

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

COMMISSIONERS' MEETING
July 23, 2014

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, July 23, 2014 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:10 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, Kincaid, Jeter-Green and Hendricks. Commissioner Santiago was excused. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, and Jim Swift, 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 June 25, 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 June, 2014 in the amount of \$ 174,078.45. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Jeter-Green made a motion to ratify the June bills. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

4. PUBLIC SESSION

Clarence Williams, #410/140 North Main Street, wanted to know the status of security guards in the buildings. Residents interested in being security guards for the senior buildings. Mr. Williams also mentioned the air conditioner unit in the 140 Community room is not working. The last issue, Mr. Williams mentioned why we can't have another cable company in the building because Comcast charge a lot of money for their services.

Donald Brown, #204/140 North Main Street, mentioned security guards also needed in the building and would like to know when the residents that signed up will begin. Mr. Brown spoke about the exercise equipment, that a sign is posted stating the Housing Authority is not responsible for any injuries.

Chairman Hendricks mentioned to the public that the Board of Commissioners set policies and are not involved with the day to day operations of the Authority that falls under the Director. Mr. Lawrence reported that the residents that signed up to be security in the building have to be tenants in good standing and they will receive a stipend and police will train. Commissioners Kincaid and Mallette asked the public to explain in detail the problems in the senior building. Mr. Brown & Mr. Williams stated that people are hanging out in front of the building doing all sorts of things and transits are getting into the building.

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5. REPORT OF THE SECRETARY

Mr. Lawrence reported that 310 West Adams Avenue, 214 North Franklin properties has been sold. 105 Wellington Avenue property rehab is complete and will be for sale. Mr. Lawrence reported that 5 Plaza Place will be completed by the next meeting and will be placed on the market to be sold.

Mr. Lawrence reported on Neighborhood Stabilization Program 3 (NSP). Mr. Lawrence mentioned that under this program, we purchased 7 homes. We will keep three for rentals. 403 Linden Avenue is already rented.

Mr. Lawrence updated the Board on HUD. Mr. Lawrence stated that Resident Advisory Demonstration (RAD) application is on hold.

Mr. Lawrence reported that we received 85% on our senior property we are appealing to receive additional points to be a High Performer again. Mr. Lawrence reported that New Hope Community received 91% and 98%.

(a) Resolution #2014-27

Awarding the Management Legal Services Contract to Targan & Pender, PC

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-24. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2014-28

Approving Extension of HCV Inspection Services for one month

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-25. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2014-29

Approve amending the Option to purchase Agreement with the Pleasantville Housing & Redevelopment Corporation

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-26. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(d) Resolution #2014-30

Approving Personnel Temporary Adjustments

Resolution #2014-30 was tabled

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(e) Resolution #2014-31

Approving the change to a new Financial Institution to collateralize PVHA Deposits

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-31. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(f) Resolution #2014-32

Approving two new Banking Accounts

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-32. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(g) Resolution #2014-33

Executive Session-Personnel

At 1:55 p.m., a motion was made by Commissioner Jeter-Green to enter into executive session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

At 2:08 p.m., a motion was made by Commissioner Jeter-Green to return to regular session. Commissioner Brooks seconded the motion. Roll call was taken and 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 Mallette, seconded by Commissioner Brooks to adjourn.

Respectfully submitted,

Vernon Lawrence
Secretary/Treasurer

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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 23rd day of July, 2014.

Vernon Lawrence, Executive Director