

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

**COMMISSIONERS' MEETING**  
March 27, 2018

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Tuesday, March 27, 2018 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 12:13 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 Mallette, Kincaid, Santiago, Hudson and Hendricks. Commissioner Charles was excused. Commissioner Brooks was absent. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and James Grace, PHA Attorney.

**2. APPROVAL OF MINUTES** a motion was made by Commissioner Santiago, seconded by Commissioner Mallette for approval of the minutes of the meeting held on February 28, 2018. 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 February, 2018 in the amount of \$ 331,418.58. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the February 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 Housing and Urban Development (HUD) update. Mr. Lawrence reported that last Friday Congress, Senate and the President has finally approved the Budget. The numbers are a lot better than what the President has presented earlier. The numbers have increased across the board. The entire Public Housing portfolio was converted to Project-Based Vouchers (PBV). The Housing Choice Program will be funded at 100 percent. Mr. Lawrence went over the 2018-2019 Budget Executive Summary which was approved by the Finance Committee.

**(a) Resolution #2018-009**  
**Approving the 2018-2019 Budgets**

After a lengthy discussion, a motion was made by Commissioner Santiago to approve Resolution #2018-009. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

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**(b) Resolution #2018-010**

**Approving 5<sup>th</sup> Amendment to the Shared Services Agreement with the PVCVC**

After a lengthy discussion, a motion was made by Commissioner Santiago to approve Resolution #2018-010. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

**(c) Resolution #2018-011**

**Executive Session-N.J.S.A. 10:4-12 b.**

At 12:39 p.m., a motion was made by Commissioner Mallette to enter into executive session. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried.

At 1:00 p.m., a motion was made by Commissioner Mallette to return to regular session. Commissioner Santiago 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) and Rental Assistance Demonstration financial statements. Mr. Lawrence reported that nine months we were LIPH and one month RAD. The financial statements four column states a surplus of \$204,696 (RAD). Mr. Lawrence mentioned going forward the financial statements will be Rental Assistance Demonstration (RAD) figures.

The net income does not reflect the pension payment that will be paid out soon. The program is operating in the black.

Mr. Lawrence reported on Housing Choice Voucher Program (Section 8) financials are showing a surplus of \$75,776. Mr. Lawrence spoke on the HCV Program having 245 vouchers in the Program. Mr. Lawrence stated we are absorbing some of the Atlantic City Housing Authority vouchers that are in our jurisdiction to keep our numbers up; HUD funds the Authority on the number of vouchers in the program. The program is operating in the black.

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

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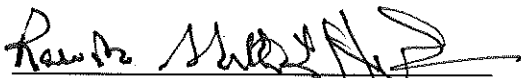
**7. ADJOURNMENT**

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

  
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 March, 2018.

  
Vernon Lawrence, Executive Director