

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

**COMMISSIONERS' MEETING**  
**November 21, 2017**

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Tuesday, November 21, 2017 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 12:15 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 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 Mallette, seconded by Commissioner Santiago for approval of the minutes of the meeting held on October 18, 2017. Roll call was taken and the motion was carried unanimously.

**3. APPROVAL OF SPECIAL MEETING MINUTES**  
A motion was made by Commissioner Mallette, seconded by Commissioner Kincaid for approval of the minutes of the Special Board Meeting held on October 25, 2017. Commissioner Santiago abstained. Roll call was taken and the motion was carried.

**4. RATIFICATION OF BILLS** Chairman Hendricks asked for a motion to ratify bills paid during October, 2017 in the amount of \$ 112,757.43. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Santiago made a motion to ratify the October bills. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

**5. PUBLIC SESSION** No public was in attendance.

**6. REPORT OF THE SECRETARY**

Mr. Lawrence introduced Anthony Williams, new ROSS Coordinator who replaced Shati Gerald. Mr. Williams spoke briefly about himself and experiences. Mr. Williams stated he is happy to be part of the Pleasantville Housing Authority team.

Mr. Lawrence reported on the HUD Update. Mr. Lawrence reported no budget has been passed, Congress is proposing 6 Billion cut in funding for Housing Urban and Development (HUD). Mr. Lawrence reported to the Board that we are now Rental Assistance Demonstration (RAD). The RAD funding will start January 1, 2018 for the Housing Authority. Mr. Lawrence stated we are working out the issues with RAD. The Flat Rent under the Low Income Public Housing (LIPH) Program goes away under the Rental Assistance Demonstration (RAD) program.

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**(a) Resolution #2017-36**  
**Executive Session – NJSA 10:4-12.b (8) Legal Matters**

At 12:30 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 12:42 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.

**8. FINANCE**

Mr. Lawrence went over financial reports with the Board. Mr. Lawrence reported that the Low Income Public Housing (LIPH) program surplus is showing \$48,318. Mr. Lawrence reported that a delay in funding from HUD. We are owed funds from 2016 Operating Year about 10,000.

Mr. Lawrence mentioned that the Housing Choice Voucher (HCV) Program surplus is \$33,710. Mr. Lawrence stated the Low Income Public Housing and Housing Choice Voucher Programs are operating in the black. Mr. Lawrence asked the Board if anyone had any questions.

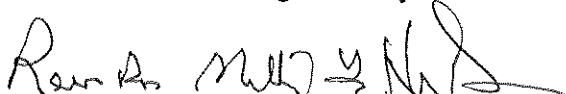
**9. ADJOURNMENT**

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 21st day of November, 2017.

  
Vernon Lawrence, Executive Director