

MINUTES OF A REGULAR MEETING  
OF THE MILLVILLE HOUSING AUTHORITY  
January 26, 2010

A regular meeting of the Millville Housing Authority Board of Commissioners was held on January 26, 2010 at Maurice View Plaza, Millville, New Jersey. The meeting convened at 6:00 p.m. The Chairman announced the Sunshine Law requirement had been met and the Daily Journal, Millville News and the Press of Atlantic City newspapers notified. The meeting was called to order by Chairman Larry Miller, who announced the meeting was being conducted under the Open Public Meetings Act.

Board Secretary/Treasurer, Paul Dice, called the roll. Present were: Commissioner Aviles-Childers, Commissioner Ring, Commissioner Parent, Commissioner Tomlin, Commissioner Kipers, Commissioner Kelley and Chairman Miller. Also present were MHA Solicitor Arnold Robinson, MHA Staff, Residents and members of the press.

The Chairman asked for a motion approving the minutes of the meeting for December 2009. Dice stated that the minutes were not completed but would be available at a subsequent meeting.

Executive Director's Report: Dice reported the following:

**Finance**

The MHA continues to operate its collective operations without having to deplete reserves. The MHA's fiscal year to date net income for October to December 2009 to date is \$210,530.

The Family Center continues to maintain a positive year to date net income position. However, cash flow shortfalls have forced us to start using reserve funds. Reserves are down from \$97,539 in November to \$84,516 by the end of December 2009. Staff will continue to closely monitor this position.

The Assisted Living Program's monthly net income for December 2009 was positive, albeit down \$2,200 from November. Year to date, however, the ALP's net income is \$36,139.

**Resolutions**

The Board has two vendor resolutions for annual service contracts for consideration this month. One is for general concrete work; the other is for general contract services.

**Roof Work**

The work at HBC is largely complete. The contractor is awaiting material in order to finish the porches, storage building and various finish work. Work at FER has begun. One building complex is complete and the contractor has moved to the second. We anticipate completion by the end of February. The main roofing deck work at JCP has been installed. Staff anticipates project completion by mid February.

### **Lease Enforcement Activity**

- River View East
  - The court has awarded the MHA possession of one unit due to resident nonpayment. If the tenant does not move, a warrant for removal will be sought.
  - There three cases pending court action for eviction following non-payment.
- Maurice View Plaza
  - The court has awarded us possession of two units due to resident non-payment. If the tenants don't move, we will seek warrants for removal.
- River View West
  - There is one case pending court action for eviction following non-payment.
- Scattered Sites
  - We have one case pending court action for eviction following non-payment.
- Holly BerryCourt
  - We have two cases pending court action against non-residents for threatening to physically harm or murder MHA staff. The two subjects remain incarcerated pending the hearings.
  - We have one case pending court action against a non-resident for defiant trespass.
  - There are two cases pending court action against residents for eviction subsequent to criminal behavior,
  - The court awarded MHA possession of one unit due to resident nonpayment. An officer of the court subsequently served a warrant for removal after the resident refused to move. The apartment is now vacant and being prepared for a new tenant.
  - We have six cases pending court action for eviction following non-payment.

Resolution# 2010-77: Approving a contract for general construction services for all AMPS to Special Effex, LLC of Millville, NJ

Roll Call Vote:

Motion: Commissioner Kelley

Second: Commissioner Tomlin

Roll Call: Unanimous

Resolution# 2010-78: Approving the payment of bills for the month of January 2010.

Roll Call Vote:

Motion: Commissioner Tomlin

Second: Commissioner Parent

Roll Call: Unanimous

Resolution# 2010-79: Resolution approving a contract for concrete/masonry services to Duall Building Restoration, Inc. in Cinnaminson, NJ.

Roll Call Vote:

Motion: Commissioner Ring

Second: Commissioner Kelley

Roll Call: Unanimous

Resolution# 2010-80: Approving a Closed Session of the Millville Housing Authority

Roll Call Vote:

Motion: Commissioner Finch

Second: Commissioner Ring

Roll Call: Unanimous

Old Business: None

New Business: None

Public Comments: None

There being no further business, Chairperson Miller adjourned the public session.

Paul F. Dice

Secretary/ Treasurer