

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

January 28, 2020

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, January 28, 2020 at the Riverview West Community Room. 100 Riverside Drive, Millville, NJ. The meeting convened at 5:00 pm.

Secretary Dice announced the Sunshine Law requirement had been met, properly posted and advertised and conducted under the Open Public Meeting Act.

Karen Chiarello proceeded to call the roll at this time. Present were: Commissioner Heather Santoro, Commissioner Robert Tesoroni, Commissioner Kristina Townsend, Commissioner Charles Flickinger, Commissioner Winfield Pettit, Commissioner Jaclyn Haas-Benner and Secretary/Executive Director Paul Dice. Also present were Solicitor Arnold Robinson and MHA staff.

The first order of business was to elect new officers for the year 2020. Commissioner Santoro was elected as the new Chairperson and Commissioner Tesoroni was elected the Vice-Chairperson.

The two new commissioners, Winfield Pettit and Jaclyn Haas-Benner were voted in at this time.

Chairwoman Santoro asked for a motion for the approval of the November 18, 2019 minutes. Commissioner Flickinger made a motion to approve the minutes and Commissioner Townsend seconded. All present were in favor.

Financial Summary

The MHA posted \$35,385 in positive net income for December. The MHA maintains \$60,437 in positive net income for the Fiscal year to date (10/1/19-12/31/19).

The Holly City Family Center (HCFC) posted \$7,661 in positive net income for December. This HCFC maintains a negative net income of \$16,602 for the fiscal year to date.

Occupancy

As of the writing of the Executive Director's report the occupancy rate was 95%. As of the meeting the occupancy was at almost 97%. Yolanda Mendibles indicated that the MHA would be over 97% by the end of January.

The occupancy had dropped from the previous month due to tenant deaths and move outs.

Collective Bargaining Agreement – New Jersey Civil Service Association Cumberland County Council Local 18 (Council 18)

We offered, and the Council accepted, a 3% Cost of Living Adjustment (COLA) effective 9/1/19. This is the COLA approved earlier by the MHA Board of Commissioner for the entire authority.

The current contract runs through 12/31/19. We proposed a 3-year contract extension through 12/31/22 to Council 18 that would have re-openers each September to discuss wages and benefits.

Public Housing Joint Insurance Fund (JIF) Commissioner

There is a resolution to appoint Paul Dice as the fund commissioner for 2020. This allows him to continue to serve as the liaison to the JIF.

State of New Jersey, Local Finance Board, Notice of Violation

State law requires public officials to file Financial Disclosure Statements. Regarding the MHA, Board of Commissioners members and select staff must file these statements. We have a former board member who did not file a report. He recently received a violation notice and a penalty assessment. The MHA is not a party to the violation and no action is required.

Gang Intervention Program at Holly Berry Court

This initiative is known as the Phoenix Program and is run in conjunction with the State of NJ Juvenile Justice Commission and the Cumberland County Prosecutor's Office. The attendance is up to about 22 kids. The children are actively engaged and seem genuinely happy to be involved in the program.

Holly City Family Center – Conversion to a Community Center

We are continuing to change the business model for the HCFC from a primarily member-based operation to a community center. The traditional fitness market is saturated with seemingly will-financed companies. We are not going to effectively compete with growing traditional memberships. We've certainly held our own over the years and have been able to remain a viable ongoing concern. However, we need to consider how to leverage our assets in ways that the competition cannot and, more importantly, ways that best suit Millville.

HCFC's Current Offerings

Group Pool Rentals:

- Cumberland Regional Swim Team
- Millville Swim Team
- Newfield Aquatic Club (new 2019)
- Salem County Special Services
- Pineland Learning Center
- Boy Scouts
- Police Athletic League – "Hooked on Fishing" – water safety and first aid
- Birthday Pool Parties
- Summer Camp children also get swim lessons

Aquatic Programs:

- Arthritis Class
- Deep Water Walking
- Deep Water Cardio
- Aqua Fit

- Group Swim Lessons – ages 6 mos. To adult
- Private Swim Lessons
- Senior Swim Program – This is an open swim for people ages 62 and older on Monday, Wednesday and Friday from 1:30-2:30. This pool is dedicated to the seniors during this time.

Youth Camps:

- Full Day Summer Camp – 10 weeks – generally 50 children. NOTE: The South Jersey Food Bank provides breakfast and lunch every day.
- Full Day Spring Camp – 1 week – generally 25 kids

Land Programs:

- Fit Rx
- Pilates
- Yoga
- Zumba
- Tabata
- Treadmill Tabata
- Senior Strength Training Class with Hal Weiss (New for 2020)
- Police Athletic League Strength Training

First Aid and Lifeguard Training

Child Watch – Monday through Thursday 4:30-8:30 pm

Police Athletic League (PAL) Physical Fitness Program – We have just entered into an agreement with PAL for them to provide a fitness program to children ages 11 to 14. It's a 10-week program

SHINE after school Program – After losing their ability to run the program at their former facility, we are working to absorb the program into the HCFC. This is currently a volunteer run program. We will not be increasing our payroll. After the SHINE program there will be a program called "Strengthening Families".

Big Brothers and Big Sisters

We are currently offering them a pool party on March 13th. Also planning to offer them 20 pairs of daily passes. We would like them to come and get familiar with the facility. This could be a way to generate income in the future.

We are hoping that by having all these programs under the HCFC it will make the possibility of getting grants easier.

Since we are still very much a membership-based program, we are making some necessary improvements to the facility to show that we appreciate the paying members. We are planning to refinish the main hallway floor. Will be painting the downstairs and touching up the main level. We will also be updating some equipment as well as purchasing new equipment.

Chairwoman Santoro advised that there were resolutions to approve:

Resolution #1-2020 Resolution Approving the payment of Bills for December 2019 & January 2020

Roll Call Vote:

Motion: Commissioner Tesoroni

Second: Commissioner Flickinger

Roll Call: Unanimous

Resolution #2-2020 Resolution Approving the Appointment of Winfield Pettit

Roll Call Vote:

Motion: Commissioner Tesoroni

Second: Commissioner Townsend

Roll Call: Unanimous

Resolution #3-2020 Resolution Approving the Appointment of Jaclyn Haas-Benner

Roll Call Vote:

Motion: Commissioner Townsend

Second: Commissioner Flickinger

Roll Call: Unanimous

Resolution #4-2020 Resolution Appointing Officers for 2020 Chairperson/Vice Chairperson

Roll Call Vote:

Motion: Commissioner Townsend

Second: Commissioner Flickinger

Abstained: Commissioner Santoro (Vice Chairperson) & Commissioner Tesoroni (both)

Roll Call: All others in favor

Resolution #5-2020 Resolution Approving a 3-year Bargaining Agreement with NJ Civil Service Association Cumberland Council #18

Roll Call Vote:

Motion: Commissioner Townsend

Second: Commissioner Flickinger

Roll Call: Unanimous

Resolution #6-2020 Resolution Approving the Appointment of Fund Commissioner for 2020

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Tesoroni

Roll Call: Unanimous

Resolution #7-2020 Resolution Approving a Risk Management Agreement for 2020

Roll Call Vote:

Motion: Commissioner Tesoroni

Second: Commissioner Flickinger

Roll Call: Unanimous

Chairwoman Santoro asked if there was any old business. Commissioner Townsend asked about party plans for Paula Ring and Larry Miller. She also suggested it be held at the Family Center.

Chairwoman Santoro asked if there was any new business. Commissioner Tesoroni wanted to acknowledge the service of Paula Ring and Larry Miller. He stated that they had imparted a great amount of knowledge during their years of service.

Chairwoman Ring asked if there was any public comment.

Joseph Felmey (RVW-3N) Mr. Felmey is the care giver for Jane White. He stated that he has been getting the run around from Miranda Petit and Jennifer Rivera regarding a request for a handicapped parking spot. He said this has been going on for months. Ms. White should have gotten the corner apartment when she came back from Genesis. He feels he has been targeted since the last meeting that he spoke at. Paul Dice indicated that he and Yolanda Mendibles would discuss the parking situation.

Paul Linneman (RVW-6F) Mr. Linneman stated that he felt security was a big issue. He comes down every morning and the outer doors are open. Theft and prostitutes are a big issue.

At 5:50 pm Chairwoman Santoro asked for a motion to adjourn the meeting. Commissioner Townsend made a motion and Commissioner Flickinger seconded. All present were in favor.

Paul Dice – Secretary

Date

