January 21, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:30 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, Jeter-Green, Santiago, and Hendricks. Commissioner Kincaid was 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 Mallette, seconded by Commissioner Jeter-Green for approval of the minutes of the meeting held on December 17, 2014. Commissioner Brooks abstained. 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 December, 2014 in the amount of \$119,723.19. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Jeter-Green made a motion to ratify the December bills. Commissioner Charles 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 all of the original 10 properties are complete. 136 West Adams Avenue and 5 Plaza Place properties are up for sale.

142 West Merion Avenue is a rental that Mr. Lawrence wants to provide a homeless family-working with the county DCA single point of entry program.
105 Wellington Avenue is up for sale for one of our Housing Choice Voucher Program residents.

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.

COMMISSIONERS' MEETING

January 21, 2015

Page Two

Mr. Lawrence reported on the HUD update. Mr. Lawrence reported that the 2014-2015 Budget was approved by Congress. Mr. Lawrence reported that the Low Income Public Housing program will be funded at 83% and Housing Choice Voucher Program will be funded at 100% that is paid to Landlords, Admin Fees will be funded at 74%.

**(a) Resolution #2015-01
Adopting the 2015 Five-Year and Annual Plan**

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2015-01. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2015-02
Resolution of the Board of Commissioners of the Pleasantville Housing Authority authorizing the transaction, approving the solicitation of Labor Management Legal Services and authorizing the Executive Director to execute documents and do all things necessary to effectuate the transaction**

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2015-02. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2015-03
To renew membership in the New Jersey Public Housing Authority Joint Insurance Fund**

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2015-03. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements is showing a surplus of \$213,154.91. Mr. Lawrence stated that's not accurate, he mentioned that the utilities bills were not deducted from this amount and we still need to pay a large pension amount in March. Mr. Lawrence stated the program is operating in the black.

Mr. Lawrence reported on the Housing Choice Voucher Program financials showing a surplus of \$32,132.19. Mr. Lawrence stated we still need to pay pension obligation for the Section 8 staff. The program is doing better than the prior years.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Santiago, 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 21st day of January, 2015.

Vernon Lawrence, Executive Director