

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

COMMISSIONERS' MEETING
July 22, 2015

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, July 22, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:00 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 Mallette, Jeter-Green, Santiago and Hendricks. Commissioners Brooks and Kincaid was excused. Commissioner Charles 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, Mike Pender and Teddy Strickland, PHA Attorneys.

2. APPROVAL OF MINUTES A motion was made by Commissioner Santiago, seconded by Commissioner Mallette for approval of the minutes of the meeting held on June 24, 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 June, 2015 in the amount of \$ 92,984.60. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the June bills. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

4. PUBLIC SESSION No public in attendance.

5. REPORT OF THE SECRETARY

Mr. Lawrence updated the Board on Neighborhood Stabilization Program 1 & 3 (NSP). Both programs are closed. The Department of Community Affairs (DCA) did their close out audit in March. There were no findings. Mr. Lawrence reported that 105 Wellington Avenue is completed and we may have a direct buyer from our Homeownership program to purchase the home. Mr. Lawrence reported that the buyer withdrew their offer for 136 West Adams Avenue. Mr. Lawrence stated it may be a rental property. 142 West Merion Avenue has been rented on July 8, 2015.

Mr. Lawrence reported on the HOME program. 5 Plaza Place property is completed and under contract for sale. We are still waiting for the remaining funds requested for the completion of 5 Plaza Place in the amount of \$80,000.00.

Mr. Lawrence reported on HUD update. Mr. Lawrence mentioned that last Friday we received one proposal for Physical Needs Assessment for the RAD Program.

COMMISSIONERS' MEETING

July 22, 2015

Page Two

Mr. Lawrence reminded the Board members that National Night Out is August 4, 2015 from 5pm to 8pm at 301 Woodland Avenue.

(a) Resolution #2015-21

Extend the General Legal Services Contract for the Optional Second Year

After a brief explanation, a motion was made by Commissioner Jeter-Green to approve Resolution #2015-21. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2015-22

Executive Session

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

At 1:30 p.m., a motion was made by Commissioner Santiago 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 the Housing Choice Voucher Program. The Program has a surplus of \$26,000 it is turning around. The Administrative Fees are funding at 79%.

We hired a part-time employee for three months to help the FSS & CFSS Coordinators to increase their number of participants in their respective Grants.

Mr. Lawrence also mentioned that we will be re-applying for the ROSS and FSS/HCV Grants.

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
July 22, 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 22nd day of July, 2015.

Vernon Lawrence, Executive Director