

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

April 22, 2025

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, April 22, 2025. The meeting was held at the Cedarview Court community room, 10045 Wheaton Avenue, Millville. NJ. The meeting was convened at 5:01 pm.

Chairwoman Santoro announced that 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. Present were Chairwoman Santoro, Commissioner Charles Flickinger, Commissioner Winfield Pettit, Commissioner Kim Barfield, Commissioner Wade Loatman, and Executive Director Samantha Silvers. Also present were Solicitor Matthew Robinson and MHA staff.

Chairwoman Santor asked for a motion to approve the March 25, 2025, minutes. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All present were in favor.

Occupancy/Maintenance

We are currently at 93% occupancy. We have charted each ready unit and we are developing an occupancy plan in a shared workspace.

Scattered Sites/Disposition

Four properties are scheduled for closing on the twenty-third. Three contracts with one buyer were withdrawn due to financing. Their deposit was forfeited to the MHA. The three listings also expired with Keller Williams. They will be relisted with DePalma Realty; 202 Sharp, 4 E. Green, and 2-4 E. Vine. 618 Dock is still listed with no offers. We will be reducing the price. DePalma Realty will also be listing the properties that have become vacant. All of our previous tenants have been able to find new units with the tenant protection vouchers.

Projects

Cameras	JCP, MVP	April – reviewing quotes
Paving	All sites	We are moving forward with the quote for JCP. We will determine the next property after we

		see the final product.
Fire Panels	MVP	Obsolete and need to be replaced. <i>Feb – proposal accepted, and proposal authorized.</i>
HVAC/Mechanical	HCFC – Health Department	This project has been completed.
Walk-in Showers	JCP, RVE and RVW	7 of the 9 have been completed.
HVAC/Mechanical	RVW	New AC unit in Community Room. This project has been authorized.
Exterior Lighting	Ferguson, RVE, RVW	<i>Feb – Full site upgrades. This project has been authorized.</i>

Wildwood Shared Services

Samantha met with the staff in April and executed resolutions. She now has access to HUD Secure Systems for necessary Executive Director functions.

Holly City Family Center Operations

- Learn to Swim– Grant application window will open in October. *Submitted, under review.*
- Memberships are up 10 from last month, 550. This is 100 more than the average Covid number and about 30 more than when I started 4 years ago.
- Current programming/rentals:
 - o Weight watchers
 - o MHA Tenant Services open swim times
 - o The Tiger Sharks swim team will be done for their indoor season at the end of March.
 - o Special Olympics on Saturday mornings and several weeknights now
 - o We are looking to start swim lessons back April 7th, highly requested.
 - o Water Safety Instructor Class held March 16th. - **completed**
 - o Lifeguard Recertification Class held March 16th. - **completed**
 - o Lifeguard Certification Class Scheduled April 26, 27, 28
 - o Bingo FIT at MHA sites – 4 sessions monthly under tenant services.
- Facility Updates
 - o Rebuilt Sauna benches, restained, new lights, replaced heating elements.
 - o Upgraded Wi-Fi
 - o Installed required tanning bed timers.

- Hired (2) Cumberland County Youth Workforce employees for 100 hours of fitness attendant. They are assisting the cleaning staff as well.
- Painted Spin Room
- Grants
 - Applied for Cumberland County Youth Services Grant. *Amended 2025 award of \$39,000.*
 - *Offset costs for Rise & Shine and overhead to operate the program.*
 - *in year 2 with a potential 3rd year renewal in 2026.*
 - Several grants are opening this first quarter that I intend to apply for HCFC and senior services – NJ Office of Faith Based Initiatives, Walmart Spark Good, OceanFirst General Capacity, Creative Aging Initiative, AARP Community Challenge.
 - *Feb – I distributed surveys for input on the AARP Challenge grant and have been receiving a good amount back for review. – Submitted based on results of survey*
 - *NJ Office of Faith Based Initiatives for Senior fitness Services – Submitted*
 - *City CDBG Grant - Submitted*
 - *Cumberland County Youth Violence Cessation INITIATIVE (CCYVCI)*
 - *We received \$10,000 last year (max)*
 - *Will be applying for \$25,000 this year (max)*
 - *To support community swimming and youth personal training sessions with Stay Fit Advanced Fitness. Youth will also receive memberships to the gym.*
 - *Ocean first Summer Camp Grant*
 - *Will apply for \$250 per eligible campers to offset camp fee.*
 - *Ocean first General Operating*
 - *Will apply for \$15,000 (fixed amount over 2 years)*
 - *April - submitted*
 - *TD Bank Charitable Foundation*
 - *Will be applying for 1 or both of:*
 - *Regional Grant to support an event/project – min. of \$5,000.*
 - *Capacity Building grant for Training, Talent, Tools – min. of \$25,000 – max of \$150,000. Looking to make an application for program coordinator.*
 - *Walmart Spark Good Grant*
 - *Looking to apply for CPR/First Aid training supplies, materials, staff*
 - *Up to \$5,000*
 - *April – submitted \$2,500 request.*

Chairwoman Santoro indicated that there were resolutions to approve.

Resolution #16-25 Resolution Approving the Payment of Bills for April 2025

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Chairwoman Santoro asked if there was any new business. We are getting quotes for security companies for RVW and possibly MVP.

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 5:4 2pm Chairwoman Santoro asked for a motion to adjourn the meeting. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All present were in favor.