

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

February 28, 2023

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, February 23, 2023. The meeting was held at the Riverview East Community room, 130 South Second Street, Millville, NJ. The meeting was convened at 5:03 pm.

Chairwoman Santoro announced 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 Kim Ayres (by phone), and Executive Director Samantha Silvers. Also present were Solicitor Arnold Robinson, Accountant Tony Polcari (by phone), Rebecca Gower Ferguson – former SHA Chairwoman, and MHA staff.

Chairwoman Santoro asked for a motion to approve the January 24, 2023, minutes. Commissioner Flickinger made a motion and Commissioner Pettit seconded. Chairwoman Santoro abstained. All others present were in favor.

At this time Rebecca Gower Ferguson addressed the Commissioners, as she was not able to stay until the public comment portion of the meeting. She praised the MHA staff and leadership for the management of the Salem Housing Authority (SHA). Rebecca then indicated that there is some unrest in the City of Salem. There was a Choice Neighborhood Grant that the City applied for and was awarded. This is a \$500,000 award that could go up to \$140,000,000 for further implementation. There is falsified information that was included in the grant. It indicated that Samantha would devote fifty percent of her SHA time to the grant and there was a public notice to tenants for a meeting regarding the grant. The SHA never published the notice. When Rebecca questioned the City Clerk and grant writer, their first instinct was to implicate Samantha. Rebecca said that it would be detrimental to the residents of the SHA to lose the MHA shared services, but she wanted the MHA Board to be fully aware of what is going on. The SHA approved the addendum to the Shared Services Agreement at the last meeting, but they are aware of the thirty-day termination clause.

Financials

We are currently operation at \$120,000 better than budget. This is not completely accurate at this point because HUD still does not know how much will be allocated in the Federal Budget to Public Housing. In this situation HUD will front load the subsidies.

Capital Fund

We have received our Capital grant agreement. MHA will be receiving \$1,135,232. We will be working on the application package to be submitted and reviewed with the Board.

Occupancy

At the time of the meeting our occupancy was 94%. With scheduled lease ups it would be 95% by the end of the week.

Scattered Sites/Disposition

Samantha is continuing to work with Rick at the Brooke Group to finalize the tenant relocation plan. A notice we sent to tenants with the option to purchase the homes on the open market. Commissioner Ayers asked when we would see action on the demolition and disposition. Samantha said it would be about three months.

Projects

Roof replacement	JCP	<ol style="list-style-type: none">1. Working with architect and roof consultant to finalize scope of work.2. Working with T-Mobile, Verizon for equipment status during replacement
Sprint lease termination	JCP	Decommissioning was completed 1/27/2023.
County Emergency Telecom	JCP	Ongoing study of project design. May utilize some former Sprint equipment. Feasibility on the county side has been given a go. Next steps are lease term discussions.
Window replacement	MVP	The contract with Levy Construction has been executed. A preconstruction meeting is scheduled the first week of April.
Call box replacements	JCP, RVE, RVW	We have received quotes on replacements. The current system software is also being sent out for updates. This is a priority project.
Camera upgrades	JCP, HCFC	We have received quotes and are evaluating for feasibility.

Risk Management

The MEL will be providing a credit of \$100 against each member's assessment for each authority commissioner who completes the course by May 2023. The max is \$500.

Holly City Family Center

Membership numbers have increased by 36 since last month. That is an 8% increase. We have the following programming and rentals currently.

- Swim Lessons
- Weight Watchers
- PAL
- Special Olympics training
- MHA tenant services open swim times-we continue to advertise this.

We have an indoor triathlon scheduled for March 11th. The Stay Fit Advanced Fitness personal trainers are hosting a Powerlifting Competition April 8th. Upcoming sessions include Spring Camp (April 10-14), two full Lifeguarding Certifications and one Recertification. The next session of swim lessons will begin February 27th.

Grants

An application was submitted for \$9,500 Community Resource Development fund grant. This is a pass through for the NJ Department of Children and Families. We received \$6,000 last year. Samantha is working on an Ocean First General Operating/Flexible Support Grant submission. The AARP Community Challenge Grant is open, and we will be submitting an application. The Office of Faith Based Initiatives Grant is now open. We will apply for this again for the SHINE program.

Chairwoman Santoro indicated that there were resolutions to approve.

Resolution #7-23 Resolution Approving the Payment of Bills for February 2023

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #8-23 Resolutions Approving a Change of Signatories for Money Market Accounts

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #9-23 Resolution Approving a Closed Session

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #10-23

Resolution Approving a Contract Addendum for the Executive Director

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #11-23

Resolution Rescinding Approval of an Addendum to the SHA Shared Services Agreement

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. There was none.

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

At 6:41 pm Chairwoman Santoro asked for a motion to adjourn the meeting. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All present were in favor.

Samantha Silvers – Secretary

Date