

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

COMMISSIONERS' MEETING
July 26, 2017

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, July 26, 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 Charles, Mallette, Brooks, Kincaid, Santiago and Hendricks. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, and Dave Caracciolo, Operations Manager/Section 8 Coordinator.

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 June 28, 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 June, 2017 in the amount of \$ 157,745.30. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the June 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 HUD Update. Mr. Lawrence reported the mark up Budget for 2018. The budget proposes cuts to Public Housing Operating Funding, which is always short and the Capital fund by 5 percent. Mr. Lawrence stated that the HAP Voucher Program and Administrative Fees are increasing by 1 and 2 percent in the Budget proposed.

Mr. Lawrence mentioned that Marc NAHRO Conference in Washington, DC is next week. Marc NAHRO is really recruiting Professionals to attend. Mr. Ben Carson, HUD Secretary will be a guest speaker.

Mr. Lawrence reported on RAD update. Mr. Lawrence stated he would like to discuss RAD in closed session, and he will be discussing Real Estate. Mr. Lawrence mentioned that if we do not close by August 31, 2017, we will have to start the RAD process over again.

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(a) Resolution #2017-21

Solicit and Re-advertise for Management Legal Services 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 #2017-21. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2017-22

Approving the Partnership with the PHRC for the Wells Fargo Planning Grant

After a lengthy discussion, a motion was made by Commissioner Kincaid to approve Resolution #2017-22. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2017-23

Approving from the US Department of Housing and Urban Development (HUD) the Capital Fund Program, 2017 and 5 Year Action Plan and authorizing the Executive Director to execute documents and to do all things necessary to effectuate the transaction

After a lengthy discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-23. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

(d) Resolution #2017-24

Executive Session – NJSA 10:4-12. (8)

At 1:25 p.m., a motion was made by Commissioner Kincaid to enter into executive session. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried.

At 1:38 p.m., a motion was made by Commissioner Santiago to return to regular session. Commissioner Charles seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence went over financial reports with the Board. Mr. Lawrence reported that the Low Income Public Housing (LIPH) program surplus is showing \$95,434. We are replacing windows in the Senior High Rise building Floors 5-2 on August 7, 2017.

Mr. Lawrence mentioned that the Housing Choice Voucher (HCV) Program surplus is \$12,319. Mr. Lawrence stated the Low Income Public Housing and Housing Choice Voucher Programs are operating in the black. Mr. Lawrence asked the Board if anyone had any questions.

Chairman Hendricks reminded the Board members that National Night Out is Tuesday, August 1, 2017 5pm to 8pm location Langston and Tilton Road.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Santiago, 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 26th day of July, 2017.


Vernon Lawrence, Executive Director