

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

COMMISSIONERS' MEETING
June 1, 2016

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, June 1, 2016 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:05 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, Santiago and Hendricks. Commissioner Charles was excused. Commissioner Jeter-Green is deceased. 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.

Commissioner Charles was present later in the meeting.

2. ELECTION OF OFFICERS

Chairman Hendricks turned the meeting over to Mr. Lawrence, so he could entertain nominations for the positions of Chairman and Vice-Chairman. Vernon Lawrence asked the Board for a nomination for the position of Chairman. A motion was made by Commissioner Mallette to nominate Commissioner Hendricks to the position of Chairman for another term. Commissioner Santiago seconded the motion. There were no other nominations and the motion was carried.

Mr. Lawrence asked the Board for a nomination for the position of Vice-Chairman. A motion was made by Commissioner Kincaid to nominate Commissioner Charles to the position of Vice-Chairman for another term. Commissioner Mallette seconded the motion. There were no other nominations and the motion was carried.

3. APPROVAL OF MINUTES A motion was made by Commissioner Kincaid, seconded by Commissioner Santiago for approval of the minutes of the meeting held on April 28, 2016. Commissioner Mallette abstained. Roll call was taken and the motion was carried unanimously.

A motion was made by Commissioner Santiago, seconded by Commissioner Brooks for the approval of the minutes of the meeting held on May 9, 2016. Roll call was taken and the motion was carried.

4. RATIFICATION OF BILLS Chairman Hendricks asked for a motion to ratify bills paid during April, 2016 in the amount of \$ 66,512.59. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the April bills. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

COMMISSIONERS' MEETING

June 1, 2016

Page Two

5. **PUBLIC SESSION** No public was in attendance.

6. **REPORT OF THE SECRETARY**

Mr. Lawrence updated the Board on Neighborhood Stabilization Program (NSP) 1. Mr. Lawrence reported that 105 Wellington Avenue has a potential buyer it will be a lease purchase. Dave Caracciolo has talked to the family and everything looks good with the buyer. Mr. Caracciolo mentioned that if it doesn't go through with this family, the property will have to be put on the market. No one else in the Housing Choice Voucher Program is eligible to lease the property.

Mr. Lawrence updated the Board on NSP 3. Mr. Lawrence mentioned that 136 West Adams Avenue property is sold. 142 West Merion Avenue has been rented since July 2015. Mr. Lawrence reported that 305 Linden Avenue property is sold.

Mr. Lawrence reported on HOME Program. 5 Plaza Place property is completed and under contract for sale. We were supposed to close yesterday but the city found issues during the inspection and all of the issues were completed except the extermination. Mr. Lawrence stated that will be taken care of today. Mr. Lawrence hopes to close on the property before the next board meeting.

Mr. Lawrence reported on HUD update. Mr. Lawrence reported that the Budget is moving along. He didn't think that Congress would approve until after the election. The Budget will approve additional funding for all Programs.

Mr. Lawrence also mentioned that HUD approved all Public Housing Units become smoke free buildings. HUD proposes implementation of smoke-free public housing to improve indoor air quality in the housing, benefit the health of public housing residents and PHA staff, reduce the risk of catastrophic fires, and lower overall maintenance costs. Mr. Lawrence mentioned we have 17 months to implement the smoke free policy.

(a) **Resolution #2016-11**

Awarding Contract for Audit Services for Fiscal Year April 1, 2015 – March 31, 2016 and Optional Year April 1, 2016 – March 31, 2017

After a lengthy discussion, a motion was made by Commissioner Mallette to approve Resolution #2016-11. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) **Resolution #2016-12**

Awarding Contract for Accounting Services June 1, 2016 – May 30, 2017 with an Optional 2nd Year

After a lengthy discussion, a motion was made by Commissioner Mallette to approve Resolution #2016-12. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

COMMISSIONERS' MEETING

June 1, 2016

Page Three

**(c) Resolution #2016-13
2016 Housing Authority Budget Resolution**

After a lengthy discussion, a motion was made by Commissioner Mallette to approve Resolution #2016-13. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

**(d) Resolution #2016-14
Executive Session to discuss possible Litigation and Employee Matters**

At 1:25 pm., a motion was made by Commissioner Santiago to enter into executive session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

At 1:35 p.m., a motion was made by Commissioner Brooks to return to regular session. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried

7. FINANCE

Mr. Lawrence went over the unaudited financial reports that were submitted by our Fee Accountant to HUD with the Board. Mr. Lawrence reported that the submission was on time.

8. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Kincaid 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 1st day of June, 2016.



Vernon Lawrence, Executive Director