

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

June 22, 2021

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, June 22, 2021. The meeting was held at the Cedarview Court Community Room. 2045 Wheaton Avenue, Millville, NJ. The meeting convened at 5:06 pm.

Chairwoman Santoro announced that 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 at this time. Present were Chairwoman Heather Santoro, Commissioner Charles Flickinger, Commissioner Winfield Pettit, Commissioner Jaclyn Haas-Benner, Commissioner Heather Garrison, and executive Director Samantha Silvers. Also, present were Solicitor Arnold Robinson, Accountant Tony Polcari and MHA staff. Commissioner Kim Ayres was absent.

Chairwoman Santoro asked for a motion for the approval of the May 25, 2021, minutes. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All those present were in favor.

Financials

Tony Polcari presented the monthly financials in new format that will be used going forward. It will be a clearer and more concise summary of the information.

Approval of the Budget for fiscal year 10/01/21-9/30/2022 will be done at the July meeting.

Occupancy

The occupancy rate has improved to just under 98%. Aside from the scattered sites, the unit “make ready” turnaround has been efficient, and lease-ups have been close behind. Samantha gave kudos to the staff for their hard work.

Millville Housing Authority Personnel

Yolanda Mendibles has been promoted to Director of Operations. We have shifted the duties of the property managers and added staff to the waitlist and HCV management for Salem. We will be advertising for a new Assistant Property Manager for Millville.

Scattered Sites Disposition

| | | |
|---------------------|---------------|--|
| 4 East Green Street | Semi Detached | |
| 84 West Main Street | Semi Detached | |

| | | |
|-----------------------|---------------|-------------------------------------|
| 86 West Main Street | Semi Detached | |
| 309 McNeal Street | Single Family | |
| 519 Pine Street | Semi Detached | |
| 202 Sharp Street | Single Family | |
| 204 Sharp Street | Single Family | |
| 2 East Vine Street | Semi Detached | |
| 4 Vine Street | Semi Detached | |
| 643 Buck Street | Semi Detached | |
| 907 Buck Street | Semi Detached | |
| 618 Dock Street | Single Family | |
| 202 East Broad Street | Vacant Lot | Submitted – Conditions ¹ |
| 204 East Broad Street | Vacant Lot | Submitted – Conditions ¹ |
| 304 East Broad Street | Vacant Lot | Submitted – Conditions ¹ |
| 306 East Broad Street | Vacant Lot | Submitted – Conditions ¹ |

- 1) Pursue Section 18 Demolition Disposition through the Special Applications Center
 - a. Consult with Resident Advisory Board and AMP families
 - i. Discuss relocation and purchasing options (i.e. prioritize existing residents)
 - ii. Homeownership voucher
 - iii. Affordability restrictions
 - b. Subsequent relocation cost estimate and Plan

Chairwoman Santoro would like to see if the City would like the 4 vacant lots for redevelopment. If they don not, we should sell them on our own as a fair market sale.

Grants

Samantha is planning on meeting with the County Prosecutor’s Office and SHINE to implement the THRIVE Life Skills program in person for the start of the September school year. The third quarter report for the Office of Faith Based Initiatives Grant has been submitted. We requested no cost extension until 12/31/2021. We are working with SHINE to establish streamlined accounting procedures and possible space reconfiguration. We have also been made aware of another grant possibility by Commissioner Haas-Benner.

Chairwoman Santoro indicated that there were resolutions to approve.

Resolution #29-2021 Resolution Approving the Payment of Bills for June 2021

Roll Call Vote:

Motion: Commissioner Flickinger

¹ a) Environmental Review, b) Current Appraisal, c) Consultation with RAB, d) Method of Sale, e) Board Resolution after consultation with City, f) Use of proceeds.

Second: Commissioner Haas-Benner

Roll Call: Unanimous

Resolution #30-21 Resolution Approving Adding Juneteenth as a Holiday

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Haas-Benner

Roll Call: Unanimous

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

Chairwoman Santoro asked if there was any new business. Solicitor Robinson suggested we consider still offering the Go To Meeting Virtual option for meetings going forward. We will check with IT to see what would need to be done for this.

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

At 5:48 pm Chairwoman asked for a motion to adjourn the meeting to go into the HCFC meeting. Commissioner Flickinger made a motion and Commissioner Pettit seconded.

Samantha Silvers – Secretary

Date