

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

May 24, 2022

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, May 24, 2022. The meeting was held at the Cedarview Court Community room, 2045 Wheaton Avenue, Millville, NJ. The meeting was convened at 5:00 pm.

Chairwoman Santoro announced that the Sunshine Law had been met, properly posted, and advertised and conducted according to the Open Public Records Act.

Denise Smith proceeded to call the roll at this time. Present were Chairwoman Heather Santoro, Commissioner Charles Flickinger, Commissioner Winfield Pettit, Commissioner Kim Ayres, and Executive Director Samantha Silvers. Also present were Solicitor Matthew Robinson and MHA staff. Commissioner Jaclyn Haas-Benner was absent.

Chairwoman Santoro asked for a motion to approve the April 26, 2022, minutes. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All those present were in favor.

**Occupancy**

The occupancy rate is currently at 94.89%. This is up slightly from last month and just under our goal of 95-96%. Permits have been obtained by Fabbri to begin working on Holly Berry Court units 1143, 1145, and 1147 that were damaged in the fire. The new maintenance technician started a month ago, and with the sudden passing of Gary Klawitter, we have 4 maintenance technicians working and 1 out on a long-term disability. A previous technician has offered to come back on staff immediately to assist. This is on a temporary basis. Commissioner Pettit asked how someone would go about applying for a maintenance position. It was explained that we would provide an application to anyone. It is not currently available on the website. Interested applicants can also forward their resume to Karen Chiarello.

**REAC Inspections**

We have been scheduled for inspections at Holly Berry Court for June 8<sup>th</sup>. Samantha, Executive Director, is waiting for a response on how the fire damaged units will affect the scoring. Yolanda Mendibles, Director of Operations, is coordinating efforts with the maintenance staff to address any outstanding items noted from inspections.

We have also been scheduled for inspection at Maurice View Plaza. Samantha has requested deferral of this inspections since we are actively applying for disposition of the scattered sites which bring down the MVP scoring. Still waiting for a response to that request.

## **Scattered Sites/Disposition**

The appraisal inspections have been completed by John Randanella on all 12 units and the 4 vacant lots. Summarized reports will be sent to the commissioners when they are available. Phase I investigations for 10 of the properties are being completed this week by Marathon Consultants. Turnaround time for reports will be 30-45 days. The additional 2 sites have previous reports that will be used.

## **Holly City Family Center Operations**

The long-term strategic plan is still in process. Memberships were up slightly from last month (10 memberships). Summer Camp has been posted. As of the meeting we had 78 kids signed up. Will capping enrollment at 80. We applied for a State issued Summer Camp Grant. We would be able to use 50% for operating expenses and the other 50% would go to eligible families. As of the meeting we this grant was awarded to us. Andrea Vanaman explained the Summer Employment Program that she has hired counselors through. This is the program that Commissioner Ayres had mentioned at the April meeting.

## **Grants**

We have applied for \$16,000 additional HCFC funding through Community Resource Development funds. This is through the NJ Department of Children and Families (NJDCF) Children's System of Care (CSOS). As of the Board meeting, we were notified that we were third in line for awards. This will be for the balance of the available funds. We should get about \$6,000.

The Office of Faith Based Initiatives Grants new round of funding has been released. We will be applying for the maximum award of \$15,000.00 (up from \$10,000 last year). This covers tutoring and homework assistance under Special Projects 2022.

The BB&T/Truist grant application link is now live. We will be applying for this for the HCFC.

A grant through AARP which would support MHA tenant services by the HCFC, was applied for. We were not awarded any funding. They received 32,000 applications!

Safety and Security Grants were announced for Public Housing funding. Up to \$25,000 per agency. This would be used for capital needs related to safety, security, and emergency measures necessary to address crime and drug related activity. It could also be used for safety emergencies requiring the purchase, repair, replacement, or installation of carbon monoxide detectors. The property management staff is discussing the most pressing needs to apply for.

The necessary information required has been submitted to be considered for the Summer Feeding program at Holly Berry Court (HBC). This will only go through if they offer a grab-and-go meals. This is because HBC does not have to space for the children to sit together for meals.

Chairwoman Santoro indicated that there were resolutions to approve.

**Resolution #17-22**      Resolution Approving the Payment of Bills for May 2022

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

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

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Chairwoman Santoro asked if there was any public comment. Andrew Horn (Avi) from CVC spoke. He expressed his gratitude for getting housing with the MHA. This is not anything like any other housing he has had. The place is beautiful.

At 5:19 Chairwoman Santoro asked for a motion to adjourn the meeting and move into the HCFC meeting. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All present were in favor.

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Samantha Silvers – Secretary

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Date

