

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
May 26, 2015

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, May 26, 2015 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 Larry Miller, Commissioner Paula Ring, and Commissioner Dale Finch who arrived at 5:05 p.m. Commissioner Ayres 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 April 28, 2015 minutes. Commissioner Ring made the motion and Commissioner Miller seconded. All others present were in favor.

EXECUTIVE DIRECTOR'S REPORT

FINANCIALS

Secretary Dice advised the MHA posted a positive net income of \$64,256 in April. We have reduced our negative year-to-date net income down to -\$42,940. He advised he had been hoping for a larger net income since we received a one-time operating subsidy reimbursement of \$75,000 last month from HUD. However, there was a large payout to a former employee and the State increased our pension payments. Overall, we are moving in the right direction.

OCCUPANCY REPORT

Betsy Loyle advised CVC is 96% occupied, Scattered Sites are 95% occupied and Maurice View Plaza is currently 93% occupied. All other sites are above 97%.

SALEM/WILDWOOD

Chairman Tomlin asked Secretary Dice to update the board on Salem and Wildwood. Salem lost \$3,000 last month. There are currently seven (7) vacancies. There needs to be fewer than five (5) vacancies in order to receive a higher HUD score. They are at a positive \$30,000 year-to-date. Secretary Dice advised there was a front page story in the South Jersey Times regarding habitability issues in Salem. Deferred maintenance is our biggest financial problem in Salem. We are looking into a couple of ways to solve this problem, which is a challenge since we are dealing with 1.2 million capital fund debt. This is a very difficult account.

Secretary Dice advised Wildwood is doing great. We just received a national award through NAHRO in "revenue diversification" for bringing in Complete Care. We are currently making great headway with the RAD. If all goes as planned, we are looking at a \$19,000,000 project in Wildwood.

REAC

Betsy Loyle advised we were notified that HUD lost our REAC inspection report for Holly Berry Court. They have informed us they will be re-inspecting the property on June 10th.

NO SMOKING

Betsy Loyle advised meetings have been held with the tenants at the high-rises to introduce the concept of going totally non-smoking. She estimates that 75% of the residents agree with the proposition and 25% disagree. One of the comments was: "This may help people quit". We advised the MHA would provide ways to help people stop smoking. Overall, she believes it was well received. All present were in agreement to proceed.

Commissioner Ring asked if the Waiting List is open. Betsy Loyle advised Holly Berry Court has three (3) bedrooms only at this time. All other waiting lists are currently open.

The following resolutions were presented for approval at this time:

Resolution #14-2015 Approving the Payment of the Bills for May 2015

Roll Call Vote:

Motion: Commissioner Ring

Second: Commissioner Miller

Abstain: Commissioner Miller abstained on #12383

Roll Call: Unanimous

Resolution #15-2015 Approving a Contract for Electrical Services at all MHA Sites

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Ring

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 that time Chairman Tomlin asked for a motion to adjourn the MHA meeting in order to into the Holly City Development Corporation meeting. Commissioner Ring made the motion at 5:32 p.m. Commissioner Miller seconded. All present were in favor.

Paul F. Dice

Date