

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

COMMISSIONERS' MEETING
December 16, 2015

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, December 16, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:05 p.m. by Vice-Chairman Henry L. Charles 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 Vice-Chairman Charles called the roll and the following commissioners were in attendance: Commissioners Mallette, Charles, Jeter-Green, Kincaid, and Santiago. Chairman Hendricks 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 Michael Pender, 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 November 18, 2015. Commissioner Mallette abstained. Roll call was taken and the motion was carried unanimously.

3. RATIFICATION OF BILLS Vice-Chairman Charles asked for a motion to ratify bills paid during November, 2015 in the amount of \$97,488.15. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the November 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 reported on the Neighborhood Stabilization Program (NSP). Mr. Lawrence reported that last Friday we sold the 305 Linden Avenue property. 136 West Adams Avenue, Mr. Lawrence had signed the contract so that property will be sold soon. 105 Wellington Avenue property we are still waiting for a Housing Choice Voucher program family to buy it or a Public Housing family. Mr. Lawrence stated that 142 Merion Avenue has been rented since July. Mr. Lawrence reported 5 Plaza Place property has a potential buyer. Mr. Lawrence will keep the Board members updated on the progress.

Mr. Lawrence reported on the HUD update. Mr. Lawrence reported that Congress hasn't approved the budget yet, we are still operating on 2014 Budget figures. Mr. Lawrence reported on RAD. We are moving along, we are waiting to hear the results of the Physical Conditions Needs Assessment on our properties.

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Mr. Lawrence mentioned that our Attorneys are working with Ingerman's Attorneys on the language in the public housing documents. We will be RAD Rental Assistance Demonstration Housing.

Mr. Lawrence mentioned that we were awarded the FSS Grant. This grant is for one year. It starts January 1, 2016. The grant amount is \$137,000. It is for 2 ½ positions. The Service Coordinators that are already in the ROSS and HCV and Public Housing FSS positions will re-apply and will be interviewed again for this grant.

Mr. Lawrence spoke on a new grant opportunity to the board. It's a \$100,000 new entry grant. Mr. Lawrence mentioned young adults ages 16-24 having their criminal record expunged. Mr. Lawrence reported that he attended a meeting with Perry Mays and others to discuss applying for the grant.

(a) Resolution #2015-33
Appointing a Fund Commissioner

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2015-33. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2015-34
Executive Session – Personnel Matters

At 1:35 p.m., a motion was made by Commissioner Santiago to enter into executive session. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried.

At 1:55 p.m., a motion was made by Commissioner Kincaid to return to regular session. Commissioner Santiago 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 \$126,164. Mr. Lawrence stated that's not accurate, he mentioned that the electric and gas bills were not deducted from this amount and we still need to pay a large pension amount in March. Mr. Lawrence stated we are doing well in the program.

Mr. Lawrence reported on the Housing Choice Voucher Program financials showing a surplus of \$89,042. Mr. Lawrence mentioned that we absorbed portable participants into our program. 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 Santiago, 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 16th day of December, 2015.

Vernon Lawrence, Executive Director