

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
September 22, 2015

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, September 22, 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 Paula Ring, Commissioner Larry Miller and Commissioner Dale Finch. Commissioner Kim 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 August 25, 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 \$71,768 in August 2015. Our year-to-date net income is a positive \$141,716. We continue to operate the MHA without having to access reserves.

OCCUPANCY REPORT

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

Changes in Overtime Calculations

Allison Corson advised the US Department of Labor has promulgated new regulations in regard to calculating overtime. It is anticipated these changes will take place in early 2016. In short, people making less than \$50,440 cannot be considered exempt from overtime. This will affect the private and public sectors.

Real Estate Assessment Center Inspections

The annual HUD inspections are underway.

INFORMATION TECHNOLOGY

Kevin Timm advised the potential contract with the Millville Rescue Squad is now permanently on hold. They are citing software problems.

HUD Recapturing Funds

Secretary Dice advised he has been told by our auditors that HUD is considering recapturing Central Office funds. If we find out this is true, Secretary Dice will immediately commit to various projects before we let HUD take the money. This will have a huge impact on MHA. HUD is trying to get out of the public housing business. In Wildwood, we can only get a little over \$17,000,000 on a \$20,000,000 project. HMFA dictates how tax credits are given out. There are not enough tax credits for all the projects. Secretary Dice does not believe Wildwood is going to get the tax credits. The Federal Government does not want to bail out the State Government and vice versa. The Feds won't put pressure on the State to give tax credits. The State could give us Sandy money, but they won't because of public outcry for smaller private projects.

Secretary Dice advised RAD only makes sense for projects that don't need a lot of physical needs.

Mitch Moore advised we are currently gearing up for our year end and our annual Audit. The following resolutions were presented for approval at this time:

Resolution #29-2015 Approving the Payment of Bills for September 2015

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Ring

Abstain: Commissioner Miller abstained on check #12751

Roll Call: Unanimous

Resolution #30-2015 Approving MHA's 2015 Fiscal Year Write Offs

Roll Call Vote:

Motion: Commissioner Ring

Second: Commissioner Parent

Roll Call: Unanimous

Resolution #31-2015 Approving the Annual Contribution Contract between the Department of Housing and Urban Development (HUD) and the MHA

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Miller

Roll Call: Unanimous

At 5:30 p.m. Chairman Tomlin asked for a motion to adjourn the MHA meeting to go into the HCDC meeting.

At 5:43 we were back in MHA open session. Secretary Dice advised we needed to go into Closed Session.

Resolution #32-2015 Approving a Closed Executive Session

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Ring

Roll Call: Unanimous

At 6:15 p.m. we were back in MHA open session. Chairman Tomlin advised there were resolutions to vote on:

Resolution #33-2015 Approving the 2015 Evaluation of the Executive Director

Roll Call Vote:

Motion: Commissioner Finch

Second: Commissioner Parent

Roll Call: Unanimous

Resolution #34-2015 Authorizing the MHA Board Chairman to Execute a New Contract with the Executive Director

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Ring

Roll Call: Unanimous

Resolution #35-2015 Approving a Separation Agreement with Clara Harris

Roll Call Vote:

Motion: Commissioner Ring

Second: Commissioner Miller

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 6:17 p.m. Chairman Tomlin asked for a motion to adjourn the MHA meeting. Commissioner Ring made the motion and Commissioner Parent seconded. All were in favor.

Paul F. Dice

Date