

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

COMMISSIONERS' MEETING
August 26, 2015

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, August 26, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:11 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, Kincaid, Jeter-Green, Santiago and Hendricks. Commissioner 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 Teddy Strickland, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Santiago, seconded by Commissioner Charles for approval of the minutes of the meeting held on July 22, 2015. 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 July, 2015 in the amount of \$ 82,075.51. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Charles made a motion to ratify the July bills. Commissioner Santiago 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 1 & 3 (NSP) and HOME Programs. Both NSP programs are closed. Mr. Lawrence stated two properties are under contract for sale. Mr. Lawrence reported that we would like a family from our Housing Choice Voucher Program to purchase 105 Wellington Avenue.

Mr. Lawrence reported on HUD update. Mr. Lawrence mentioned that we received one proposal for the RAD Physical Capital Assessment for the RAD program and waiting on others to submit. Mr. Lawrence stated we are in touch with the County to get a copy of the Declaration of Trust for the senior buildings since the properties are over 30 years old, the paperwork isn't available.

Mr. Lawrence also mentioned that HUD sent out notices that families have to perform 8 hours of Community service a month to continue receiving rent subsidies. Mr. Lawrence notified the New HOPE Community Management staff.

COMMISSIONERS' MEETING

August 26, 2015

Page Two

(a) Resolution #2015-23

Approving the Interlocal/Shared Services Agreement with Sterling High School District/South Jersey Technology Partnership

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2015-23. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2015-24

Executive Session

At 1:26 p.m., a motion was made by Commissioner Jeter-Green to enter into executive session. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried.

At 1:30 p.m., a motion was made by Commissioner Charles to return to regular session. Commissioner Kincaid 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 surplus of \$190,561. Mr. Lawrence stated we sold 4 lots and receive \$30,000 from lot profit. He stated we are doing well in the program.

Mr. Lawrence reported on the Housing Choice Voucher Program financials the surplus is \$35,888, the program is going well we are receiving extra Admin funding from HUD. Mr. Lawrence states both programs are operating in the black.

7. ADJOURNMENT

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

Respectfully submitted,

Vernon Lawrence
Secretary/Treasurer

COMMISSIONERS' MEETING
August 26, 2015
Page Three

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 26th day of August, 2015.

Vernon Lawrence, Executive Director