

MINUTES OF THE REGULAR MEETING OF THE HOLLY CITY DEVELOPMENT CORPORATION

A regular re-organization meeting of the Holly City Development Corporation Board of Directors was held on July 5, 2016 at Cedarview Court Community Room, 2045 Wheaton Avenue, Millville, New Jersey. The meeting convened at 5:17 p.m.

Present were: Trustees Tomlin, Ring, Parent and Miller. Trustee Dale Finch was absent. Also present was Arnold Robinson, Solicitor, Paul F. Dice, former HCDC Director and HCDC staff.

Trustee Brian Tomlin opened the meeting by asking for a motion to commence with the re-organization of the HCDC Board of Trustees. Trustee Paula Ring seconded the motion. All present were in favor.

Trustee Larry Miller nominated Brian Tomlin as Chairman of the Board of Trustees for HCDC; James Parent as Vice-Chairman of the HCDC Board of Trustees, and Paula Ring as Secretary/Treasurer of the HCDC Board of Trustees.

A motion was made by Trustee James Parent to close the nominations. Trustee Miller seconded. All present were in favor.

Trustee Larry Miller made the motion to accept the slate of officers for the 2016 – 2017 year. Trustee James Parent seconded. All present were in favor.

Chairman Tomlin asked for a motion to approve the May 24, 2016 meeting minutes. Trustee Parent made the motion and Secretary Ring seconded. All present were in favor.

Chairman Tomlin asked if there were any reports from the officers.

BYLAWS

Solicitor Robinson advised HCDC is a separate corporate entity. The Bylaws have been updated to include the establishment of a meeting date and location time as the Board of Trustees determines. Additionally, the five (5) person Board is able to grow if the Trustees want it to with the current Trustees making recommendations for new Trustees.

PROPERTY TRANSACTIONS

Former Director Dice advised the HCDC would like to enter into a borrowing transaction with the Community Loan Fund of New Jersey for a \$135,000 loan as the 4th mortgage on 14 East Mulberry Street. They will also enter into a loan with the Millville Urban Redevelopment Corporation for \$70,000.

He further advised the MHA will be purchasing from HCDC Block 366, lot 9 & 8 for an amount equal to the payoff of the current two mortgages on the property held by the Cumberland Empowerment Zone and Colonial Savings Bank which total \$135,237.

The HCDC will use the proceeds of the sale of these properties to pay off a Cumberland Empowerment Zone mortgage of \$41,070 and a Colonial Savings Bank loan of \$94,166.

He further advised the HCDC must pay taxes and a mortgage (\$41,000) on 14 E. Mulberry Street and will pay it off with money they get from NJ Community Capital.

MOU'S

Shannon St. Clair explained the resolutions in the packet dealing with MOU's for various organizations. These MOU's are the result of an outsourcing of human resources through the Connecting Families to Communities grant and all involved are collaborative partners.

Chairman Tomlin advised there were resolutions to approve.

Resolution # 15-2016

Authorizing the Revised By-laws

Roll Call Vote:

Motion: Trustee Parent

Second: Trustee Ring

Roll Call: Unanimous

Resolution #16-2016

Approving the Payment of Bills for the month of June 2016

Roll Call Vote:

Motion: Trustee Ring

Second: Trustee Miller

Roll Call: Unanimous

Resolution #17-2016

Authorizing a Loan Transaction with Community Loan Fund of New Jersey

Roll Call Vote:

Motion: Trustee Miller

Second: Trustee Tomlin

Roll Call: Unanimous

Resolution #18-2016

Authorizing the Sub-Division of a Portion of 10-12 Mulberry St. Situated on Block 366, Lots 8 and 9

Roll Call Vote:

Motion: Trustee Miller

Second: Trustee Parent

Roll Call: Unanimous

Resolution #19-2016 Authorizing the Sale of 10-12 Mulberry Street Situated on Block 366, Lot 9

Roll Call Vote:

Motion: Trustee Miller

Second: Trustee Parent

Roll Call: Unanimous

Resolution #20-2016 Authorizing the Payoff of the Two Mortgages on the Property Located at 10-12 Mulberry Street

Roll Call Vote:

Motion: Trustee Ring

Second: Trustee Miller

Roll Call: Unanimous

Resolution #21-2016 Authorizing the Relinquishment of a Company Trade Name

Roll Call Vote:

Motion: Trustee Miller

Second: Trustee Parent

Roll Call: Unanimous

Resolution #22-2016 Approving a Memorandum of Understanding between the HCDC and the United Advocacy Group

Roll Call Vote:

Motion: Trustee Ring

Second: Trustee Miller

Roll Call: Unanimous

Resolution #23-2016 Approving a Memorandum of Understanding between the HCDC and the Millville Public Library

Roll Call Vote:

Motion: Trustee Miller

Second: Trustee Parent

Roll Call: Unanimous

Resolution #24-2016 Approving a Memorandum of Understanding between the HCDC and the Cumberland County College

Roll Call Vote:

Motion: Trustee Miller

Second: Trustee Ring

Roll Call: Unanimous

Resolution #25-2016 Approving a Memorandum of Understanding Between the HCDC and the Millville Public Schools

Roll Call Vote:

Motion: Trustee Ring

Second: Trustee Parent

Roll Call: Unanimous

Resolution #26-2016 Approving the Reassignment of the Executive Director

Roll Call Vote:

Motion: Trustee Miller

Second: Trustee Parent

Roll Call: Unanimous

At 5:45 p.m. Chairman Tomlin announced the HCDC Board would go into Closed Session to discuss matters relating to the employment relationship.

Resolution #27-2016 Approving a Closed Session

Roll Call Vote:

Motion: Trustee Ring

Second: Trustee Miller

Roll Call: Unanimous

At 5:46 p.m. Chairman Tomlin announced the Board was back in Open Session. Trustee Miller made a motion to appoint Heather Santoro as the Interim Director of the Holly City Development Corporation. Secretary Ring seconded the motion. All present were in favor.

The Chairman stated the following resolutions needed to be approved:

Resolution #28-2016 Authorizing the Transfer of Property at 909 Leonard Drive to the Housing Authority of the City of Millville

Roll Call Vote:

Motion: Trustee Ring

Second: Trustee Parent

Roll Call: Unanimous

Resolution #29-2016 Authorizing a Loan Transaction and Signer for a Borrowing Transaction with Community Loan Fund of New Jersey

Roll Call Vote:

Motion: Trustee Ring

Second: Trustee Miller

Roll Call: Unanimous

Resolution #30-2016

Authorizing a Loan Transaction and Signer for a Borrowing
Transaction with the Millville Urban Redevelopment Corporation

Roll Call Vote:

Motion: Trustee Miller

Second: Trustee Parent

Roll Call: Unanimous

Old Business: None

New Business: None

Public Comment: None

Chairman Tomlin asked for a motion to adjourn the HCDC public meeting at 5:59 p.m. Vice-Chairman Parent made the motion and Trustee Miller seconded. All present were in favor.

Paula Ring, Secretary

Date