

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
May 22, 2018

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, May 22, 2018 at Cedarview Court Community Room, 2045 Wheaton Avenue, Millville, New Jersey. The meeting convened at 5:00 p.m.

Chairwoman Paula Ring announced the Sunshine Law requirement had been met, properly posted and advertised and conducted under the Open Public Meetings Act.

Allison Corson, Director of Administration, proceeded to call the roll at this time. Present were: Commissioner Heather Santoro, Commissioner Larry Miller, Commissioner Robert Tesoroni, and Chairwoman Paula Ring. Also present were MHA Solicitor Arnold Robinson, MHA staff, and residents. Commissioner Robert Barrett arrived at 5:15 p.m.

Chairwoman Ring asked for a motion of approval for the April 24, 2018 minutes. Commissioner Miller made the motion to approve the minutes and Commissioner Tesoroni seconded. All present were in favor.

Financials

For April 2018, the MHA properties and Central Office combined posted \$29,451 in positive net income for the month. The MHA maintains \$16,220 in positive year-to-date net income. Secretary Dice advised this income is nowhere near as robust as it used to be, but the agency is making course corrections. Additionally, Secretary Dice advised this month was the first time we have been able to do remote financials. Our front-line financial operation has been streamlined and we have accomplished our goal!

Occupancy

Secretary Dice reported that overall there is a 95.75% occupancy rate. The rate should be 98% or above. We are still digging out from major turnovers.

Capital Fund Financing Program

Secretary Dice explained that back in 2004 or 2005 the MHA had taken a Capital Fund Program Revenue Bond. There has been a \$213,000 balance, plus interest, that was never used. He has been fighting for years to get this money back. He was able to get them to pay down the principal. There are two payments due per year, with the next payment scheduled for November. Secretary Dice supplied the Commissioners with a break-down of the transaction. The outstanding bond liability has been reduced from \$1,375,000 to \$1,170,000. That is a total savings of \$205,000, which will result in our having an additional \$30,000 a year to spend on

building improvements.

Vacant Scattered Home -City Citation

Secretary Dice advised the City has fined us \$1,000 for 5 McNeal Street being vacant for more than a year. The property is uninhabitable and will need to be demolished or sold. Paul is going to try and get the City to waive the fine.

Legal

Solicitor Robinson advised HBC tenant, Michele Coleman, lodged a complaint at the last Commissioner's meeting. The MHA has hired an independent counsel to do an investigation surrounding this complaint. He advised he expects a report in approximately two weeks.

Information Technology

Kevin Timm advised he has been replacing the current cameras at Holly Berry Court with digital cameras. These cameras have a much better picture and our leaps and bounds better than our old cameras. The Police will be able to access cameras remotely once a program has been set up for them. To date, no one from the Millville Police Department has gotten back to him.

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

Resolution #10-2018 Approving the Payment of Bills for May 2018

Roll Call Vote:

Motion: Commissioner Tesoroni

Second: Commissioner Santoro

Abstain: Commissioner Miller Check #15648

Roll Call: Unanimous

Resolution #11-2018 Resolution Approving a Contract for Pest Control Services

Roll Call Vote:

Motion: Commissioner Miller

Second: Commissioner Barrett

Roll Call: Unanimous

Chairwoman Ring asked if there was any new business. Commissioner Tesoroni asked if the MHA has a No Smoking Policy. Secretary Dice advised we do.

Chairwoman Ring asked if there was any old business to discuss. There was not.

Chairwoman Ring asked if there was any public comment. There was no public comment.

At 5:18 p.m. Chairwoman Ring adjourned the MHA meeting to go into the Holly City Family Center Meeting. Commissioner Tesoroni made the motion and Commissioner Miller seconded. All present were in favor.

Paul Dice
Secretary

Date