

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

**COMMISSIONERS' MEETING**  
**December 17, 2014**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, December 17, 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 Mallette, Jeter-Green, Kincaid, Santiago, and Hendricks. Commissioners Charles and 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. APPROVAL OF MINUTES** A motion was made by Commissioner Mallette, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on November 19, 2014. Commissioner Santiago abstained. 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 November, 2014 in the amount of \$49,040.90. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the November bills. Commissioner Kincaid 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 Neighborhood Stabilization Program (NSP 1). Mr. Lawrence mentioned all of the original 10 properties are complete. 105 Wellington Avenue is for sale, 136 West Adams Avenue will be a rental, 305 Linden Avenue is for sale and 142 West Merion Avenue is a rental that Mr. Lawrence wants to provide a homeless family-working with the county DCA. Mr. Lawrence reported 5 Plaza Place property is completed and it will be for sale.

Mr. Lawrence reported on the HUD update. Mr. Lawrence reported that the 2014-2015 Budget was approved by Congress. Mr. Lawrence reported that the Low Income Public Housing program will be funded at 83% and Housing Choice Voucher Program will be funded at 100%.

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Mr. Lawrence reported that we received a contingent approval from HUD on our Resident Assistance Demonstration (RAD) application. The Department has determined that, were HUD to receive authority to convert assistance pursuant to RAD for additional units, the application from our agency will meet the eligibility requirements set forth in the RAD notice. HUD approved RAD.

**(a) Resolution #2014-45**  
**Awarding the Contract for 140 N. Main St. Building Water Infiltration Project**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-45. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2014-46**  
**Approving the PVHA Computer Arrangement with the Pleasantville Police Department**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-46. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2014-47**  
**Approving Personal Matter**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-47. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

**(d) Resolution #2014-48**  
**Executive Session – Personnel and Future RE Projects**

At 1:25 p.m., a motion was made by Commissioner Kincaid to enter into executive session. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried.

At 1:48 p.m., a motion was made by Commissioner Santiago to return to regular session. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried.

**6. FINANCE**

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements is showing a surplus of \$236,187. Mr. Lawrence stated that's not accurate, he mentioned that the electric and gas bills were not deducted from this amount and we still need to pay a large pension amount in March. Mr. Lawrence stated we are doing well in the program.

Mr. Lawrence reported on the Housing Choice Voucher Program financials showing a surplus of \$28,637. Mr. Lawrence stated that we didn't renew our inspection contract because we are looking to do our own inspections of our section 8 units. Both programs are operating in the black

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**7. ADJOURNMENT**

There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Mallette 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 17th day of December, 2014.

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Vernon Lawrence, Executive Director