

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
March 23, 2010

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, March 23, 2010 at Maurice View Plaza Community Room, 1 E. Vine Street, Millville, New Jersey. The meeting convened at 5:00 p.m.

The Chairman announced the Sunshine Law requirement had been met and the Daily Journal, Millville News, and Atlantic City Press newspapers were 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, Paul Dice, proceeded to call the roll at this time. Present were: Commissioner Paula Ring, Commissioner Pam Kipers, Commissioner Brian Tomlin, Commissioner James Parent, Commissioner Herb Kelley and Chairman Larry Miller. Also present were MHA Solicitor Arnold Robinson, MHA staff, residents and members of the press. Commissioner Aviles Childers is on maternity leave.

EXECUTIVE DIRECTOR'S REPORT:

The MHA posted a net income loss of -\$6,363 for February 2010. On a cumulative FY to date basis (10/1/09 to 2/28/10), the MHA posted a positive net income of \$87,768.

The Family Center continues to maintain positive month and year –to-date net income positions. We did not have to draw on reserves during February.

The Assisted Living Program lost 42,318 in February and is down \$1,811 year to date. We waived the overhead charges again in February. Two new clients were added recently, so our financial position should improve next month. Also, we recently received the contract awarding us another year of Social Service Block Grant funding in the amount of \$52,434.

The MHA anticipates that across all AMPS, our Federal Public Housing Operating subsidy will decline by \$63,243 in 2010. HUD is now using current rent rolls for calculations and given that our receipts have increased, HUD correspondingly reduced the subsidy.

A letter was received from Edward DePaula in the HUD Newark office thanking us for our efforts to commit our \$720,675 stimulus funds one full year ahead of the federal deadline. We have until March 17, 2011 to expend 60% of the funding. However, because we have substantially completed all of our roof projects, we have already expended over 98% of our award.

Dorothy Conti reported we have entered into a program with the Food Bank of New Jersey. This program is for seniors over the age of 60 and who qualify financially. The first food bank delivery was today and will occur once a month. RVE, RVW and Jaycee Plaza participated today and next month we are adding FCT and CVC. Residents must show proof of ID to receive their food or a proxy can be signed off and someone else can get their food. If a resident does not show up two months in a row, the food will be sent back and they will be dropped off the list. We had 102 residents come to the program today. For the residents who are not able to leave their apartments, MHA management and ALP staff volunteered to deliver food to them. The goal is to have at least 200 participate in this program.

We submitted our claim to FEMA for the December 2009 snow storm. They determined we incurred \$7,323 in eligible snow removal expenses. We will receive 75% of that amount sometime in the next few weeks. FEMA has not yet opened any grant opportunities for the February 2010 storms, but if they do we will be ready to submit our claim.

Secretary Dice reported that through the "Welcome Home" program the MHA closed on the sale of 202 Sharp Street and made \$59,400 after closing costs. There is a closing set for March 30th on the 213 South 4th Street property. Negotiations continue of the sale of 5 McNeil Street. Utilizing the proceeds from the sale of 202 Sharp St., plus an additional infusion of \$10,000 from the Central Office Cost Center, we paid off the \$69,000 balance to Colonial Bank.

Secretary Dice also reported he approved a loan in the amount of \$14,000 from de-federalized Central Office Cost Center funds to the HCFC for cardiovascular equipment. The HCFC will have to pay excessive commercial interest rates to purchase this equipment if we do not give them a loan. After some discussion, the Board decided to charge the Family Center 7% interest on this loan.

Secretary Dice reminded the Board that his contract expires on May 12, 2010 and discussions regarding the renewal of this contract should begin in preparation for disposition at the April 27, 2010 meeting. Allison Corson, who will serve as the MHA's Executive Assistant beginning on March 29, 2010, was introduced to the members of the Board.

The monthly payables were presented for approval at this time.

Resolution#10-2010 Approving Submission of the Management Operations Assessment Report to the U.S. Department of Housing and Urban Development for the Fiscal Year Ending 9/30/09

Roll Call Vote:

Motion: Commissioner Kelley

Second: Commissioner Ring

Roll Call: Unanimous

Resolution # 11-2010 Approving the Payment of Bills

Roll Call Vote:

Motion: Commissioner Kelley

Second: Commissioner Ring

Abstain: Chairman Miller

Roll Call: Unanimous

Resolution # 12-2010 Approving MHA's Fiscal Year 2009 Write-Off Amounts

Roll Call Vote:

Motion: Commissioner Kelley

Second: Commissioner Ring

Roll Call: Unanimous

Resolution # 13-2010 Approving the MHA to enter into a loan agreement with the HCFC

Roll Call Vote:

Motion: Commissioner Tomlin

Second: Commissioner Ring

Roll Call: Unanimous

Resolution # 14-2010 Approving a Contract Award for General Construction Services for all sites

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Kelley

Roll Call: Unanimous

Old Business: None

New Business: None

Public Comments: None

There being no further business, Chairperson Miller adjourned the public meeting to go into the HCDC meeting. Upon completing the HCDC meeting, the Commission will re-convene the MHA public meeting to then go into a closed MHA session.

Paul F. Dice
Secretary/Treasurer

