

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

March 26, 2024

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, March 26, 2024. The meeting was held at the Riverview West community room. 100 Riverside Drive, Millville, NJ. The meeting was convened at 5:05 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 Kim Barfield (by phone), and Executive Director Samantha Silvers. Also, present were Solicitor Matthew Robinson, and MHA staff.

Chairwoman Santoro asked for a motion to approve the February 6, 2024, minutes. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All others present were in favor.

Chairwoman Santoro indicated that there were resolutions to approve.

Resolution #7-24 Resolution Approving the Payment of Bills for February & March 2024

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #8-24 Resolution Approving Changes to the MHA Personnel & Policy Handbook Regarding Health Benefits

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #9-24 Resolution Approving a Lease Agreement with CCDOH

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #10-24 Resolution Approving a 2nd Amendment Leaser Renewal with T-Mobile

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #11-24 Resolution Approving an Agreement for Cumberland County Co-Op Pricing

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #12-24 Resolution Approving a Grant Application for ESSG

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

At 5:19pm Commissioner Flickinger made a motion to temporarily adjourn the MHA meeting to approve HCFC resolutions, Commissioner Pettit seconded. All others present were in favor.

At 5:25 pm Chairwoman Santoro reconvened the MHA meeting.

Occupancy & Maintenance

We are at an occupancy rate at 96% as of the meeting date. One unit is under major rehab with a contactor due to excessive damage. Another unit at HBC is on hold due to legal notice.

Scattered Sites/Disposition

Received approval for disposition of 309 McNeal and 202 Sharp Street. Both units are currently vacant. We are still waiting for the approval of the remaining 10 (4 are occupied) sites to move forward with selling all at once.

Projects

Roof replacement	JCP	<i>Working with Union Roofing and Architect to resolve issues. Additional repairs have been completed with continued leaks. May need to do additional building work to rule out non-roof contributing factors.</i> <i>Unions Roofing was on site on 3/26. We will have to wait for the report for more information. We will also be having Fabbri builders look at the situation.</i>
County Emergency Telecom	JCP	<i>Jan – Permitting is complete, site-visits and initial pre-construction work is starting.</i>
Camera upgrades	JCP, HCFC	<i>Jan. No Update.</i>
MVP Sliding Door Replacement	MVP	<i>Jan – the sliding door has become a target for vandalism and is reducing security for access to MVP. We received quotes and awarded South Jersey Glass a contract to replace the slider with a swing door in efforts to improve security.</i> <i>March Update Completed. Adding alarm.</i>

MHA Programs

MHA opened the Section 8 waiting list from January 22, 2024 – February 2, 2024, and held a lottery to select 300 Applications.

The HBC waiting list was closed due to the overwhelming number of applications and limited units.

We have partnered with T-Mobile to offer free tablets with unlimited internet access for \$15/month (tenant paid). We are currently working on the roll. We distributed surveys to the tenants and are collecting responses. Monday, March 25th was the distribution day and T-Mobile supported tech support.

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 asked if there was any public comment.

Evelyn Hall (5A) – She is concerned with the condition of the building. She said it is turning into a project from NY. The place is dirty, and the walls are a mess at the main entrance.

Jeff Donnelly (6K) – The place is infested with roaches. Treatments are not working. He has requested a transfer to a one bedroom and provided a doctor's note.

Mary Oritz (5D) – Pest issue a big issue. Her apartment is next to the trash room. She has spent a lot of her own money to avoid an issue in her apartment. It was explained that we do send notices after monthly inspections addressing issues that have been observed. New bids for pest control will be going out and these issues will be considered when awarding the bid.

Elizabeth Debrosio (4I) – Lights at the front of the building are out. Not sure if they are MHA or the City. Chris called AC Electric about this issue. Also, card reader not working at the back of the building.

Jean Sutherland (6L) – What is being done about non-tenants living in the building. These are the types of things that are noted during the monthly inspections. Most likely they have been noticed and are being dealt with through the legal process.

At 5:40 pm Chairwoman Santoro asked for a motion to adjourn the meeting. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All others present were in favor.

