

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
June 26, 2012

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, June 26, 2012 at Maurice View Plaza Community Room, 1 E. Vine Street, Millville, New Jersey. The meeting convened at 5:04 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, and Commissioner Larry Miller. Commissioner Dianne McCarthy was absent. Also present were MHA Solicitor Arnold Robinson, MHA staff, residents and members of the press.

Chairman Tomlin asked for a motion of approval for all the May 26, 2012 minutes. Commissioner Ring made the motion and Commissioner Miller seconded. All others present were in favor.

EXECUTIVE DIRECTOR'S REPORT

Secretary Dice introduced the MHA auditor, Tony Polcari, Polcari and Associates. Mr. Polcari advised that he had recently completed our yearly audit and has attested to HUD that his financial statements are both accurate and complete. He explained how government audits are different from other audits because the government looks at our system of internal controls for the checks and balances of the housing authority. There were no significant deficiencies. The auditor must also look at the specific requirements for each of our programs like the Ross Grant, Housing Choice Voucher and operating capital. Sixty specific transactions for public housing programs were tested and the auditors found no deficiencies. Under the MHA capital fund program, the auditors look at our bidding process and monitor our contractors. The MHA did comply with federal regulations in all cases. Mr. Polcari advised the Millville Housing Authority is one of the better housing authority's they audit. He reviewed our current balance sheet and advised the Commissioners that the MHA is a very liquid organization. Our operating expenses have been reduced by \$200,000 in the past two years and we have shown a marked improvement in our financial situation in the last four years. In particular, he noted the MHA has done a very good job in recovering rents from tenants who have misrepresented their income.

Secretary Dice advised he recently did a presentation for Diane Johnson, HUD NJ, where he talked to other housing authority's about becoming fiscally conservative as we move into the

future. Secretary Dice is happy it is showing up as proof in our audit.

Secretary Dice also advised the Board of Commissioners that the MHA will continue to pursue outside contracts. He was recently approached by Alexa Management in Patterson, NJ to do the federal reporting for the Bridgeton Villas. They will pay us an additional fee to do this. Additionally, they expressed an interest in having CPM manage a new property they hope to buy in Chester, PA.

The monthly payables were presented for approval at this time:

Resolution #17 -2012 Approving the Payment of Bills
Roll Call Vote:
Motion: Commissioner Parent
Second: Commissioner Miller
Abstain: Commissioner Miller on check #8967
Roll Call: Unanimous

Resolution# 18 -2012 Approving the Millville Housing Authority's Annual Audit for FYE
09/30/11
Roll Call Vote:
Motion: Commissioner Ring
Second: Commissioner Parent
Roll Call: Unanimous

Chairman Tomlin asked if there was any old or new business.

Chairman Tomlin asked if there was any public comment. There was not.

Chairman Tomlin asked for a motion to adjourn the MHA public meeting at 5:35 p.m. in order to go into the HCDC Meeting. Commissioner Ring made the motion. Commissioner Parent seconded. Roll Call: Unanimous.

Paul F. Dice
Secretary/Treasurer

Date