

MINUTES OF A REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF MILLVILLE  
January 27, 2015

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, January 27, 2015 at Cedarview Court Community Room, 2045 Wheaton Avenue, Millville, New Jersey. The meeting convened at 5:03 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, and Commissioner Larry Miller. Commissioner Dale Finch and Commissioner Paula Ring were 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 December 16, 2014 minutes. Commissioner Miller made the motion and Commissioner Parent seconded. All others present were in favor.

**EXECUTIVE DIRECTOR'S REPORT**

**FINANCIALS**

Secretary Dice advised the MHA posted a positive net income of \$26,768 in December 2014. The MHA maintains a positive \$102,446 in positive net income year to date. We continue to operate without having to deplete its reserves.

The HCFC posted \$84.00 in positive net income for December 2014. It has a positive \$968.00 in positive net income year to date. Given recent marketing expenditures that will soon come due, we are now depleting reserves. Secretary Dice advised a commercial for the Family Center was recently completed by BlueWire. It will be shown on various stations recommended by Comcast Spotlight. We are currently holding monthly open houses at the Family Center. The first open house went very well. A nutritionist was brought in to offer counselling sessions. A new room for the spin bikes is being built inside the main building. There is a possibility we will be taking out a wall between Janet Reeves' offices to construct a new room in which to hold parties.

Secretary Dice advised we are currently carrying \$262,246 in debt service on the Holly City Family Center. He explained that \$67,082 of that debt is money the MHA lent to the Family Center – using non-federal, discretionary funds for capital improvements and equipment replacement. Secretary Dice advised he is temporarily suspending the re-payment of that loan on a temporary basis. A total of \$195,164 in loans from the Cumberland Empowerment Zone, Century Savings Bank and Sun National Bank for the new aerobics room and the long-standing mortgage on the church is still owed. He has asked all three creditors to reduce the interest rates to 4% and to allow us to make interest only payments for at least one year. So far, only the CEZ has accepted this request. He will look to consolidate the Century Savings and Sun Bank loans elsewhere if they won't play ball with us. The CEZ approved a reduction of interest to 4% for a 2-year period, after which the interest will revert back to the original 5%. In addition, during the first year, the Family Center can make payments of interest only on the note, with no principal payments required. The 2<sup>nd</sup> year will be principal and interest payments at a 4% interest rate. Beginning in year 3, the loan will be repaid based on the terms of the original approval (principal and interest, 5% rate). This modification will take place 2/1/2015.

Secretary Dice said Sun Bank financed the church building. He would consider tearing this building down or selling it.

Secretary Dice advised the HCFC is very near the financial breakeven point. He knows it will be in the red for January because it is a three pay month. He is hoping we will have a better idea of the impact of the marketing campaign and our operational changes by the end of February.

### **OCCUPANCY & REAC**

Betsy Loyle advised that year-to-date, our buildings are 99% occupied. She further advised we are currently being REAC inspected. We have had one good inspector and one that has been really hard. These inspectors are employed by a firm that has been contracted by HUD. At Maurice View Plaza we received a score of 77 out of 100 points. Maurice View is tied in with our Scattered Sites and unfortunately the inspection of the scattered sites crushed our score. The issues found were caused by the tenants and we had no way of knowing in advance. Jaycee Plaza received a score of 84 and will not get inspected again until 2016. We have not yet received the scores for HBC, Ferguson and Cedarview. Riverview East and West will be inspected later this week.

### **OPERATING SUBSIDY CALCULATIONS FOR 2015**

Mitch Moore advised he has recently completed the Operating Subsidy calculations for CY 2015. Due to the increased cost and use of utilities in CY 2014, we are projecting we will be eligible for \$118,319 more in operating subsidy in 2015 than we received in 2014. However, he pointed out that HUD still only provides 89% of the operating funds for which PHA's are eligible and he does not expect this to change in 2015.

The following resolutions were presented for approval at this time:

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

**Roll Call Vote:**

Motion: Commissioner Ayres

Second: Commissioner Parent

Abstain: Commissioner Miller abstained on #11897

Roll Call: Unanimous

Resolution # 02-2015      Approving a Professional Risk Management Consulting Service

**Roll Call Vote:**

Motion: Commissioner Miller

Second: Commissioner Ayres

Roll Call: Unanimous

Chairman Tomlin asked if there was any old business. There was no old business.

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Chairman Tomlin asked if there was any public comment. There was no public comment.

At 6:07 p.m. Chairman Tomlin asked for a motion to adjourn the MHA meeting in order to go into the HCDC meeting. Commissioner Parent made the motion and Commissioner Miller seconded. All were in favor.

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Paul F. Dice

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Date