

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

COMMISSIONERS' MEETING
February 28, 2018

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, February 28, 2018 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 12:08 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, Kincaid, Santiago, Hudson, Charles and Hendricks. Commissioner Brooks was absent. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/ Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and James Grace, PHA Attorney.

2. APPROVAL OF MINUTES a motion was made by Commissioner Santiago, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on January 24, 2018. 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, 2018 in the amount of \$ 38,860.18. 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 Mallette 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 Housing and Urban Development (HUD) update. Mr. Lawrence stated the only discussion coming out of HUD is the Budget Proposal from the President of the United States office wanting to cut HUD budget by over Six Billion dollars; that is a fourteen percent deduction that includes not funding Capital Funds to zero. The Capital Funds is used to improve your properties. The Budget also cut another 20 percent off Administrative Fees in the Housing Choice Voucher Program. Mr. Lawrence mentioned to the Board that this budget would not affect the Housing Authority because we receive most of our funds from the Housing Choice Voucher Program. Mr. Lawrence also mentioned that the Budget Proposal is planning to cut Six percent of the RAD Program funding. Mr. Lawrence reported that we received two months of allocation so far.

Mr. Lawrence reported on the Rental Assistance Demonstration (RAD) update. Mr. Lawrence reported that we submitted our report to HUD on February 22, 2018 to start receiving Administrative Fees.

COMMISSIONERS' MEETING

February 28, 2018

Page Two

Mr. Lawrence mentioned that we hired a new Housing Choice Voucher Family Self Sufficiency (FSS) Coordinator. Mr. Lawrence introduced Ms. Jacqueline Gregory to the Board of Commissioners. Ms. Gregory spoke about herself; she used to work for Department of Community Affairs as an Inspector and Atlantic City Housing Authority in the Housing Choice Voucher Program. She is qualified in her new position.

(a) Resolution #2018-005

Sanctions the Executive Director to explore the options of purchasing and or investing in properties

After a brief discussion, a motion was made by Commissioner Kincaid to approve Resolution #2018-005. Commissioner Brooks seconded the motion. Commissioner Hudson had abstained. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2018-006

Approve Tenant Account Receivable Write-offs

After a brief discussion, a motion was made by Commissioner Kincaid to approve Resolution #2018-006. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2018-007

Awarding the Contract for Curtain wall Sealant Replacement at 140 North Main Street

After a brief discussion, a motion was made by Commissioner Kincaid to approve Resolution #2018-007. Commissioner Brooks seconded the motion. Commissioner Hudson abstained. Roll call was taken and the motion was carried unanimously.

(d) Resolution #2018-008

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

At 12:30 p.m., a motion was made by Commissioner Mallette to enter into executive session. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried.

At 12:50 p.m., a motion was made by Commissioner Mallette to return to regular session. Commissioner Santiago 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) and Rental Assistance Demonstration financial statements. Mr. Lawrence reported that nine months we were LIPH and one month RAD. The financial statements four column states a surplus of \$ 60,281 (LIPH) and \$157,012 (RAD). Mr. Lawrence mentioned going forward the financial statements will be Rental Assistance Demonstration (RAD) figures.

COMMISSIONERS' MEETING
February 28, 2018
Page Three

The net income does not reflect the pension payment that will be paid out soon. The program is operating in the black.

Mr. Lawrence reported on Housing Choice Voucher Program (Section 8) financials are showing a surplus of \$45,298. Mr. Lawrence spoke on the HCV Program having 245 vouchers in the Program. Mr. Lawrence stated we are absorbing some of the Atlantic City Housing Authority vouchers that are in our jurisdiction to keep our numbers up; HUD funds the Authority on the number of vouchers in the program. The program is operating in the black.

Mr. Lawrence asked the Board if there were any questions.

7. ADJOURNMENT

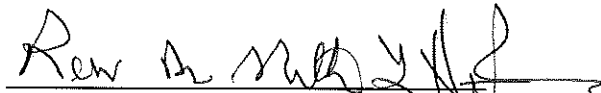
There being no further business to discuss, a motion was made by Commissioner Mallette, seconded by Commissioner Charles to adjourn.

Respectfully submitted,

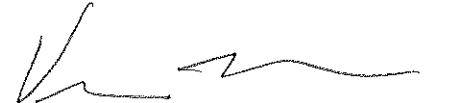


Vernon Lawrence
Secretary/Treasurer

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 28th day of February, 2018.


Vernon Lawrence, Executive Director