

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

COMMISSIONERS' MEETING
May 27, 2015

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, May 27, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:15 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, Brooks, Kincaid, and Hendricks. Commissioner Santiago participates in the meeting by phone. Commissioners Charles and Jeter-Green was 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 Teddy Strickland, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Kincaid, seconded by Commissioner Mallette for approval of the minutes of the meeting held on April 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 April, 2015 in the amount of \$ 21,724.03. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the April bills. Commissioner Mallette 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 (NSP) 1. Mr. Lawrence reported that 105 Wellington Avenue is completed and Dave Caracciolo is working with Section 8 families to occupy. The DCA did their close out audit on the NSP 1 & 3 programs and there were no findings found.

Mr. Lawrence updated the Board on NSP 3. Mr. Lawrence mentioned that 136 West Adams Avenue property is for sale. 142 West Merion Avenue is vacant and will be a rental. Mr. Lawrence reported that 305 Linden Avenue property, ACIA will pay to have the new septic installed so the house will sell. Mr. Lawrence stated he will keep the Board updated on status.

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

COMMISSIONERS' MEETING

May 27, 2015

Page Two

**(a) Resolution #2015-12
Approving HCV Inspection Agreement with the ACIA**

After a lengthy discussion, a motion was made by Commissioner Brooks to approve Resolution #2015-12. Commissioner Kincaid seconded the motion. Chairman Hendricks abstained. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2015-13
Exercising Option to extend Contract for Auditing Services**

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2015-13. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2015-14
Exercising Option to extend Contract for Fee Accounting Services**

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2015-14. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

**(d) Resolution #2015-15
Approving the Sale of 4 Lots to the Pleasantville Housing and Redevelopment Corporation**

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2015-15. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence went over financial reports with the Board. Mr. Lawrence reported that the Low Income Public Housing (LIPH) program surplus is showing \$58,298. Mr. Lawrence mentioned that the Housing Choice Voucher (HCV) Program surplus is \$23,629.

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.

COMMISSIONERS' MEETING
May 27, 2015
Page Three

7. ADJOURNMENT

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

Vernon Lawrence, Executive Director