

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

**COMMISSIONERS' MEETING**  
**April 25, 2014**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Friday, April 25, 2014 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, Jeter-Green and Hendricks. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator, and Mike Pender, PHA Attorney.

Chairman Hendricks welcomed back Commissioner Pablo Santiago to the Board. Commissioner Santiago passed all his required classes.

**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 Kincaid to nominate Commissioner Hendricks to the position of Chairman for another term. Commissioner Mallette 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 Kincaid to nominate Commissioner Charles to the position of Vice-Chairman for another term. Commissioner Santiago seconded the motion. Commissioner Charles abstained. There were no other nominations and the motion was carried.

**3. APPROVAL OF MINUTES** A motion was made by Commissioner Santiago, seconded by Commissioner Brooks for approval of the minutes of the meeting held on March 31, 2014. Commissioner Mallette abstained. 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, 2014 in the amount of \$ 448,899.92. 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 Charles seconded the motion. Roll call was taken and the motion was carried unanimously.

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

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### **6. REPORT OF THE SECRETARY**

Mr. Lawrence updated the Board on Neighborhood Stabilization Program (NSP) 1. Mr. Lawrence reported that 310 West Adams Avenue and 214 North Franklin Avenue properties are completed and under contract to be purchased. Mr. Lawrence mentioned 142 West Adams Avenue in the NSP 3 he stated that DCA would like the Housing Authority to have a ribbon cutting celebration on a homeownership property. We will be notifying the Board of Commissioners with the exact closing date for the ceremony.

Mr. Lawrence reported 105 Wellington Avenue is 85% complete and will be a purchased property. The 5 Plaza Place property, new contractors are starting the rehab of the property. Mr. Lawrence reported that the old contractors had to be taken off the job.

Mr. Lawrence updated the Board on NSP 3. Mr. Lawrence stated that 13 Lake Place will be a rental and new contractors are starting the work on the house. Mr. Lawrence mentioned two of the properties are under contract for purchase, 142 West Adams and 305 Linden Avenue. 403 Linden Avenue property is rented by the Jewish Family Association. 136 West Adams Avenue will be a rental property; we have a list of individuals interested in renting.

Mr. Lawrence reported on the HUD update. The Budget was approved by Congress. The 2014 Appropriation Act signed by the President on January 17 requires Public Housing Authorities to establish flat rents at no less than 80 percent of Fair Market rents. Mr. Lawrence stated he will be meeting with the Resident Advisory Board to discuss the Flat rents. The Rental Assistance Demonstration (RAD)-is HUD really going to do it? How will HUD pay for it?

Mr. Lawrence mentioned to the Board that HUD REAC inspections of our properties are scheduled July 7, 2014. We have a pre-inspection of our amp May 9, 2014 to get ready for the official inspection.

#### **(a) Resolution #2014-15 Establishing Meeting Dates 2014-2015**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-15. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

#### **(b) Resolution #2014-16 Ratifying and approving the Scope of Operations of PV Community Development Corporation, the Pleasantville Housing Authority's participation as a member therein and the filing of a Development Corporation in connection therewith**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-16. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

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### (c) Resolution #2014-17

#### **Executive Session to discuss matters covered by Attorney/Client Privilege and Personnel**

At 1:35 p.m., a motion was made by Commissioner Charles to enter into executive session. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried.

At 2:00 p.m., a motion was made by Commissioner Santiago to return to regular session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

### (d) Resolution #2014-18

#### **Authorizing the Modification of certain terms with respect to PVHA consulting and Shared Services Agreement with PV Community Development Corporation and authorizing the Executive Director to execute documents and do all things necessary to effectuate such modifications**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-18. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

## 7. FINANCE

Mr. Lawrence went over the Year End March 31, 2014 unaudited, preliminary financial reports with the Board. Mr. Lawrence mentioned that our fee accountant will be here May 10-11, 2014 to close the books. Mr. Lawrence asked the Board if anyone had any questions.

## 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 30th day of April, 2013.

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Vernon Lawrence, Executive Director