

APPROVED MINUTES
PORT JERVIS COMMUNITY DEVELOPMENT AGENCY
(PJCDA)
MEETING MINUTES
WEDNESDAY, August 28, 2024

ROLL CALL:

The August 28, 2024, PJCDA board meeting was called to order by Chairwoman Trovei at 7:01 p.m. at 134 Pike St., 2nd floor, Port Jervis, NY 12771.

Per Roll Call, the following members were present:

Kristin Trovei, Chairwoman
John Russell, Vice Chairman
Michael Talmadge, Treasurer
Jeffrey Rhoades, Secretary
Jacqueline Dennison, Council Liaison
Colin O'Connell, Member

Absent:

Also present were:

Matthew Witherow, Esq.
Valerie Maginsky, Executive Director

Member(s) of the Public

No one from the public was present.

MINUTES

The July 31, 2024, meeting minutes were reviewed and approved:

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

FINANCIALS and

A. Administrative Bills

E.D. Maginsky reviewed the administrative bills in the amount of **\$22,520.14**. The total current admin balance is **\$817,955.57**. A motion was made to approve payment of the bills in the amount of **\$22,520.14**.

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

B. Monthly Financial Report

All bills received have been paid accordingly.

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

SECTION 8 & DIRECTOR'S REPORT

E.D. Maginsky presented the August 2024 Section 8 report for review and comment. Leased HCV: 204, Leased Mainstream: 35, HAP, Mainstream, FSS Payments: \$169,956. Total Admin received: \$24,353 with all eligible waitlist applications, 364 families are on the waitlist.

A second SEMAP response to HUD was submitted. In September, the HQS inspector ad will be publicized, the first round of shredding scheduled, and the ACH of landlord checks moved forward. HUD published the 2025 Fair Market Rents and new payment standards will be presented to the Board for consideration in September. A waitlist inquiry was sent to seven waitlisted HCF and three Mainstream applicants.

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

E.D. Maginsky presented the August 2024 Director's report for review and comment, and it was approved:

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

COMMUNICATIONS:

There being no further business to come before the Board, the meeting was adjourned at 7:55 PM.

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