

A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, June 23, 2026. The meeting was held at the Riverview East Community room, 130 South Second Street, Millville, NJ 08332. The meeting was called to order at 5:02 pm.

Chairwoman Heather Santoro announced the Sunshine Law had been met, properly posted, and advertised and conducted according to the Open Public Records Act.

Karen Chiarello proceeded to call the roll. Present were Chairwoman Heather Santoro, Commissioner Charles Flickinger, Commissioner Winfield Pettit, Commissioner Jennifer Hainley, and Executive Director Samantha Silvers. Also present were Solicitor Matthew Robinson and MHA staff.

Chairwoman Santoro asked for a motion to approve the minutes from the May 26, 2026, meeting. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All present were in favor.

Correspondence

We were contacted with our 28-day notice for NSPIRE inspections for Holly Berry Court (July) and Jaycee Plaza (August). Internal inspections have been carried out and repairs assigned.

Kim Barfield notified the Board about her resignation due to a conflict with her employment. The City of Millville will have to approve a replacement.

Finance

Tony will be at the July meeting to present financial information.

Occupancy, Property Management & Maintenance

Occupancy rate is 95%

Housing Choice Voucher

Most of the Tenant Protection Vouchers issued for Oak View Apartments have been leased.

Resolutions

Submission of Capital Fund Program – awarded \$1.2 million. This is up 2% from last year. Our Bond payment has been completed. We will be transferring this payment to walk-in shower conversions.

Scattered Sites/Disposition

Only the four vacant lots remain to be sold.

Projects

Cameras	JCP, MVP	<i>May -MVP installation is almost complete with minor adjustments underway. JCP will have a walk through was postponed by contractor. June-Still waiting for the installation of additional cameras.</i>
Paving	RVE, RVW, CVC, HBC	<i>June – ProAsphalt of Vineland completed RVE.</i>
Roadway reconstruction	Ferguson	<i>June-Project started with curbing and sidewalk 6/15/26</i>
Exterior Lighting	Ferguson	<i>May. – Revising scope of work since ACE upgraded some lighting – Will be replacing pedestrian light pole heads (after roadway reconstruction). June-Not updates</i>

Holly City Family Center Operations

- \$50,000 loan from Holly City Development Corporation for remodeling the exterior courtyard including installation of new equipment and surfacing was approved.
- *LearnToSwim 2026 – Submitted Youth and Adult Learn to Swim grant applications.*
 - o *Youth Learn to Swim awarded and in progress.*
 - o **Adult Learn to Swim June Update – additional funding became available and we were awarded \$4,500.**
- Memberships have increased seem to average around 550 *but increased by 30 this month* (membership contracts, not individuals) monthly for the main membership categories: Adult, College, Family, Single Parent, Senior, and Youth.
- Current programming/rentals:
 - o Swim Team Rentals in process for upcoming seasons: Tiger Sharks, Cumberland Regional and Special Olympics
 - o Weight watchers has cancelled classes due to resignation in leadership to run the sessions.
 - o MHA Tenant Services open swim times
 - o Swim lessons Session I began April 6th. We plan to offer Session II June 1st and Session III July 27th.
 - o Summer Camp registration is full. Camp will run June 22-Aug 28.
- Facility Updates
 - o Purchased a new Ski Erg
- Grants
 - o Applied for Cumberland County Youth Services Grant. Amended 2025 award of \$39,000
 - *Offset costs for Rise & Shine and overhead to operate the program.*
 - *in year 2 with a 3rd year renewal in 2026.*
 - *Dec. – We were issued additional funding to cover 5 more children.*
 - o *City CDBG Grant – Submitted.*

Chairwoman Santoro announced that there were resolutions to approve.

Resolution #19-26 Resolution Approving the Payment of Bills for June 2026

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #20-26 Resolution Approving PHA Annual Plan 2026

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #21-26 Resolution Approving the Capital Fund Program Award

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #22-26 Resolution Approving the Audit for FYE 9-30-25

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #23-26 Resolution Approving a Contract for Electrical Services

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #24-26 Resolution Approving a Contract for HVAC Services

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #25-26 Resolution Approving a Contract for Plumbing Services

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Chairwoman Santoro asked if there was any new business. There was none.

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Chairwoman Santoro asked if there was any public comment. There was none.

At 5:19 Chairwoman Santoro asked for a motion to adjourn the meeting.

Commissioner Flickinger made a motion and Commissioner Pettit seconded. All present were in favor.