

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
June 22, 2010

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, June 22, 2010 at Maurice View Plaza Community Room, 1 E. Vine Street, Millville, New Jersey. The meeting convened at 5:00 p.m.

The Chairman announced the Sunshine Law requirement had been met and the Daily Journal, Millville News, and Atlantic City Press newspapers were notified.

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

Board Secretary, Paul Dice, proceeded to call the roll at this time. Present were: Commissioner Brian Tomlin, Commissioner James Parent, Commissioner Herb Kelley, Commissioner Juanita Aviles Childers and Chairman Larry Miller. Also present were MHA Solicitor Arnold Robinson, MHA staff, residents and members of the press. Commissioner Paula Ring and Commissioner Pam Kipers were absent.

The Chairman asked for a motion to approve the minutes from the May 25, 2010 meeting. Commissioner Kelley made the motion to approve the minutes and Commissioner Tomlin seconded. All present were in favor.

EXECUTIVE DIRECTOR'S REPORT:

Combined, the MHA lines of business posted a positive net income of \$14,089 for May 2010. On a cumulative fiscal year to date basis (10/1/09 to 5/31/10), all lines posted a combined positive net income of \$111,477. That represents an increase in combined net income to date of \$14,001 when comparing this month to last on a year-to-date basis.

The HCFC posted a positive net income of \$7,680 and a positive \$88,238 for cumulative fiscal year to date. The Assisted Living Program broke even for May 2010. It maintains a negative net income of \$22,070 for fiscal year to date. The ALP was able to pay 50% of its May 2010 overhead expenses.

Weatherization – At the end of this week we will have an analysis of all of our physical assets from JD Pederson & Assoc. They have been completing a physical needs assessment of our buildings to help us make decisions for the next 20 years – 20 years being the typical financing cycle. The assessment will probably show that a fair amount of work is needed at RVE and RVW. This study will take into consideration things like the HVAC systems, structure, and balconies and zero in on what we need to secure these buildings for the long run. One of areas where we are looking for money is with the Weatherization program. This program stems from

the American Recovery and Reinvestment Act (Federal Stimulus money) and was recently opened up to multi family homes. We will be working with the Nanticoke Leni Lenape Tribal Enterprises LLC. They will begin by doing an energy audit for RVE and RVW. If the audit shows that we need new refrigerators, windows, boilers- we can get up to \$6,000 per unit. Chairman Miller asked if these people have the expertise to do this review. Secretary Dice advised they have been approved by the DCA.

Cash Management System Changes. Secretary Dice is recommending an automatic process for cash management to cut down on manual signing. This will be a huge time Saver. The Board will still have oversight of all checks being distributed. Also, Paul Dice will be added as signatory since we currently do not have any operational signatories.

Lease enforcement – Secretary Dice advised the only thing different to report this month is an indictment on a resident who misrepresented her family composition so she could get a bigger apartment. Solicitor Robinson advised an internal investigation made by John Mazzeo and Elba Vera was successful in getting an indictment for basically stealing taxpayer’s money for theft by deception. This should send a message to all future tenants that you have an obligation to tell us the truth, and if you don’t we will go the extra mile to investigate and press charges against you. Hopefully this will help change the culture by letting people know there is a penalty for not being truthful or for not obeying the law. This is in keeping with our Zero Tolerance policy.

Capital Funds: HUD is giving us \$569,382 in Capital Funds for Public Housing. The Capital Fund has been decreasing over the years. At one time we were receiving 1.5 million. There is effectively no change from what we received last year. Our annual plan will have to be amended and we must look for various ways to preserve our housing stock in the future. Our cash reserves are o.k. but it is important to retain 2 – 3 months in reserves in case funding should stop. Of the \$569,382 we will receive in Capital Funds, you have already leveraged over 50% of it over the next 15 years because of the capital financing bonding that was done previously. We pay \$216,209 right off the top out of the Capital Funds we are going to get. Today we will have to do some things differently. First we will be looking at Weatherization. Additionally, we will be bringing you various financial scenarios’ to see how we can preserve our housing stock in the future. I have begun discussing with the City of Millville the possibility of marketing our supply of electric together with the Millville Board of Education. We might be more attractive to a supplier if we join together as a group. Co-ops have been done in the past with Public Housing.

Holly Berry Court Summer Program. Ivy Evans reported we have at least 15 children signed up for “Youth Unite”. The program will run Monday thru Friday from 9am -3pm until August 27th. There will be activities for the children and the USDA Summer Food Program will provide breakfast and lunch. Denise Jones, from In His Presence Church, has volunteered to help with the activities. She may have them grow a garden and try to get them to care about their environment. Children ages birth to 18 and disabled individuals are eligible to receive free lunch and breakfast. The activities will be limited to those registered in the summer program ages 5 - 15.