

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

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, July 25, 2017 at Jaycee Plaza Community Room, 122 E. Main Street, Millville, New Jersey. The meeting convened at 5:03 p.m.

Vice -Chairman Larry Miller announced the Sunshine Law requirement had been met, properly posted and advertised.

The meeting was called to order by Vice-Chairman Larry Miller 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 and Commissioner Robert Tesoroni. Commissioner Finch and Chairwoman Ring were absent. Also present were MHA Solicitor Arnold Robinson, MHA staff, and residents. *Commissioner Finch arrived at 5:20 pm.

Vice-Chairman Miller asked for a motion of approval for the June 27, 2017 minutes. Commissioner Parent made the motion to approve the minutes and Commissioner Tesoroni seconded. All others present were in favor.

FINANCIALS

Secretary Dice welcomed everyone to Jaycee Plaza. He advised the MHA posted a negative monthly net income for June 2017 of -\$929. The MHA does maintain \$30,657 in positive year-to-date net income. Mitch Moore advised June was a three-pay month and said he felt our negative \$929.00 for the month was not that bad. He also advised that our cash reserve has fallen from 1.5 million in Sept. 2014 to \$893,304 as of June 30, 2017. Secretary Dice said that less money from HUD means we must draw down on reserves to do needed repairs. The real issue is that there is never going to be enough cash going into reserves to rehab all or our units. Additionally, the MHA had to make two large payments during the month for the Joint Insurance Fund and our Payment in Liew of Taxes.

Resolution #22-2017 Resolution Approving MHA's 2017 -2018 Annual Agency and Capital Fund Action Plans

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Barrett

Roll Call: Unanimous

Resolution #23-2017 Resolution Approving MHA's 2017 – 2021 Capital Fund 5-Year Action Plan

Roll Call Vote:

Motion: Commissioner Barrett

Second: Commissioner Tesoroni

Roll Call: Unanimous

Resolution #24-2017 Resolution Authorizing the E.D. to File an Application with HUD for Demolition and/or Disposition of Specific Scattered Sites

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Tesoroni

Roll Call: Unanimous

Resolution #25-2017 Resolution Authorizing the E.D. to File an Application with HUD for Disposition of Specific Scattered Sites

Roll Call Vote:

Motion: Commissioner Tesoroni

Second: Commissioner Barrett

Roll Call: Unanimous

At 5:50 p.m. Vice-Chairman Miller 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.

JCP tenant, Marion Chance, complained that people with keys come into her apartment whenever they like. She stated that someone had entered her apartment when she was not home and now her light receptacle does not work and the shower head does not work.

Betsy Loyle said we had to take part in a HUD inspector training for REAC. She apologized that things in Ms. Chance's apartment were not put back the way they should have been.

Ms. Chance also complained about the furniture and items that were disposed of some years ago on every common area in JCP. Secretary Dice advised the infestation of bed bugs required them to remove everything from the hallways.

Ms. Chance asked about getting heat and air conditioning in the hallways of JCP. Secretary Dice said he would love to be able to put heat and air conditioning in the hallways, but doubted there will ever be the money to do it. Right now, the MHA is looking to spend \$340,000 to repair the elevator and just spent \$75,000 to repair the fire panel. He stated he would be willing to look into the possibility of installing some type of fans.

JCP resident Ida Johnson complained about an incident that took place 5 years ago when another tenant hit her on the side of her head with a loaf of bread. She lost her hearing because of this. She cannot hear anything being said at this meeting. Secretary Dice said he will try to have speakers installed the next time we meet at JCP.

At 6:03 p.m. Vice-Chairman Miller advised we were adjourning the MHA meeting to go into the Holly City Family Center meeting. Commissioner Finch made a motion to adjourn and Commissioner Barrett seconded. All present were in favor.

Paul Dice
Secretary

Date