

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

COMMISSIONERS' MEETING
January 22, 2014

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, January 24, 2014 in the community room of 156 North Main Street, Pleasantville, New Jersey.

The meeting was opened at 1:09 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, Brooks, Jeter-Green, Kincaid, Santiago and Hendricks. Commissioner Mallette was excused. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, and Dave Caracciolo, Operations Manager/Section 8 Coordinator.

2. APPROVAL OF MINUTES A motion was made by Commissioner Brooks, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on December 18, 2013. Commissioner Santiago 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 2013 in the amount of \$ 568,495.86. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the December 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. It will be a lease purchase. 214 North Franklin Avenue is 99% complete. 105 Wellington Avenue property is 40% complete. 5 Plaza Place property was purchased with HOME Funds. No work has started on this property yet.

Mr. Lawrence reported on NSP 3. We have purchased seven properties. 403 Linden Avenue is completed and the gas utility is installed. 136 and 142 West Adams Avenue properties will be rental units when completed. Out of the seven properties, three will be rentals.

Mr. Lawrence updated the Board on HUD. The 2014 Appropriations was approved Tuesday. The Low Income Public Housing will receive funding of 86-87%, Housing Choice Voucher was renewed at 100% and Administrative Fees has increased to 77%. This will affect the PHA Budget next year.

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Mr. Lawrence reported the Pleasantville Housing Authority's Rental Assistance Demonstration (RAD) application is in the queued status. Mr. Lawrence will update the Board on the status.

Mr. Lawrence emailed the Board on the New Jersey clean energy program. The Housing Authority received a check in the amount of \$1,144.67. The program was designed to help reduce the State's energy usage and peak demand and to transform the marketplace for the next generation of energy efficiency technologies.

(a) Resolution #2014-01 Awarding Architect & Engineering Contract

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-01. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried.

(b) Resolution #2014-02 Approving the Disposition of Obsolete Assets

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-02. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2013-04 Executive Session

At 1:29 p.m., a motion was made by Commissioner Santiago to enter into executive session to discuss litigation and investments. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

At 1:39 p.m., a motion was made by Commissioner Jeter-Green to return to regular session. Commissioner Santiago seconded the motion. Roll call was taken the motion was carried.

6. FINANCE

Mr. Lawrence went over the financial reports with the Board. Mr. Lawrence asked the board if anyone had any questions.

7. ADJOURNMENT

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

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Respectfully submitted,

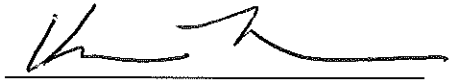
Vernon Lawrence
Secretary/Treasurer

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 22nd day of January, 2014.



Vernon Lawrence, Executive Director