

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

**COMMISSIONERS' MEETING**  
**May 28, 2014**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, May 28, 2014 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:13 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 and Hendricks. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, and Mike Pender, PHA Attorney.

**2. APPROVAL OF MINUTES** A motion was made by Commissioner Kincaid, seconded by Commissioner Santiago for approval of the minutes of the meeting held on April 25, 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 April, 2014 in the amount of \$ 119,064.60. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the April bills. Commissioner Mallette 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 updated the Board on Neighborhood Stabilization Program (NSP) 1. Mr. Lawrence reported that 310 West Adams Avenue and 214 North Franklin Avenue properties are scheduled for closing this Friday. Mr. Lawrence mentioned that 105 Wellington Avenue was completed by MD Remodeling and will be a rental unit. All properties are finished.

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 is 80-85% completed. 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, 142 West Merion Avenue and 5 North Third Street will be rental properties.

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Mr. Lawrence reported on the HUD update. The Pleasantville Housing Authority is required to amend its flat rent policies to comply with the statutory changes contained within, Federal Public Law 113-76, the Fiscal Year 2014 Appropriation Act.

Mr. Lawrence reported that he will be in Washington, DC next week for the RAD discussion. Mr. Lawrence mentioned that our application is in the second round of approvals.

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 #2014-19**  
**Revision of Flat Rents adopted by the Pleasantville Housing Authority**

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2014-19. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2014-20**  
**Approve introducing Budget submitted to NJ Department of Affairs**

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2014-20. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2014-21**  
**Approving the late introduction of the NJ State Budget Approval**

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2014-21. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(d) Resolution #2014-22**  
**Awarding Contract for Auditing Services**

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2014-22. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(e) Resolution #2014-23**  
**Awarding Contract for Fee Accounting Services**

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2014-23. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

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**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.

Mr. Lawrence reported to the Board that we hired a Housing Choice Voucher Family Self Sufficiency (FSS) Coordinator and she will start tomorrow. Mr. Lawrence mentioned we received 30 resumes for the position.

**7. ADJOURNMENT**

There being no further business to discuss, a motion was made by Commissioner Mallette, seconded by Commissioner Brooks 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 28th day of May, 2014.

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Vernon Lawrence, Executive Director