

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

COMMISSIONERS' MEETING
June 22, 2016

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, June 22, 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 Charles, Brooks, Kincaid, Santiago and Hendricks. Commissioner Santiago was excused. Commissioner Mallette was absent. 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.

2. APPROVAL OF MINUTES A motion was made by Commissioner Brooks, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on June 1, 2016. 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, 2016 in the amount of \$ 118,490.78. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Charles made a motion to ratify the May bills. Commissioner Brooks 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 has a potential buyer it will be a lease purchase. Mr. Lawrence and Dave Caracciolo will meet with the Section 8 staff to review families eligible to rent 105 Wellington Avenue property.

Mr. Lawrence reported on HOME Program. 5 Plaza Place property is completed and under contract for sale. Mr. Lawrence mentioned that closing is scheduled for June 30, 2016. Mr. Lawrence stated next week the property will be sold.

Mr. Lawrence reported that we have to split revenue funding from renting the properties to the State DCA (Department of Community Affairs).

Mr. Lawrence reported on HUD update. Mr. Lawrence mentioned that HUD approved all Public Housing Units to become smoke free buildings.

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HUD passed the Final Rule of 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.

Mr. Lawrence spoke on Utility Allowance. Mr. Lawrence reported that we are in the process of updating our utility allowance format. The Housing Choice Voucher Program currently using the HFMA and Atlantic City Housing figures to compare. Mr. Lawrence mentioned Rent Reasonable study and zip code rents.

Mr. Lawrence reported on the RAD update. Mr. Lawrence reported that we are moving along with the process of RAD Rental Assistance Demonstration. The New HOPE Community Closing is scheduled for the end of July, 2016. The Low Income Public Housing Closing is scheduled for August 9, 2016. Mr. Lawrence stated we will start receiving RAD funding January 1, 2017.

Mr. Lawrence mentioned to the Board that he will draft a new policy of cell phone usage for employees and will present it to the Board next meeting.

Mr. Lawrence introduced our new employee Shawn Dickerson. After Wendy Mitchell retired, Sharmarie Hinton was offered and has accepted Mrs. Mitchell's position as HCV Assistant Manager. We needed to hire someone to fill Sharmarie last position. Ms. Shawn Dickerson was hired as HCV Assistant Case Manager.

(a) Resolution #2016-15 Awarding the Contracts for Redevelopment Legal Services

After a lengthy discussion, a motion was made by Commissioner Kincaid to approve Resolution #2016-15. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2016-16 Awarding Architect & Engineering Contacts

After a lengthy discussion, a motion was made by Commissioner Kincaid to approve Resolution #2016-16. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence reported on the Low Income Public Housing Program (LIPH) financial statements is showing a surplus of \$101,526. Mr. Lawrence stated we are doing well in the program.

Mr. Lawrence reported on the Housing Choice Voucher Program (Section 8) financials showing a net income of \$1,069.00. Mr. Lawrence stated a new copier was purchased for the program. Both programs are operating in the black.

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7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Kincaid, seconded by Commissioner Brooks to adjourn.

Respectfully submitted,

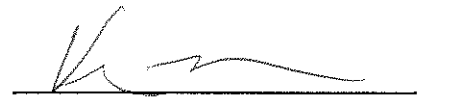
Vernon Lawrence
Secretary/Treasurer

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 22nd day of June, 2016.



Vernon Lawrence, Executive Director