

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
November 25, 2014

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, November 25, 2014 at Cedarview Court Community Room, 2045 Wheaton Avenue, Millville, New Jersey. The meeting convened at 5:00 p.m.

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

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

Allison Corson, Director of Administration, proceeded to call the roll at this time. Present were: Chairman Brian Tomlin, Commissioner James Parent, Commissioner Kim Ayres, Commissioner Paula Ring and Commissioner Larry Miller. Commissioner Dale Finch joined the meeting at 5:15 p.m. 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 October 28, 2014 minutes. Commissioner Ring made the motion and Commissioner Miller seconded. All others present were in favor.

EXECUTIVE DIRECTOR'S REPORT

Secretary Dice advised the MHA posted a positive net income for the new fiscal year starting 10/1/14 of \$42,393. After year-end adjustments, the HCFC posted \$3,400 in positive net income for fiscal year 2014. For October 2014, the HCFC posted \$501.00 in positive net income.

OCCUPANCY

All properties are currently 97% - 100% filled. Polly Swink advised there have been many empties lately due to tenants leaving to go into nursing homes and tenant deaths. Two people were evicted for non-payment. Polly is doing an excellent job filling the vacancies. Betsy Loyle advised there were 12 vacancies and they were all turned in 3 weeks. She further advised that the MHA revised their policy in the new ACOP for unit offers. If the first person on the waiting list refuses the apartment they had requested on their application, they are removed from the waiting list. Secretary Dice advised the staff goes through a lot of grief trying to enforce the rules. He thanked them for all they do that no one ever hears about.

MILLVILLE COMMUNITY CENTER

The Carley's declined to continue funding the MCC for this year. The MCC board is quite pleased with the work we did last year. The Carley's have a different view of how the MCC should be proceeding. The MCC board disagreed and has elected to stay on its current course with us as its management contractor. The NRTC grant, rather than the Carely Foundation, is funding the coordinator's salary. Commissioner Ayres advised she believes the Carley's did not fully understand the Shared Services concept and wanted the MCC to run independently.

NRTC – Year 2

The DCA declined our NRTC application for 2015 on the basis that the commencement of the construction for the CCC Arts and Innovation Center is further out than they would like it to be. They also claim that we did not adequately explain why renovation on High Street will positively impact the residents four blocks away. Secretary Dice said he has discussed this situation with the DCA program staff. They will not make any changes at this time. If we appeal the decision, it will need to be at the Commissioner level or above. Chairman Tomlin said he thought it would be a good thing to go to the DCA with the maps of the area and to take Commissioner Ayres with her wealth of information on the project. Commissioner Ayres said she read all the projects on the DCA website that were approved and believes the DCA owes us a better explanation of why our project was not approved. Commissioner Miller wondered if we need to go beyond the DCA. Commissioner Parent agreed that certain politicians need to get involved. Commissioner Ayres said she knows from experience that if you don't speak up, you will always stay at the bottom.

Wildwood Housing Authority

Secretary Dice advised we renewed our Shared Services contract through December 16, 2016. For the next year, the contract rate will be \$81,600 year payable in 12 equal installments. There was a unanimous vote from their board. Included in the contract is a re-opener for contract rate on 12/15/15.

Salem Housing Authority

Secretary Dice advised the SHA board did not have a quorum, so no business could be transacted at the last SHA meeting. He has a two-year proposal in front of the board at a rate equal to that of the expiring contract - \$85,000 per year. There will also be a re-opener provision for rate in one year. We have now leased the community room at West Side Court to a social service agency who are working with the children at the complex. Everyone is very happy with this move.

Authority

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Miller

Roll Call: Unanimous

Resolution #42-2014 Approving a Contract for ED Services with the Wildwood Housing Authority

Roll Call Vote:

Motion: Commissioner Ring

Second: Commissioner Ayres

Roll Call: Unanimous

Resolution #43-2014 Approving a Contract for Auditing Services

Roll Call Vote:

Motion: Commissioner Miller

Second: Commissioner Ayres

Roll Call: Unanimous

Chairman Tomlin asked for a motion to adjourn the MHA public meeting at 6:08 p.m. in order to go into the HCDC meeting. Commissioner Miller made the motion. Commissioner Parent seconded. Roll Call: Unanimous.

At 6:15 pm the MHA public meeting resumed. Chairman Tomlin advised there was a resolution to go into Closed Executive Session.

Resolution #44-2014 Approving a Closed Executive Session

Roll Call Vote:

Motion: Commissioner Miller

Second: Commissioner Parent

Roll Call: Unanimous

Paul F. Dice

Date