

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

COMMISSIONERS' MEETING
March 29, 2017

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, March 29, 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, Charles, Kincaid, Santiago and Hendricks. Commissioner Brooks was absent. 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 Kincaid, seconded by Commissioner Mallette for approval of the minutes of the meeting held on February 22, 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 February, 2017 in the amount of \$ 116,570.51. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Charles made a motion to ratify the February 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 no update on program; all properties are sold or leased.

Mr. Lawrence reported on the HUD update. Mr. Lawrence stated that the smoking ban has continued to go through with implementation 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 were supposed to close on March 21, 2017 the Rental Assistance Demonstration (RAD) that was postponed again. Mr. Lawrence will keep the Board updated on RAD.

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(a) Resolution #2017-05
Approving Fourth Amendment to the Shared Services Agreement with the PV CDC

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-05. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2017-06
Approving the PHA's 2017-2018 LIPH & HCV Budgets

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-06. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2017-07
Approve Settlement Agreement

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-07. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

(d) Resolution #2017-08
Executive Session – Employee Matters, Litigation & Development

At 1:30 p.m., a motion was made by Commissioner Kincaid to enter into executive session. Commissioner Charles seconded the motion. Roll call was taken and the motion was carried.

At 1:55 p.m., a motion was made by Commissioner Hendricks to return to regular session. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence reported the first (11) eleven months on Low Income Public Housing Program (LIPH) financial statements showing a surplus of \$300,000. Mr. Lawrence stated we need to make adjustments to include the insurance and accrues. The program is operating in the black.

Mr. Lawrence reported the first (11) eleven months on Housing Choice Voucher Program (Section 8) financials are showing an income/surplus. Mr. Lawrence reported the Administrative Fees was increased to 88% funding. 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 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 29th day of March, 2017.

Vernon Lawrence, Executive Director