

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

COMMISSIONERS' MEETING
June 24, 2015

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, June 24, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:20 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, Jeter-Green, Kincaid, Santiago and Hendricks. Commissioner Brooks was absent. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Section 8 Coordinator/Operations Manager and Mike 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 May 27, 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 May, 2015 in the amount of \$ 77,655.42. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the May 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). Both programs are closed. Mr. Lawrence mentioned that 105 Wellington Avenue work is completed. Wellington Avenue and 136 West Adams properties are for sale. 142 West Merion will be rented next month through the Homeless family-working with county DCA single point of entry program. Mr. Lawrence reported on 305 Linden Avenue property is under contract again, ACIA will give \$12,000 to PHA to address the septic tank issue.

Mr. Lawrence reported on the HOME Program. 5 Plaza Place property is completed and under contract for sale.

Mr. Lawrence updated the Board on HUD. Mr. Lawrence mentioned that the Administrative Fees are funded at 79% under the Housing Choice Voucher Program.

The Board members were invited to the Father's Day Summer Family Celebration Saturday, June 27, 2015 at New Hope Commons Park 12 noon to 4pm.

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(a) Resolution #2015-16

Approving Loan to Pleasantville Housing and Redevelopment Corporation from NSP I & III Home Sales

After a lengthy explanation, a motion was made by Commissioner Kincaid to approve Resolution #2015-16. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2015-17

Awarding the Second Year Option for Redevelopment Legal Services

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2015-17. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2015-18

Approving the 2015-2016 PHA State Budget

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2015-18. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(d) Resolution #2015-19

Resolution of the Board of Commissioners of the Pleasantville Housing Authority authorizing the transaction, approves using of residents to perform periodic security actions and authorizing the Executive Director to execute documents and do all things necessary to effectuate the transaction

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2015-19. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(e) Resolution #2015-20

Executive Session

At 1:50 p.m., a motion was made by Commissioner Santiago to enter into executive session to personnel matter. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried.

At 2:10 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.

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6. FINANCE

Mr. Lawrence went over financial reports with the Board. Mr. Lawrence stated the Low Income Public Housing and Housing Choice Voucher Programs are operating in the black.

Mr. Lawrence asked the Board if anyone had any questions.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Mallette 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 June, 2015.

Vernon Lawrence, Executive Director