

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

**COMMISSIONERS' MEETING**  
July 27, 2016

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, July 27, 2016 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:05 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 present on phone. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, and Michael Pender, PHA Attorney.

**2. APPROVAL OF MINUTES** A motion was made by Commissioner Charles, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on June 22 2016. Commissioner Mallette 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 June, 2016 in the amount of \$ 92,749.35. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the June 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 updated the Board on Neighborhood Stabilization Program (NSP) 1. Mr. Lawrence reported that 105 Wellington Avenue has a renter now; it will be a lease purchase.

Mr. Lawrence reported on HOME Program. 5 Plaza Place property is sold. Mr. Lawrence stated both NSP programs are close out; all properties were sold or rented.

Mr. Lawrence reported on HUD update. Mr. Lawrence mentioned that we have to submit our operating subsidy annually, he isn't sure if we will have to continue because we are now RAD; which will begin January 1, 2017.

Mr. Lawrence stated under RAD we have to continue forward with the non smoking policy in our low income housing properties. It is a HUD Regulation.

**COMMISSIONERS' MEETING**

July 27, 2016

Page Two

Mr. Lawrence reported that we received another FSS Grant for two people for next year. The grant amount is \$137,000.

Mr. Lawrence mentioned that we are looking into updating our Utility Allowance figure for our 156 North Main Street properties. It hasn't been updated since 2008, before Mr. Lawrence came to work for PHA. The residents currently receive a credit of \$61.00 towards their utility.

Mr. Lawrence reported that we received the RAD Conversion Contract (RCC) for the senior towers. Mr. Lawrence mentioned we are working on the last steps with our RAD attorneys before closing.

**(a) Resolution #2016-17  
Extended Management Legal Services Contract**

After a lengthy discussion, a motion was made by Commissioner Mallette to approve Resolution #2016-17. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2016-18  
Approve Adoption of NJ 2016-2017 State Budget**

After a lengthy discussion, a motion was made by Commissioner Mallette to approve Resolution #2016-18. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2016-19  
Executive Session**

At 1:20 p.m., a motion was made by Commissioner Santiago to enter into executive session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

At 1:30 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 the Low Income Public Housing Program (LIPH) financial statements is showing a surplus of \$106,866. Mr. Lawrence stated we are doing well in the program.

Mr. Lawrence reported on the Housing Choice Voucher Program (Section 8) financials showing a net income of \$4,137.00. Both programs are operating in the black.

Mr. Lawrence mentioned that the Auditors will be here in September to conduct our Year End Financial Audit.

**COMMISSIONERS' MEETING**

July 27, 2016

Page Three

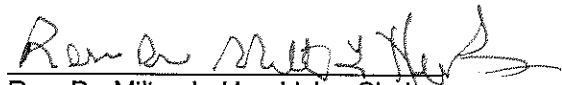
**7. ADJOURNMENT**

There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Kincaid to adjourn.

Respectfully submitted,

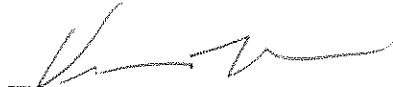
Vernon Lawrence  
Secretary/Treasurer

Pleasantville Housing Authority



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 27th day of July, 2016.



Vernon Lawrence, Executive Director