

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

COMMISSIONERS' MEETING
January 25, 2017

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, January 25, 2017 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:10 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, Charles, Kincaid, Santiago and Hendricks. 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 Kincaid for approval of the minutes of the meeting held on December 21, 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 December, 2016 in the amount of \$ 63,894.37. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the December 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 reported on the Neighborhood Stabilization Program (NSP) update. Mr. Lawrence reported all properties are sold or lease. The 105 Wellington Avenue property was leased in December.

Mr. Lawrence reported on the HUD update. Mr. Lawrence stated that there is a freeze on U. S. Department of Housing and Urban Development (HUD). Mr. Lawrence reported that we were suppose to close the end of this month and had received another extension on the Rental Assistance Demonstration (RAD) closing until March 17, 2017. Mr. Lawrence stated we will lose Capital Funds if we don't close at the end of the month. We already lost Administrative Fees for the rest of the year because we haven't closed on RAD. Mr. Lawrence will keep the Board updated on HUD.

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(a) Resolution #2016-33

Resolution to terminate all participation under the State Health Benefits Program

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2016-33. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2017-01

Resolution of the Board of Commissioners of the Pleasantville Housing Authority approving the Change of Membership from the State Health Benefits Program and School Employees' Health Benefits Program (including Prescription Drug Plan and /or Dental Plan Coverage) to the Housing Authority Insurance Group and authorizing the Executive Director to execute documents and do all things necessary to effectuate the transaction

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-01. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2017-02

Resolution of the Board of Commissioners of the Pleasantville Housing Authority sanctioning the Executive Director to explore the options of purchasing Properties located in Pleasantville, NJ and Authorizing the Executive Director to execute documents and do all things necessary to effectuate the transaction

After a brief discussion, a motion was made by Commissioner Kincaid to approve Resolution #2017-02. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(d) Resolution #2017-03

Executive Session-Real Estate Transaction, Litigation N.J.S.A. 10:4-12 b. (1), (7)

At 1:28 p.m., a motion was made by Commissioner Mallette to enter into executive session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

At 1:50 p.m., a motion was made by Commissioner Brooks to return to regular session. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

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6. FINANCE

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements showing a surplus of \$252,000. He stated our Year End is coming up 3/31 and the 7540 Property Betterment & Additions account has \$26,000. It was budgeted at \$150,000. We have been using our Capital Funds to cover improving our properties. We are looking to build new properties. 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 \$33,767. Mr. Lawrence stated it because of staff turnover not having to pay payroll and Section 8 staff is performing the unit inspections themselves. 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 Mallette, 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 25th day of January, 2017.

Vernon Lawrence, Executive Director