

## MINUTES OF THE REGULAR MEETING OF THE HOLLY CITY DEVELOPMENT CORPORATION

A regular meeting of the Holly City Development Corporation Board of Directors was held on January 27, 2015 at Cedarview Court Community Room, 2045 Wheaton Avenue, Millville, New Jersey. The meeting convened at 6:17 p.m.

Allison Corson, Director of Administration proceeded to call roll at 6:17 p.m. Present were: Director Parent, Director Ayres, Director Miller and President Tomlin. Also present were HCDC Solicitor, MHA Staff, residents and members of the press.

President Tomlin asked for a motion to approve the December 16, 2014 meeting minutes. Director Miller made the motion and Director Ayres seconded. All present were in favor.

President Tomlin asked if there were any reports from the officers.

### **NEIGHBORHOOD REVITALIZATION TAX CREDIT PROGRAM**

Heather Santoro reported she and Secretary Dice have been working with the NJ State Director of Community Affairs to determine if it's feasible to change the current budget to include \$402,000 in gap financing (plus related administrative fees) for the Cumberland County College Arts and Innovation Center. In discussions it appears verbally that it is feasible. Secretary Dice advised there is \$58,000 left in the grant under "streetscape" for the Millville Community Center. He would like to reallocate this money for further demolition. He told the board members that Heather Santoro did not agree with this decision and asked her to voice her opinion to those present. Heather said she believes the Millville Community Center needs to have additional lighting – especially the Buck Street parking lot area. Secretary Dice said he wants to move the money into demolition because two of the properties the City wants to take down are right next to the properties HCDC currently owns and he believes tearing them all down will make a difference.

Commissioner Ayres said she has a problem giving the City the \$58,000 for demolition. She advised she was shocked by the comments made by Commissioner Porreca-Compari during the December 23, 2014 City Commission meeting. Commissioner Ayres said the properties in question are owned by private citizens. Once we demolish the properties the City will put a lien on them. At that point they can be purchased by private investors who will likely choose to construct a shoddy residence. Additionally, Commissioner Ayres does not believe a proper plan is in place for neighborhood revitalization – right now it seems as if the only plan is to demolish buildings. She wants to know what the ultimate goal is. Commissioner Ayres also wants the Holly City Development Corporation to have a say in what is going to happen in this area. She further advised she read through the NRTC grant and believes we would be better spending the \$58,000 on things that the City no longer has a line item in their budget for. She said there will always be a line item in the budget for demolition.

Chairman Tomlin said he would like to see what the things are in the NRTC plan that Commissioner Ayers supports. The Commissioners present decided we must strategize for the September 2015 submission of the NRTC grant. It was decided to table the resolution proposed by Secretary Dice at this time which would reallocate the \$58,000 in streetscape into demolition.

President Tomlin advised there were resolutions to approve.

Resolution # 01-2015 Approving the Payment of Bills for December 2014 and January 2015

Roll Call Vote:

Motion: Director Parent

Second: Director Ayres

Roll Call: Unanimous

Resolution #02-2015 Approving an Employee Handbook

Roll Call Vote:

Motion: Director Ayres

Second: Director Parent

Roll Call: Unanimous

Resolution #03-2015 Authorizing the HCDC to Apply to the NJ Department of Community Affairs for an NRTC Grant Reallocation

Roll Call Vote:

Motion: Director Parent

Second: Director Miller

Roll Call: Unanimous

Resolution #04-2015 Approving a Shared Services Agreement Between the HCDC and the City of Millville for Sylvia Stites, Senior Program Director

Roll Call Vote:

Motion: Director Miller

Second: Director Parent

Roll Call: Unanimous

Resolution #05-2015 Authorizing the Executive Director to Apply to the NJ Department of Community Affairs for an NRTC Grant Reallocation from Streetscape into Demolition.

Roll Call Vote:

**RESOLUTION TABLED**

Motion: Director Ayres

Second: Director Parent

Roll Call: Unanimous

Old Business: None

New Business: None

Public Comment: None

President Tomlin asked for a motion to adjourn the HCDC public meeting at 6:20 pm in order to go into a Holly City Development Corporation Closed Meeting Session.

Resolution #06-2015

Authorizing an HCDC Closed Session Meeting

Roll Call Vote:

Motion: Director Parent

Second: Director Miller

Roll Call: Unanimous

At 7:10 p.m. the HCDC meeting was back in open session. At that time Director Miller made a motion to adjourn the HCDC meeting and Director Parent seconded. All were in favor.

---

Paul F. Dice

---

Date