

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

COMMISSIONERS' MEETING
February 24, 2016

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, February 24, 2016 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:08 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, Santiago and Hendricks. Commissioners Kincaid and Jeter-Green were 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 Santiago, seconded by Commissioner Charles for approval of the minutes of the meeting held on January 27, 2016. Commissioners Mallette and Brooks had abstained. Roll call was taken and the motion was tabled until next meeting.

3. RATIFICATION OF BILLS Chairman Hendricks asked for a motion to ratify bills paid during January, 2016 in the amount of \$57,572.57. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the January bills. Commissioner Charles 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 105 Wellington Avenue will be a lease to purchase by a Housing Choice Voucher Program family. Mr. Lawrence discussed a lease purchase because the family isn't able to purchase the house out right.

Mr. Lawrence reported that 136 West Adams Avenue is scheduled to close on Monday. The city has to do another inspection of the property before we can close.

Mr. Lawrence mentioned that 5 Plaza Place is still on the market and the purchase price was reduced to \$75,000. Mr. Lawrence stated we thought this property would go quickly. It's a nice property, three bedrooms and 1 bathroom in a nice area.

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Mr. Lawrence reported on a new State Program (NEP) Neighborhood Enhancement Program. The program is to help stabilize deteriorating neighborhoods where decline is accelerated as a result of damage caused by Superstorm Sandy. The Program will finance residential projects that will fuel economic development through the reuse of blighted properties, including structures or lots that are vacant, abandoned, or that have been foreclosed. Mr. Lawrence will consider selling another Tremont Avenue property to the PHRC. He will get more information to the Board.

Mr. Lawrence reported on the HUD update. Mr. Lawrence mentioned that Smoke Free in Public Housing and not multi family is still being discussed and a final discussion has not been approved. Mr. Lawrence reported that the budget has been approved. The funding for LIPH is 84% and Housing Choice Voucher Program is funded at 100% that is why we applied for the RAD Program.

Mr. Lawrence reported on RAD. Mr. Lawrence provided the Board with the Financial Plan checklist for RAD. Mr. Lawrence went over in detail the checklist with the Board. Mr. Lawrence answered any questions the Board had regarding the checklist.

(a) Resolution #2016-02
Approving 2015 CFP & RHF Awards

After a brief discussion, a motion was made by Commissioner Charles to approve Resolution #2016-02. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2016-03
Tenants Account Receivable Write-Offs

After a brief discussion, a motion was made by Commissioner Charles to approve Resolution #2016-03. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2016-04
Approving Amendment to the Shared Service Agreement with the PVCDC

After a brief discussion, the motion was tabled until next meeting.

6. FINANCE

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements is showing a surplus of \$308,439. 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 \$49,332. Mr. Lawrence mentioned that we have a contract with ACIA to inspect our Housing Choice Voucher program units. We are saving by contracting with another government agency and not using a private vendor. 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 Mallette, seconded by Commissioner Santiago 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 24th day of February, 2016.

Vernon Lawrence, Executive Director