A REGULAR MEETING

OF THE HOUSING AUTHORITY

OF THE CITY OF MILLVILLE

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, August 25, 2026. The meeting was held at the Cedar View Court community room, 1045 Wheaton Avenue, Millville, NJ 08332. The meeting was convened at 5:09 pm.

Solicitor Matthew Robinson announced the Sunshine Law had been met, properly posted, and advertised and conducted according to the Open Public Records Act.

Present at the meeting were Chairwoman Heather Santoro (via phone), Commissioner Charles Flickinger (via phone), Commissioner Winfield Pettit, Commissioner Jennifer Hainley, and Executive Director Samantha Silvers. Also present were Solicitor Matthew Robinson and MHA staff.

Solicitor Robinson asked for a motion to approve the minutes of the August 25, 2026, meeting. Commissioner Pettit made a motion and Commissioner Flickinger seconded. All present were in favor.

MHA resolutions were reviewed for approval.

Resolution #28-26 Resolution Approving the Payment of Bills for August 2026

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Flickinger

Roll Call: Unanimous

Resolution #29-26 Resolution Adopting the Budget for Fiscal Year 2026-2027

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Flickinger

Roll Call: Unanimous

Resolution #30-26 Resolution Approving a Contract for Snow Removal 2026-2027

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Hainley

Roll Call: Unanimous

At 5:15 pm the meeting was suspended to enter the Holly City Family Center meeting.

At 5:19 pm the meeting was reconvened.

Occupancy

The occupancy rate is 96%

Housing Choice Voucher

No new updates

Projects

Cameras	JCP, MVP	*Aug- We received notice of additional Emergency Safety and Security Grant funds for the camera projects previously applied for. We have submitted a letter of interest for additional work at MVP and the JCP project. No reimbursement available.*
Paving	RVE, RVW, CVC, HBC	*July – no update. Will consider bidding out remaining work due to purchasing thresholds.*
Roadway reconstruction	Ferguson	*Aug. – Removing and replacing several areas that were holding water after heavy rains.*

Exterior Lighting	Ferguson	*Will be replacing pedestrian light pole heads (after roadway reconstruction).*
Fencing	Ferguson	*Aug – to be completed after roadway work completed.*

Wildwood Shared Services

No updates

Solicitor Robinson asked if there was any new business. Executive Director Silvers advised the board that the MHA was notified by Allen & Assoc. that we will not be able to continue with our current "Grandmothered" (Pre-ACA) health and prescription plan offerings. There will be a staff meeting held once rates have become available to go over the changes in detail.

Solicitor Robinson asked if there was any old business. There was none.

Solicitor Robinson asked if there was any public comment.

Bonnis Cain (CVC #6)

- Asking how to get help from a social worker or healthcare worker.
- Is there a possibility of housekeeping services at CVC & FC
- Can tenants get a transfer for ALP?

Jennifer Tozer (CVC #22)

- Are people supposed to use other people's trashcans?
- Can we get cans from the city?

Bernadette Patterson (CVC #8)

- Can the air conditioners in the community room be serviced?
- Asked for information about what happens when a tenant dies or is moved out to a long-term care facility.
- How do the tenants go about organizing events/parties within the development.

William Swift (CVC #50)

- Would it be possible to have a railing put on the other side of the ramp?

Margarita Soltren (CVC #9)

- Thanked Samantha for setting up the ceramic class and the ability to learn a new skill.

At 5:59 pm Solicitor Robinson asked for a motion the adjourn the meeting. Commissioner Pettit made a motion and Commissioner Hainley seconded. All present were in favor.