

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

COMMISSIONERS' MEETING
November 19, 2014

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, November 19, 2014 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:06 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, Jeter-Green, Kincaid, Brooks, and Hendricks. Commissioner Santiago 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 Brooks, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on October 29, 2014. Commissioner Mallette 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 September, 2014 in the amount of \$117,771.36. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the September bills. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

Chairman Hendricks asked for a motion to ratify bills paid during October, 2014 in the amount of \$147,408.32. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Charles made a motion to ratify the October bills. Commissioner Kincaid 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. 105 Wellington Avenue is for sale.

Mr. Lawrence reported on NSP 3 Program. Mr. Lawrence reported 403 Linden Avenue is rented, 136 West Adams Avenue is up for sale, 142 West Adams Avenue was sold, 142 West Merion Avenue is a rental, 305 Linden Avenue is under contract for sale. Mr. Lawrence reported 13 Lake Place and 5 North Third Street has been rented.

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Mr. Lawrence reported 5 Plaza Place property is completed and it will be for sale.

Mr. Lawrence reported on the HUD update. Mr. Lawrence reported that we received a contingent approval from HUD on our Resident Assistance Demonstration (RAD) application. The Department has determined that, were HUD to receive authority to convert assistance pursuant to RAD for additional units, the application from our agency will meet the eligibility requirements set forth in the RAD notice.

(a) Resolution #2014-42
Resolution of the Board of Commissioners approving one new resident to become members of the Resident Advisory Board (R.A.B)

After a brief explanation, a motion was made by Commissioner Mallette to approve Resolution #2014-42. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2014-43
Resolution of the Board of Commissioners of the Pleasantville Housing Authority sanctioning the Executive Director to explore the options of purchasing a property located in Pleasantville, NJ 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 #2014-43. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2014-44
Executive Session

At 1:15 p.m., a motion was made by Commissioner Kincaid to enter into executive session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

At 1:28 p.m., a motion was made by Commissioner Brooks to return to regular session. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried.

6. FINANCE

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements is showing a net income of \$193,580. Mr. Lawrence stated that's not accurate, he mentioned that it should be around \$80,000. Mr. Lawrence stated we are doing well in the program.

Mr. Lawrence reported on the Housing Choice Voucher Program financials, HUD has increased the Admin Fees, that why we are showing a surplus of \$22,700. Mr. Lawrence states both programs are operating in the black.

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7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Charles, 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 19th day of November, 2014.

Vernon Lawrence, Executive Director