

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

COMMISSIONERS' MEETING
January 27, 2016

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, January 27, 2016 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:13 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, Santiago and Hendricks. Commissioners Mallette and Jeter-Green were 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 Santiago, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on December 16, 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 December, 2015 in the amount of \$89,254.44. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the December 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 105 Wellington Avenue will be rented out 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 136 West Adams Avenue is under contract. 142 Merion Avenue has been rented out since July 2015. Mr. Lawrence mentioned that 305 Linden Avenue has been sold. Mr. Lawrence discussed with the Board that 5 Plaza Place will be a rental.

Mr. Lawrence reported on the HUD update. Mr. Lawrence reported that the budget has been approved. Mr. Lawrence reported on RAD. Mr. Lawrence provided the Board with the summary of the Physical Conditions Needs Assessment results on our properties.

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(a) Resolution #2016-01
Executive Session

At 1:25 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 1:31 p.m., a motion was made by Commissioner Santiago 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 \$227,514. 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 \$37,061. 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.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Charles 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 27th day of January, 2016.

Vernon Lawrence, Executive Director