

MINUTES OF A REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF MILLVILLE  
August 22, 2017

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, August 22, 2017 at Riverview East Community Room, 130 S. Second Street, Millville, New Jersey. The meeting convened at 5:10 p.m.

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

The meeting was called to order by Chairwoman 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 Commissioner Paula Ring. Commissioner Finch was absent. Also present were MHA Solicitor Arnold Robinson, MHA staff, and residents.

Chairwoman Ring asked for a motion of approval for the July 25, 2017 minutes. Commissioner Miller made the motion to approve the minutes and Commissioner Parent seconded. All others present were in favor.

**RVE TENANT ASSOCIATION**

Secretary Dice opened the meeting by asking the tenants present at RVE how they were feeling regarding security and quality of life issues in their building. Mr. John Webb advised he had received a couple of complaints. Tenants believe the security guards show favoritism with some tenants. They make some tenants sign in, but not others. Secretary Dice will meet with Mr. Freeman and reinforce the guards must treat everyone the same. Mr. Webb also advised there are people who live across the street from RVE who come over and get into the office.

Mr. Webb does not understand why the lawn service won't pick up papers before mowing. There are shredded papers lying all over the property. The board members discussed whether we should offer a rent credit to a tenant who would volunteer to help pick up trash on a daily basis at RVE.

## **FINANCIALS**

Secretary Dice advised the MHA posted a positive monthly net income for July 2017 of \$54,628. The MHA does maintain \$87,615 in positive year-to-date net income.

## **AMENDMENT OF APPLICATION TO HUD FOR DISPOSITION of SCATTERED SITE HOMES**

In 2003 HUD approved the sale of 15 Scattered Sites. Secretary Dice advised we have sold 13. Secretary Dice noticed some discrepancies in HUD's records and proceeded to investigate. We now need to approve a resolution reflecting that of the 15, the following 13 units were sold:

206 Sharp	213 S. 4th
136 W. Broad	904 High
113 N. 5 <sup>th</sup>	906 High
400 Green	130 McNeal
18 E. Vine	132 McNeal
806 Sassafras	211 N. 6 <sup>th</sup>
209 N. 6th	

Secretary Dice also advised he is seeking HUD approval to sell the following additional scattered sites: 5 McNeal, and 309 McNeal. He said these scattered site properties are a financial drain.

## **HOUSING CHOICE VOUCHERS**

Betsy Loyle advised we had to increase our number of vouchers because HUD wanted us to increase spending. Some of these vouchers are going to our residents which leaves more apartments to fill. The State of New Jersey has opened the flood gates with Section 8 vouchers and it has made it very difficult for us to fill apartments.

## **ANNUAL STATE BUDGET**

There is a board resolution for approve the budget for 2018. The projected income and expenses for the MHA are materially the same as last year. On a consolidated basis, there is a large difference because the HCDC is no longer included with our budget. Next year our consolidated audit and financial statements will include the MHA and the HCFC.

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

Resolution #26-2017 Approving the Payment of Bills for August 2017  
Roll Call Vote:  
Motion: Commissioner Tesoroni  
Second: Commissioner Barrett  
Abstain: Commissioner Miller abstained on Check #14841  
Roll Call: Unanimous

Resolution #27-2017 Resolution Approving 2017 Budget Resolution for the State of NJ  
Roll Call Vote:  
Motion: Commissioner Parent  
Second: Commissioner Miller  
Roll Call: Unanimous

Resolution #28-2017 Resolution to Ratify the Late Approval of the MHA Budget for FYE  
Oct. 1, 2017 – September 30, 2018  
Roll Call Vote:  
Motion: Commissioner Parent  
Second: Commissioner Barrett  
Roll Call: Unanimous

Resolution #29-2017 Resolution Authorizing the E.D. to Amend HUD application  
DDA00000378  
Roll Call Vote:  
Motion: Commissioner Miller  
Second: Commissioner Parent  
Roll Call: Unanimous

At 5:36 p.m. Chairwoman Ring asked if there was any new business. There was not.  
Vice-Chairman Miller asked if there was any old business to discuss. There was not.  
Vice-Chairman Miller asked if there was any public comment.

At 5:37 p.m. Chairwoman Ring advised we were adjourning the MHA meeting to go into the  
Holly City Family Center meeting. Commissioner Miller made a motion to adjourn and  
Commissioner Parent seconded. All present were in favor.

At 5:39 p.m. Chairwoman Ring advised the MHA was going into Closed Session.

Resolution #30-2017

Resolution Authorizing a Closed Executive Session

Roll Call Vote:

Motion: Commissioner Miller

Second: Commissioner Parent

Roll Call: Unanimous

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Paul Dice  
Secretary

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Date