

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
April 25, 2017

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, April 25, 2017 at Riverview East Community Room, 130 S. Second Street, Millville, New Jersey. The meeting convened at 5:04 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 Robert Barrett, Commissioner Robert Tesoroni and Vice-Chairwoman Paula Ring. Commissioner Finch arrived at 5:17 p.m. Also present were MHA Solicitor Arnold Robinson, MHA City Commission liaison Lynn Porreca Compari, MHA staff, and residents.

Vice-Chairwoman Ring introduced and welcomed Robert Barrett to the MHA Board of Commissioners. She also welcomed back Commissioner Robert Tesoroni. City Commissioner Lynn Porreca Compari was introduced as the new liaison to the MHA.

Vice-Chairwoman Ring asked for a motion of approval for the March 28, 2017 minutes. Commissioner Parent made the motion to approve the minutes and Commissioner Miller seconded. All others present were in favor.

RiverView East Resident Council

Secretary Dice introduced Mr. John Webb, President of the RVE Resident Council. Mr. Webb advised there have been serious issues at RVE for the past 10 months. There have been people found sleeping in stairwells, assaults in stairwells and a robbery in the lobby. He stated people are coming in late at night. There is an issue with drugs and prostitution. The tenants were feeling like nobody cared. Mr. Webb stated he got in contact with Mr. Dice and got him to come to a meeting.

Mr. Webb said that since meeting with Mr. Dice, things have really improved. A security guard has been hired and it is understood new cameras are being installed. Mr. Webb stated that even though the residents know the security guard is temporary, they hope Mr. Dice will leave him there until most of the problems at RVE are solved. He thanked Mr. Dice for stepping in and doing something.

Commissioner Parent thanked Mr. Webb for his comments and said that all our residents deserve a safe place to live. He assured him that things will get done.

Mr. Webb advised the Resident Council wants to have a raffle fundraiser on Mother's Day and Father's Day to raise funds for a 4th of July bash. He stated they are be willing to invite tenants from the other facilities. Secretary Dice said the MHA may be able to help with a donation for the 4th of July event. Vice-Chairwoman Paula Ring complimented Mr. Webb for having an active Resident Council and said the board would talk about the donation and get back to them in the future.

FINANCIALS

For March 2017, the MHA posted a negative monthly net income of \$ 9,353. Our year-to-date net income is positive \$12,455. Secretary Dice advised HUD reduced our monthly operating subsidy by \$19,138. This had not been accounted for in the budget. He further stated that HUD has not figured out what our proration for operating will be. HUD inflated our rent by 3% over the last two years but our rents have not gone up. Our rents are not going to be raised due to the fixed income scenario at the MHA. That will reduce our operating subsidy. Secretary Dice thinks we should get a bit of a jump from HUD next month.

Secretary Dice advised the new federal government administration has proposed a 6 billion dollar cut in HUD funding. We have no idea what will happen should that take place. 2.1 billion would be stripped from public housing. He told the tenants that the Federal Government has a lien on our properties and will never release these liens. The Federal Government never kept up with a replacement reserve. Capital Funds are going down. The capital funds are what we use to modernize the buildings. He also advised the State of New Jersey won't issue tax credits to us that could be used for building rehabilitation.

Commissioner Parent explained to the tenants that because our funding has gone down, the MHA is always trying to find ways to make additional money. He used our management of the Salem and Wildwood Housing Authority's as an example of how we bring additional funds into the MHA.

VAWA

Betsy Loyle, Director of Operations, explained the Violence Against Women Act (VAWA) and advised the MHA must adopt a model emergency transfer plan to have in place for our tenants.

She advised the MHA will adopt HUD's model. Ms. Loyle is proposing we do an external transfer agreement with Salem and Wildwood Housing Authority. This agreement would allow a victim of violence to be relocated to one of the three properties. She further advised there will be some changes to the ACOP and will post these changes on the website.

DESIGNATED HOUSING PLAN

Secretary Dice advised we need to update our Designated Housing Plan. This plan outlines what demographics public housing authorities intend to serve. He advised he will send out information to the board members regarding demographics. The MHA currently has preferences for disabled, assisted living, elderly and working families.

HOUSING CHOICE VOUCHERS

Secretary Dice advised we will be ending our project based housing choice vouchers with OakView Apartments. They will become tenant based vouchers.

INFORMATION TECHNOLOGY

Kevin Timm advised the fob entry system at RVE has been updated. New camera's will be added to the building. A tenant complained that the front doors at RVE can be pulled out from their track. Secretary Dice advised we are currently working on fixing that problem.

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

Resolution #11-2017 Approving the Payment of Bills for April 2017
Roll Call Vote:
Motion: Commissioner Finch
Second: Commissioner Parent
Abstain: Commissioner Miller abstained on check#14490
Roll Call: Unanimous

Resolution #12-2017 Resolution Approving a Contract for Pest Control Services at All
MHA Sites
Roll Call Vote:
Motion: Commissioner Finch
Second: Commissioner Miller
Roll Call: Unanimous

Resolution #13-2017 Resolution Approving a Contract for HVAC Services at all MHA Sites

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Finch

Roll Call: Unanimous

Resolution #14-2017 Resolution Approving a Contract for Plumbing Services at all MHA Sites

Roll Call Vote:

Motion: Commissioner Miller

Second: Commissioner Barrett

Roll Call: Unanimous

Resolution #15-2017 Resolution Approving a Contract for a Natural Gas Provider

Roll Call Vote:

Motion: Commissioner Finch

Second: Commissioner Barrett

Roll Call: Unanimous

At 6:00 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. There was not. Vice-Chairwoman Ring asked if there was any public comment.

Aaron Domonick, at tenant at Maurice View Plaza, wanted to discuss a current situation at his building. Solicitor Robinson advised this was a private matter to be discussed at another venue. Commissioner Parent said he was willing to talk to him after the meeting.

A RVE tenant complained that the security guard was not asking everyone for Identification. Secretary Dice advised once the guard becomes familiar with the legitimate tenants, he may stop asking for I.D. every time they enter the building.

At 6:10 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.

Paul Dice
Secretary

Date