

MINUTES OF A CLOSED EXECUTIVE SESSION  
OF THE MILLVILLE HOUSING AUTHORITY  
February 25, 2025

The board entered a closed session (5:45 pm) with counsel Matthew Robinson and accountant Tony Polcari to discuss a proposed shared services agreement with the Wildwood Housing Authority (WHA). Matthew Robinson explained that his firm represents both housing authorities and if needed the proposed agreement could be reviewed by outside counsel if either HA felt it necessary. He explained that statute requires that every HA has an executive director. The WHA is self sufficient otherwise. Matthew visited the WHA a few days after the notification of the passing of their ED Betsy Loyle and suggested revisiting the shared services agreement that they had had previously with the MHA. The agreement being presented tonight is for a one-year contract and can be terminated at any time with thirty days' notice. The MHA needs to determine if the amount offered is appropriate for the services being requested. Is it a good opportunity for the MHA? Commissioner Pettit asked Samantha if she was comfortable with the proposed arrangement. She stated that she is not too concerned since they are a well running team. The question was raised as to whether the WHA was looking to "steal" anyone from the MHA to fill the ED position. The WHA does not want to disrupt things for either side. The WHA is currently looking in-house to fill the ED position, but it might take a year or two for that to be an option. They only want Samantha for oversight. Matthew reinforced that there is a thirty-day termination clause. Tony stated that his firm also represents the WHA. He indicated that the current staff has a firm handle on the day-to-day operations of the HA. They just need an ED for oversight and as a liaison to HUD. They do not want or need any revamping or reordering. Tony feels that their offer is very fair. It allows the WHA to save a fair amount of money, but we will earn a fair amount in the process. Tony feels it would be a very favorable relationship. Commissioner Pettit verified that the MHA board is not involved. Chairwoman Santoro thanked all those involved providing the information and thanked Matthew for suggesting the MHA for this opportunity. Samantha asked the board if they would like any kind of reporting. They would just want to know if everything is going smoothly.

The board agreed to accept the shared services agreement. A motion was made to end the closed session. Commissioner Flickinger made a motion and Commissioner Pettit seconded. 6:05 pm