

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
May 24, 2012

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Thursday, May 24, 2012 at Maurice View Plaza Community Room, 1 E. Vine Street, Millville, New Jersey. The meeting convened at 4:04 p.m.

Chairman Tomlin announced the Sunshine Law requirement had been met, properly posted and advertised.

The meeting was called to order by Chairman Brian Tomlin, who announced the meeting was being conducted under the Open Public Meetings Act.

Board Secretary, Paul Dice, proceeded to call the roll at this time. Present were: Commissioner James Parent, Chairman Brian Tomlin, Commissioner Paula Ring, Commissioner Dianne McCarthy and Commissioner Larry Miller. Also present were MHA Solicitor Arnold Robinson, MHA staff, residents and members of the press.

Chairman Tomlin asked for a motion of approval for the April 24, 2012 minutes. Commissioner Ring made the motion and Commissioner Miller seconded. All others present were in favor.

EXECUTIVE DIRECTOR'S REPORT

Combined, the MHA lines of business posted a positive net income of \$56,144.91 for April 2012. On a cumulative fiscal year-to-date basis (10/1/11 to 04/30/2012) the MHA posted a positive net income of \$260,766.95. We continue to operate the MHA without having to deplete reserves.

The Holly City Family Center posted a negative net income of \$6,294.54 for April 2012. On a cumulative fiscal year- to-date basis, the HCFC posted a positive \$58,395.08. We continue to operate HCFC's operations without having to deplete reserves.

AMP Occupancy and Budget Variances

Ivy Evans reported the current AMP occupancy rates are all at 100%, with two exceptions – Maurice View Plaza is at 95 %.(still rehabbing from the fire) and Holly Berry Court is at 96%. There are two vacancies at HBC.

Ms. Evans also reported that combined and year-to-date, the MHA lines of business have posted 5.3% more income than projected. Expenses have exceeded projections by 5.68%. Overall, net income is 7% lower than projected. The current budgets do not reflect operational changes or additional income being incurred. The budgets will be revised to reflect those changes.

Lease Enforcement

John Mazzeo advised a man who has been banned from our property and ignored six no trespassing's, was finally advised by a judge that he would be arrested should he ever come back on MHA property. As soon as court was over, the man came on our property. A warrant was issued for his arrest – an indictable offense. Manny Gordela has been hired as the new Lease Enforcement officer at Bridgeton Villas.

RIVERVIEW WEST Elevator Repair

Ivy Evans reported that the Elevator Repair work at RVW has not begun because parts for the elevators are still being fabricated. We are told they will be delivered soon. Meetings continue with the residents.

Bridgeton Villas

Elba Vera and Jane Whilden have taken over the property management of Bridgeton Villas. It is going very well. Ivy remarked that Jane and Elba are doing a fantastic job. There are many challenges for us because this is not Public Housing and has an entirely different structure. Secretary Dice gave the Commissioners an example regarding mold found in many apartments. The North Jersey management team doesn't have the sense of urgency to correct this problem, like we must have in public housing. Arnold Robinson just got retained by Alexa Management as their Landlord/Tenant lawyer. Solicitor Robinson advised that as part of his agreement with Alexa he has an agreement that they will do the right things to better the property.

Senior Services

Dorothy Conti advised we did receive a PEER grant for ¾ of this year. We were recently notified that the Peer grants will most likely end this year. We currently receive \$36,000 for the year.

Section 8

Jessica Gonzalez reported she recently did a presentation to Landlords interested in the Section 8 program for the City of Millville and AHOME.

Wildwood Housing Authority

Secretary Dice advised there has been court action involving the Wildwood Housing Authority and a bid for security cameras. The company who did not get the bid is suing. There is also a Fair Housing complaint that was filed by a tenant in Wildwood Housing.

Audit

