

MINUTES OF A REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF MILLVILLE  
January 24, 2017

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, January 24, 2017 at Cedarview Court Community Room, 2045 Wheaton Avenue, Millville, New Jersey. The meeting convened at 5:00 p.m.

Vice -Chairwoman Paula Ring Tomlin announced the Sunshine Law requirement had been met, properly posted and advertised.

The meeting was called to order by Vice-Chairwoman Paula Ring 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: Commissioner James Parent, Commissioner Larry Miller, Commissioner Kim Ayres, Commissioner Robert Tesoroni and Vice-Chairwoman Paula Ring. Commissioner Finch arrived at 5:05 p.m. Also present were MHA Solicitor Arnold Robinson, MHA staff, and residents.

Vice-Chairwoman Ring introduced and welcomed Robert Tesoroni, the MHA Governor appointment to our board.

Vice-Chairwoman Ring asked for a motion of approval for the December 13, 2016 minutes. Commissioner Miller made the motion to approve the minutes and Commissioner Parent seconded. Commissioner Tesoroni abstained. All others present were in favor.

### **FINANCIALS**

For December 2016, the MHA posted a positive monthly net income of \$25,434. Our year-to-date net income is \$35,281. Secretary Dice advised the MHA is collecting rents and keeping costs down.

### **City Commission Liaison to the MHA Board**

Secretary Dice advised City Commissioner Lynne Porreca- Compari has been appointed as liaison to the MHA board. He further advised he met with Porreca-Compari and they discussed the 21 million dollars needed over the next twenty years for building rehabilitation. Specifically, they talked about the lack of ability to find money on the state, county or federal level and our inability to obtain tax credits. Secretary Dice does not know how the appointment of Dr. Ben Carson will affect public housing. Secretary Dice will make sure Commissioner Porreca-Compari has all the information she needs to stay up to date with the MHA.

## **MHA Board Officers**

Secretary Dice advised that the Chairperson's position is open on the MHA board. We need to appoint an acting Chairperson until our reorganization meeting in June. After a brief discussion, the members present decided to present nominations at the next meeting.

## **Collective Bargaining**

Solicitor Robinson advised the MHA Maintenance Department has a three-year collective bargaining agreement with Council 18 that expired on December 31, 2016. Solicitor Robinson said that all major issues in the contract have been worked through in the past and now we only need to negotiate wages. Secretary Dice is recommending to the Commissioners a 3% retroactive salary adjustment retroactive to July 2016. That is the same percentage increase the non-union personnel received.

## **Bid Award for Landscaping and Snow Removal**

Secretary Dice advised four bids were received for MHA Landscaping and Snow Removal. He advised that Vineland Landscaping bid on the lawn maintenance portion of the bid, but not the snow removal. Their bid on the lawn maintenance was \$4,000 less than any other company. However, the bid specifically stated the MHA would not allow sub-contractors. Vineland Landscaping sub-contracts their herbicide spraying to another company. He believes their bid should be rejected because it is not responsive.

Team Reed is the lowest responsible bidder for both lawn maintenance and snow removal and he recommends we award the bid to them.

After some discussion, the MHA Commissioners decided to reject the Vineland Landscaping bid because it was not responsive.

## **909 Leonard Drive**

There is a resolution which memorializes the December 2016 decision by the board to sell 909 Leonard Drive for \$150,000. Secretary Dice advised there is no indication the Great Canaan Church will have problems obtaining a loan.

## **Tenant Meetings**

Secretary Dice said he met with residents at JCP on 1/19/17 and discussed the physical needs of the building. One area of discussion centered around the near elderly (50+ Disabled) tenants and the senior citizens. This has been an on-going problem. Secretary Dice advised we can change the designation of JCP to be "senior only", but will have difficulty filling apartments on a timely basis. Additionally, it would be a lengthy process because we would have to go through attrition to get all the near-elderly out of the building.

The other major issue at JCP is the elevators. Both elevators are old and need to be refurbished. Betsy Loyle advised we have an elevator consultant coming out to assist us and our architect, Larry Merighi, with developing a scope of work for repair. The last elevator we had repaired cost almost \$300,000. The elevators are so old we cannot get parts. We need to replace the entire “guts” and it’s very expensive.

Mitch Moore advised he kept money back in capital during the years 2014, 2015 and 2016 in order to pay for the RVW elevator repair. We only have \$130,000 to \$140,000 per year available in capital funds to spend.

Secretary Dice said he is going to involve the tenants in how we should prioritize repairs in the future.

### **Information Technology**

Kevin Timm advised he will be replacing some of the security cameras at HBC and RVE. We will be purchasing digital cameras and replacing the analog camera’s. The pictures with the digital cameras are very clear. Police can view one months’ worth of data and save it from their location. Commissioner Ring asked if we have a problem with people trying to destroy the cameras. Kevin replied that there was a problem with this in 2008, but we have not had any problems since then.

### **Section 8**

Jessica Gonzales, Section 8 manager, advised we have 164 (134 tenant and 30 project based) vouchers leased up. We are working to lease more. Currently, we are underspending. She advised we want to terminate the project based vouchers with Oakview Apartments. These vouchers will become portable and the tenants can take them somewhere else. We gave Oakview the required one-year notice. Secretary Dice advised he would rather these people have the option to move and relocate where the jobs are.

Secretary Dice explained that the State of New Jersey has the largest Section 8 program with about 21,000 vouchers on the street. The majority of these vouchers are tenant based. Commissioner Finch asked if there is anyone who tracks where all the section 8 vouchers are in a certain area. Secretary Dice is not sure, but suspects the PIC system through HUD might be the only way. He will put in a request with the federal government.

### **Public Housing**

Betsy Loyle, Director of Operations, announced we have changed the paint color in our apartments. It is a much brighter, off-white color. It makes the apartments much more attractive.

Polly Swink, Senior Property Manager, said RiverView East is currently our most problematic property. Tenants bringing in prostitutes and drugs.

Secretary Dice explained how the MHA gets its revenue. He discussed our operating and capital funding from HUD, tenant rents, commercial rentals, our shared services agreements with Salem & Wildwood Housing Authority's and the roof-top antennas.

At this time, Vice-Chairwoman Ring announced there were resolutions to approve:

Resolution #01-2017 Approving the Payment of Bills for January 2017

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Ayres

Abstain: Commissioner Miller abstained on check#14231

Roll Call: Unanimous

Resolution #02-2017 Resolution Authorizing the Appointment of Robert Tesoroni

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Miller

Abstain: Commissioner Tesoroni

Roll Call: Unanimous

Resolution #03-2017 Resolution Approving a Contract for Lawn Maintenance and Snow Removal

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Ayres

Roll Call: Unanimous

Resolution #04-2017 Resolution Approving a Professional Risk Management Consulting Service

Roll Call Vote:

Motion: Commissioner Finch

Second: Commissioner Parent

Roll Call: Unanimous

At 5:58 p.m. Vice-Chairwoman Ring asked if there was any new business. There was not. Vice-Chairwoman Ring asked if there was any old business to discuss. Secretary Dice asked the board for the authority to negotiate maintenance salaries with the union. Vice-Chairwoman Ring asked if there was any public comment. There was not.

At 6:00 p.m. Vice-Chairwoman Ring advised we were adjourning to go into the Holly City Family Center meeting. Commissioner Parent made a motion to adjourn and Commissioner Miller seconded. All present were in favor.

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Paul Dice  
Secretary

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Date