

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

**COMMISSIONERS' MEETING**  
**April 24, 2015**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Friday, April 24, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:11 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, Jeter-Green, Santiago and Hendricks. Commissioners Charles and Kincaid were excused. 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. ELECTION OF OFFICERS** Chairman Hendricks turned the meeting over to Mr. Lawrence, so he could entertain nominations for the positions of Chairman and Vice-Chairman. Vernon Lawrence asked the Board for a nomination for the position of Chairman. A motion was made by Commissioner Mallette to nominate Commissioner Hendricks to the position of Chairman for another term. Commissioner Santiago seconded the motion. There were no other nominations and the motion was carried. Mr. Lawrence asked the Board for a nomination for the position of Vice-Chairman. A motion was made by Commissioner Santiago to nominate Commissioner Charles to the position of Vice-Chairman for another term. Commissioner Jeter-Green seconded the motion. There were no other nominations and the motion was carried.

**3. APPROVAL OF MINUTES** A motion was made by Commissioner Santiago, seconded by Commissioner Jeter-Green for approval of the minutes of the meeting held on March 25, 2015. Commissioner Mallette pointed out that a correction needs to be made to the minutes that Commissioner Kincaid was not in attendance. The minutes will be corrected. Roll call was taken and the motion was carried unanimously.

**4. RATIFICATION OF BILLS** Chairman Hendricks asked for a motion to ratify bills paid during March, 2015 in the amount of \$ 177,338.93. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Jeter-Green made a motion to ratify the March bills. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**5. PUBLIC SESSION**  
No public was in attendance.

**6. REPORT OF THE SECRETARY**

Mr. Lawrence introduced Mr. Stephen Holmquist from Reno & Cavanaugh to the Board. Mr. Holmquist gave a summary of the Rental Assistance Demonstration (RAD). Mr. Holmquist mentioned that RAD was created in order to give public housing authorities a powerful tool to preserve and improve public housing properties and address the 26 billion dollar nationwide backlog of deferred maintenance. Units move to a Section 8 platform with a long-term contract that must be renewed. This ensures that the units remain permanently affordable to low-income households. Residents will continue to pay 30% of their income towards the rent. The RAD program allows units from the public housing program to convert over to the section 8 program so that providers may leverage the private capital markets to make capital improvements.

Mr. Lawrence reported on the Neighborhood Stabilization Program (NSP 1 & 3). Mr. Lawrence mentioned all of the original 10 properties are complete. Mr. Lawrence reported that we had the toilet repaired at the 136 West Adams Avenue property. Mr. Lawrence reported that pipes were broken at the 142 Merion avenue property. We had contractors repair the broken pipes. 305 Linden avenue property is under contract again, but we are facing the same problem with the septic tank buried under ground. Mr. Lawrence reported that we have an interested family for the 105 Wellington Avenue properties to purchase. We will keep the Board updated.

**(a) Resolution #2015-10**  
**Approval of the 2015-2016 Meeting Dates**

After a brief explanation, a motion was made by Commissioner Mallette to approve Resolution #2015-10. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2015-11**  
**Approval of Change Order for the Stairs Restoration Project**

After a brief explanation, a motion was made by Commissioner Mallette to approve Resolution #2015-11. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2015-12**  
**Approving HCV Inspection Agreement with the ACIA**

Resolution 2015-12 was tabled.

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**7. FINANCE**

Mr. Lawrence reported to the Board that our Staff Accountant, Hassan Dar, had resigned last week, so we do not have the finance reports this meeting. Mr. Lawrence told the Board that we would have the reports next month.

**8. ADJOURNMENT**

There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Jeter-Green to adjourn.

Respectfully submitted,

Vernon Lawrence  
Secretary/Treasurer

Pleasantville Housing Authority

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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 24th day of April, 2015.

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Vernon Lawrence, Executive Director