

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

**COMMISSIONERS' MEETING  
September 24, 2014**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, September 24, 2014 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, Kincaid, Brooks, Santiago and Hendricks. Commissioners Charles & Jeter-green were excused. 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 August 27, 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 August, 2014 in the amount of \$ 85,938.24. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the August 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 that all units are completed and have been for a while. Mr. Lawrence reported 310 West Adams Avenue and 214 Franklin Blvd. were sold. Mr. Lawrence mentioned 105 Wellington Avenue property is for sale. Mr. Lawrence stated his vision is to have a resident off the Housing Choice Voucher Program purchase the property. We will have a ribbon cutting ceremony and invite HUD and Department of Community Affairs Representatives, City Officials to celebrate the Program.

Mr. Lawrence reported the 5 Plaza Place property is 70% complete and we would like to sell that property. Mr. Lawrence reminded the Board that we received funds from Atlantic County Improvement Authority (ACIA) to purchase Plaza Place and will receive additional funding to finish rehabbing the property.

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Mr. Lawrence reported on the NSP 3 Program. He mentioned that all the properties are completed. He mentioned that 13 Lake Place and 5 North Third Street properties are rented. Mr. Lawrence stated that 305 Linden Avenue property will be for sale. Mr. Lawrence stated 136 West Adams Avenue and 142 Merion Avenue properties are still empty.

Mr. Lawrence reported on the HUD update. Mr. Lawrence reported that Congress has not approved the budget yet, but has approved the continuing resolution funding for housing for two months. We are okay.

Mr. Lawrence mentioned we haven't heard yet if we received additional points from the REAC Inspection.

Mr. Lawrence mentioned that the President of NAHRO has invited him to speak on the Homelessness panel on Sunday, October 19, 2014 in Baltimore and explain PVHA involvement with homelessness prevention.

Mr. Lawrence reported that we haven't heard anything on our Resident Assistance Demonstration (RAD) application. We are waiting for a preapproval status.

Mr. Lawrence reported on the City center development, he mentioned that the city is developing 2 buildings with 35 units in each. The City will commit 10 units for the Homeless population to receive the tax credit requirements.

### **(a) Resolution #2014-36**

#### **Approve the Change to a New Insurance Provider**

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2014-36. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

### **(b) Resolution #2014-37**

#### **Exploring/Approving the use of Section 32 Homeownership Funds to purchase a House for rent to a homeless family**

After a brief explanation, a motion was made by Commissioner Santiago to approve Resolution #2014-37. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

## **6. FINANCE**

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements is showing a surplus of \$251,546. Mr. Lawrence stated that's not accurate, he mentioned the staff accountant isn't here today. Mr. Lawrence mentioned that we do not have all this money. Mr. Lawrence stated we are doing well in the program.

Mr. Lawrence reported on the Housing Choice Voucher Program financials the surplus is \$22,566, the program is going well considering the subsidy has been cut. Mr. Lawrence states 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 Mallette, seconded by Commissioner Kincaid 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 September, 2014.

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Vernon Lawrence, Executive Director