

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

**COMMISSIONERS' MEETING**  
**December 21, 2016**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, December 21, 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 Mallette, Brooks, Charles, Kincaid, Santiago and Hendricks. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/ Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and Teddy Strickland, PHA Attorney.

**2. APPROVAL OF MINUTES** A motion was made by Commissioner Santiago, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on November 18, 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 November, 2016 in the amount of \$ 106,076.70. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the November bills. Commissioner Santiago 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 Kevin Clifton, National HR to discuss saving the Housing Authority over \$50,000 in annual health benefits premiums.

Mr. Clifton explained the current situation with the PHA State Health Plan and the recommendation of offering one health plan with Amerihealth medical plan. The Amerihealth medical plan has a deductible of \$2,500 for single coverage and \$5,000 for anyone with dependent coverage. PHA will pay the entire deductible for employees and dependents. The NationalHR anticipate approximately 50% of the \$40,000 deductible amount (\$20,000) being funded by the Housing Authority.

Several Board members had questions for Mr. Clifton and he answered them all.

Mr. Lawrence updated the Board on Neighborhood Stabilization Programs (NSP). Mr. Lawrence stated all units are sold or rented. The resident moved in December 1, 2016 at 105 Wellington Avenue, Pleasantville.

**COMMISSIONERS' MEETING**  
**December 21, 2016**  
**Page Two**

Mr. Caracciolo introduced the new Housing Choice Voucher Assistant Case Manager Donna Stanley. She replaced Shawn Dickerson who resigned to take another job.

Mr. Lawrence reported on RAD update. Mr. Lawrence reported we are coming out of public housing. Mr. Lawrence mentioned we have to still submit our subsidy calculations to HUD. Mr. Lawrence stated the last email received the RAD closing is scheduled for January 20, 2017.

**(a) Resolution #2016-32**  
**Authorizing the Soliciting for a new Financial/Banking Institution**

After a brief discussion, a motion was made by Commissioner Kincaid to approve Resolution #2016-32. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2016-33**  
**Resolution to terminate all participation under the State Health Benefits Program**

After a brief discussion, a motion was made by Commissioner Kincaid to approve Resolution #2016-33. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2016-34**  
**Executive Session-Personnel Matter, Litigation N.J.S.A. 10:4-12 b. (1), (7)**

At 1:31 p.m., a motion was made by Commissioner Santiago to enter into executive session. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried.

At 1:41 p.m., a motion was made by Commissioner Santiago to return to regular session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

**6. FINANCE**

Mr. Lawrence reported Low Income Public Housing Program and Housing Choice Voucher Program are operating in the black. We have new windows installed in the 140 senior building floors 6-9 using Capital Funds.

Mr. Lawrence asked the Board if there were any questions.

**7. ADJOURNMENT**

There being no further business to discuss, a motion was made by Commissioner Santiago, 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 21st day of December, 2016.

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Vernon Lawrence, Executive Director