

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

COMMISSIONERS' MEETING
February 22, 2017

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, February 22, 2017 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:35 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, Charles, Kincaid, Santiago and Hendricks. Commissioner Brooks 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 Michael Pender, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Mallette, Seconded by Commissioner Santiago for approval of the minutes of the meeting held on January 25, 2017. 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 January, 2017 in the amount of \$ 101,308.40. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the January bills. Commissioner Kincaid 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 reported on the Neighborhood Stabilization Program (NSP) update. Mr. Lawrence reported all properties are sold or lease. The program is done.

Mr. Lawrence reported on the HUD update. Mr. Lawrence stated the new Administration has placed a hold on all policies, hiring freeze since taking office on January 20, 2017. Mr. Lawrence stated that the smoking ban has continued to go through with implantation of housing authorities becoming smoke free. Mr. Lawrence reported that congress is still operating on last year budget and that the Housing Choice Voucher Program is being affected by the baseline of funding.

Mr. Lawrence reported that we are still on schedule to close March 21, 2017 the Rental Assistance Demonstration (RAD). Mr. Lawrence mentioned that HUD is still asking for information from New HOPE Community that was submitted a couple of years ago.

Mr. Lawrence will keep the Board updated on HUD.

Mr. Lawrence invited the Commissioners to the NJNAHRO Conference April 2nd to April 5, 2017 in Atlantic City.

COMMISSIONERS' MEETING
February 22, 2017
Page Two

(a) Resolution #2017-04
Write Off Uncollectable Accounts Receivable for Vacated Tenants

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-04. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements showing a surplus of \$231,000. Mr. Lawrence stated we need to make adjustments to include the insurance and accrues. The program is operating in the black.

Mr. Lawrence reported on Housing Choice Voucher Program (Section 8) financials are showing a new income/surplus of \$23,804. The program is operating in the black. Mr. Lawrence asked the Board if there were any questions.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Kincaid, seconded by Commissioner Santiago 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 February, 2017.

Vernon Lawrence, Executive Director