

APPROVED MINUTES
PORT JERVIS COMMUNITY DEVELOPMENT AGENCY
(PJCDA)
MEETING MINUTES
WEDNESDAY, October 23, 2024

ROLL CALL:

On October 23, 2024, the PJCDA board meeting was called to order by Vice-Chairman Russell at 7:00 p.m. at 134 Pike St., 1st Floor, Port Jervis, NY 12771.

Per Roll Call, the following members were present:

John Russell, Vice Chairman
Michael Talmadge, Treasurer
Jeffrey Rhoades, Secretary
Jacqueline Dennison, Council Liaison
Colin O’Connell, Member

Absent:

Kristin Trovei, Chairwoman

Also present were:

Matthew Witherow, Esq.
Valerie Maginsky, Executive Director
Nora Goetz, Section 8 Administrator

Member(s) of the Public

One member of the public was present.

MINUTES

The September 25, 2024, meeting minutes were reviewed and approved:

Motion: Mr. Rhoades 2nd: Mr. O’Connell All Others in Favor

FINANCIALS

A. Administrative Bills

E.D. Maginsky reviewed the administrative bills in the amount of **\$21,831.64**. The total current admin balance is **\$809,905.88**. A motion was made to approve payment of the bills in the amount of **\$21,831.64**.

Motion: Mr. Talmadge 2nd: Mr. Rhoades All Others in Favor

B. Monthly Financial Report

All bills received have been paid accordingly.

Motion: Mr. Talmadge 2nd: Mr. Rhoades All Others in Favor

SECTION 8 & DIRECTOR’S REPORT

Section 8 Administrator Goetz presented the October 2024 Section 8 report for review and comment. Leased HCV: 196, Leased Mainstream: 35. HAP, Mainstream, FSS Payments: \$187,351. Total Admin received: \$22,423. Eligible waitlist total: 374 families.

The Administrative and 5-Year Plan were uploaded into the HUD system by E.D. Maginsky. ACH payments to landlords are moving forward with approximately 80% having submitted required paperwork. Due to rental increases, HUD held reserves may be needed to be used to avoid shortfall before the end of 2024. As a result of decreased funding availability, voucher counts in 2025 may need to be reduced. Interviews were held for the Housing Quality Standards Inspector position and a recommendation is being made to the board in executive

ACTIONS AS A RESULT OF EXECUTIVE SESSION:

Mr. Lawrence Newmann was approved as HQS inspector at the rate of \$42 per inspection. E.D. Maginsky will follow up with the paperwork. Attorney Witherow will develop an agreement.

Motion: Mr. Rhoades 2nd: Mr. O’Connell All Others in Favor

NEXT MEETING

The next meeting of the PJCDA Board of Directors is currently scheduled for November 20, 2024, at 7:00 p.m. at 134 Pike St., 1st or 2nd Floor, Port Jervis, NY 12771. With prior notification to the PJCDA by tel.: 845-858-4024, or email to: Director@PJCDA.org, ADA access is available.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:56 PM.

Motion: Mr. Rhoades 2nd: Mr. Talmadge All Others in Favor