

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

COMMISSIONERS' MEETING
March 31, 2014

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Monday, March 31, 2014 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:07 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, Jeter-Green, Kincaid, and Hendricks. Commissioners Mallette was excused. Commissioner Brooks was absent. 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 Donald Targan, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Jeter-Green, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on February 26, 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 February, 2014 in the amount of \$ 219,859.65. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the February 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 Neighborhood Stabilization Program (NSP) 1. Mr. Lawrence reported that the mortgage has been approved for 310 West Adams Avenue. Mr. Lawrence mentioned that we will be going to closing next month. 214 North Franklin Blvd. is under contract for purchase. 105 Wellington Avenue is 40% complete. 5 Plaza Place that was purchased using HOME funds, we had lead removed from the house.

Mr. Lawrence updated the Board on NSP 3. 13 Lake Place received a new roof work was done by local section 3 workers. The property on third avenue inspection is due today. Mr. Lawrence mentioned two houses are under contract. Mr. Lawrence reported that we received all funds from DCA (state)

Mr. Lawrence reported on the HUD update. Congress approved the Budget. 2013 funding was 82%. Congress approved 2014 funding at 89.32% up to June 2014.

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Mr. Lawrence mentioned that the April Board Meeting has to be change from April 23, 2014 to April 25, 2014. The Board all agreed to the new date for the April meeting.

**(a) Resolution #2014-08
Write Off Uncollectable Accounts Receivable for Vacated Tenants**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-08. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2014-09
Resolution Approving and Adopting the 2015 Annual Budget for Low Rent Public Housing (LIPH) and Housing Choice Voucher (HCV), for the Fiscal Year ending March 31, 2015, and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the Submission**

After a lengthy explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-09. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2014-10
Approving 2014-2015 State Budget Submission**

After a lengthy explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-10. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

**(d) Resolution #2014-11
Approving 2014 CFP & RHF Awards**

After a lengthy explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-11. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

**(e) Resolution #2014-12
Resolution of the Board of Commissioners of the Pleasantville Housing Authority authorizing the transaction, approves using of Residents to perform periodic security measures on a 18 weeks trial basis to support the current security actions 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 Kincaid to approve Resolution #2014-12. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

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**(f) Resolution #2014-13
Approve the Subordination Agreement**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-13. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

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

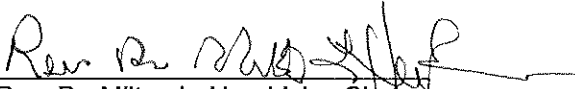
7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Jeter-Green, seconded by Commissioner Kincaid 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 31st day of March, 2014.


Vernon Lawrence, Executive Director