

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
March, 26, 2013

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, March 26, 2013 at Cedarview Court Community Room, 2045 Wheaton Avenue, Millville, New Jersey. The meeting convened at 5:00 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: Chairman Brian Tomlin, Commissioner Kim Ayres, Commissioner Larry Miller and Commissioner Paula Ring. Commissioner Parent 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 the February 26, 2013 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 \$6280.02 for the month of February 2013. On a cumulative fiscal year-to-date basis (10/1/12 to 02/28/13) the MHA posted a positive net income of \$247,871.47. We continue to operate the MHA without having to deplete reserves.

The Holly City Family Center posted a positive net income of \$619.19 for February 2013. On a cumulative fiscal year- to-date basis, the HCFC posted a positive \$12,188.11.

Secretary Dice advised the Sequestration took effect on March 1, 2013. Just last week a final resolution was passed and the operating subsidy will be funded at a prorated amount of 82% for the remainder of the calendar year. This will mean a \$240,000 loss for the Millville Housing Authority. Mitch Moore advised the lowest our funding has ever gone in the past was 84%, so a record has been broken. Secretary Dice advised this does not mean the MHA is going to fold. We do not have any development occurring at the present time. Our entrepreneurial efforts bring in over \$650,000 in additional income. If we did not have this income the MHA would have had to make staff cuts.

Chairman Tomlin asked what will other housing authority's do that have not diversified the way MHA has. Secretary Dice replied that many could go out of business. Salem is reeling from the Sequestration. It is very doubtful that anything will change until next year's budget.

Commissioner Miller expressed his disappointment with the recent visit to our Congressman in Washington, DC. He advised if we had known in advance that so many NJ people were going to be included in this meeting, we could have organized a better result. All Commissioners who attended the meeting with Congressman LoBiondo were disappointed and agreed they will not do it again next year if the same situations occurs. Secretary Dice advised we must continue our relationship with Congressman LoBiondo outside of the NAHRO organization.

Ivy Evans and Secretary Dice told those present that small housing authorities are essentially done. HUD's responses to the housing authorities during the conference were laughable. We might have to reconsider attending this NAHRO conference and instead look into a PHADA or CLAPHA event. Paul thinks these organizations do more for us than NAHRO does.

AMP Occupancy and Budget Variances

Ivy Evans advised there is one vacancy at RVW; 1 vacancy at Jaycee Plaza, 1 vacancy at MVP and 1 Scattered Site vacancy. RVE, CVC and FER are at 100% capacity. There are 4 vacancies at HBC.

New Corporate Offices

Secretary Dice advised residents at MVP are calling him evil for taking away their community room. HUD has been in contact with Secretary Dice over this issue. Jose Sanchez and Carl Reeves have begun work on new corporate offices to be located at Maurice View Plaza. The Accounting Department, Allison, Paul and Ivy will be moving to MVP when they are finished. Holly Berry Court Office will continue to be fully staffed during the week. Lease Enforcement will still be located at HBC. Jessie Gonzales and Dorothy Conti will also be moving over to HBC. That will allow us to put the apartment they are utilizing back on line. Kari Elmer and Jose Sanchez will be located in the shop across the street from 1 E. Vine St.

SALEM

Secretary Dice advised Salem has been a bumpy ride. We are currently re-tooling and pulling back due to the wishes of their Board. We have to learn to be more tactful and not so intense. We will be having more discussion and input from the board. At Salem's board meeting on March 27th, we are having the Accountant come to explain the financial situation to them in more detail. Salem may have to drop a Section 8 voucher due to the Sequestration.

BRIDGETON VILLAS

The owners of Bridgeton Villas are facing cash flow problems. To date we are getting paid. Hopefully, something is beginning to turn for them. There seem to be a core of apartments that we just can't keep rented. All in all, we are glad to have the account.

FUTURE

Secretary Dice advised MHA has grown to a point where there are stress fractures. We're currently analyzing what we should do about this. Jessie Gonzales is picking up the Section 8 at Salem. HUD has approached us and asked us to manage 111 vouchers at Oakview Apartments. The owners of Oakview are converting to RAD. Betsy Frank and Jose Sanchez are now taking on a more regional position with the MHA. Paul thinks that in the future we should go after business with multi-family units rather than Public Housing Authorities. He explained that we should grow where the money is and where there is less drama. HUD has not cut Multi-family. We are going to be really selective from now on.

LEASE ENFORCMENT

John Mazzeo has been doing quite well in court. He recently won 5 cases. Solicitor Robinson advised we are working quite well together with the Prosecutor and the judge on the municipal level.

SENIOR SERVICES

Dorothy Conti told everyone present that there are still people in our community who care. St. Padre Pio church is giving residents in RVW, RVE and Jaycee Plaza free Easter dinners. Polly and Bobbi are still the managers for our senior residences' and are really knocking things down. We still have plans to modernize the 1st floors at RVE and RVW.

FAMILY CENTER

Janet Reeves explained there is a legal case involving a member of the HCFC who was injured while lifting weights. The case is currently with our insurance company. Janet advised they recruited many new members after a spring special. The family center recently went with new computer software and there have been some challenges. New equipment is being added to the center. The Department of Health rent renewal comes up in November 2013. Commissioner Ring thinks it looks favorable that they will be staying.

The monthly payables were presented for approval at this time:

Resolution # 08 -2013

Approving the Payment of Bills

Roll Call Vote:

Motion: Commissioner Miller

Second: Commissioner Ring
Roll Call: Unanimous

Resolution# 09- 2013 – Resolution Authorizing the ED to Execute Documents for a Sale of
Property Transaction

Roll Call Vote:

Motion: Commissioner Miller
Second: Commissioner Ayres
Roll Call: Unanimous

Resolution# 10 -2013 Resolution of Compliance –MHA Board of Commissioners

Roll Call Vote:

Motion: Commissioner Miller
Second: Commissioner Ring
Roll Call: Unanimous

Resolution #11-2013 Resolution of Compliance MHA Executive Director

Roll Call Vote:

Motion: Commissioner Ring
Second: Commissioner Miller
Roll Call: Unanimous

Chairman Tomlin asked if there was any old or new business. There was not.

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 6:06 p.m. in order to go into the HCDC Meeting. Commissioner Miller made the motion. Commissioner Ring seconded. Roll Call: Unanimous.

Paul F. Dice
Secretary/Treasurer

Date