

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

**COMMISSIONERS' MEETING  
June 25, 2014**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, June 25, 2014 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:04 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, Kincaid, Santiago and Hendricks. Commissioner Brooks was excused. Commissioner Jeter-Green was absent. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Section 8 Coordinator/Operations Manager and Mike Pender, PHA Attorney.

**2. APPROVAL OF MINUTES** A motion was made by Commissioner Kincaid, seconded by Commissioner Mallette for approval of the minutes of the meeting held on May 28, 2014. 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 May, 2014 in the amount of \$ 123,883.21. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the May bills. Commissioner Charles 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 introduced Sakinah Cotton, Housing Choice Voucher Family Self-Sufficiency (FSS) Coordinator. The Family Self-Sufficiency Program is a voluntary program for participants living in affordable housing who wish to improve their financial situation, eliminate their dependence on public assistance and are motivated to changing their lives.

Ms. Cotton spoke about her experience with working with individuals to identify, locate and arrange the services they need to accomplish their goals. Ms. Cotton is a retired police officer from Newark for fourteen years and she mentioned she used to work for Ingerman Management Group in the same position.

Mr. Lawrence updated the Board on Neighborhood Stabilization Program 1(NSP). Mr. Lawrence reported 2 properties were sold last month. The properties are 310 West Adams Avenue and 214 North Franklin Blvd. Mr. Lawrence mentioned that 105 Wellington Avenue work is completed and the house will be for sale.

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Mr. Lawrence reported on 5 Plaza Place status, work has begun by MD Remodeling and that property will be for sale when done. Mr. Lawrence mentioned a program in Pleasantville called "Live where you work". The program offers employees that work in the city a chance to come back and purchase a home in Pleasantville.

Mr. Lawrence reported on Neighborhood Stabilization Program 3 (NSP). Mr. Lawrence stated we sold one property on June 20, 2014. It was 142 West Adams Avenue. 305 Linden Avenue is under contract for sale. Mr. Lawrence mentioned that under this program, we purchased 7 homes. We will keep three for rentals.

Mr. Lawrence updated the Board on HUD. Mr. Lawrence stated that Resident Advisory Demonstration (RAD) has been tabled. HUD is still working on program regulations.

### **(a) Resolution #2014-24 Awarding the contracts for Redevelopment Legal Services**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-24. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

### **(b) Resolution #2014-25 Extending the current Contract for Management Legal Services for 2 months**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-25. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

### **(c) Resolution #2014-26 Soliciting for Management Legal Services**

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-26. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

## **6. FINANCE**

Mr. Lawrence went over financial reports with the Board. Mr. Lawrence stated the Low Income Public Housing and Housing Choice Vouchers Programs are operating in the black. Mr. Lawrence asked the Board if anyone had any questions.

The Board members were invited to the Community Cook-out Saturday, June 28, 2014 at 301 Woodland Avenue 1pm to 4pm.

**7. ADJOURNMENT**

There being no further business to discuss, a motion was made by Commissioner Mallette, seconded by Commissioner Santiago 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 25th day of June, 2014.

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Vernon Lawrence, Executive Director