

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

June 24, 2025

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, June 24, 2025. The meeting was held at the Riverview East community room, 130 South Second Street, Millville, NJ. The meeting was convened at 5:04 pm.

Chairwoman Heather 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 Heather Santoro, Commissioner Charles Flickinger, Commissioner Wade Loatman, Commissioner Jennifer Hainley, and Executive Director Samantha Silvers. Also present were Solicitor Matthew Robinson and MHA Staff. Commissioner Winfield Pettit and Commissioner Kim Barfield were absent.

Chairwoman Santoro asked for a motion to approve the minutes from the May 27, 2025, meeting. Commissioner Flickinger made a motion and Commissioner Loatman seconded. Chairwoman Santoro abstained; all others were in favor.

Occupancy & Maintenance

The occupancy rate remains at 94%.

Scattered Site/Disposition

Four properties have been sold; the closing was held on April 23rd. The total sale proceeds for the properties are \$415,519. This is about \$25,000 over the listing price. The other listings are under contract. All of them are over-asking price except 204 Sharp Street, which we will continue to market.

Projects

Cameras	JCP, MVP	<i>June – reviewing quotes. Obtaining additional proposals. Survey is part of the bid process.</i>
Paving	All sites	<i>June – Ferguson Ct. survey is scheduled for next week.</i>

Fire Panels	MVP	Obsolete and need to be replaced. <i>Feb – proposal accepted, and proposal authorized.</i>
HVAC/Mechanical	HCFC – Health Department	<i>March - Complete</i>
Walk-in Showers	JCP, RVE and RVW	<i>May – 9 completed.</i>
HVAC/Mechanical	RVW	<i>May - Completed</i>
Exterior Lighting	Ferguson, RVE, RVW	<i>March - Authorized</i>

Wildwood Shared Services

The staff are operating well and meeting the necessary deadline.

MHA Grants

We were awarded \$12,500 through the AARP Challenge Grant. We have revised the agreement for Riverview West and are only doing the raised garden beds. We will meet with the tenants and plan a roll out.

Holly City Family Center Operations

- Learn to Swim– Grant application window will open in October. *June – Awarded. We are implementing free swim lesson scholarships for income eligible applicants starting with this round of lessons the week of June 2 and have a waitlist of applicants for the next summer session. 30 enrollments for this round.*
- Memberships are consistent with last month, up about 15.
- Current programming/rentals:
 - o HCFC hosted a water safety class for Connecting Families at no cost for community programming.
 - o Weight watchers
 - o MHA Tenant Services open swim times
 - o Special Olympics is done for now.
 - o Swim lessons started back April 7th, highly requested.
 - o Water Safety Instructor Class held March 16th.
 - o Lifeguard Recertification Class held March 16th. Another held May 4th. July 20th.
 - o Lifeguard Certification Class held April 26, 27, 28
 - o Bingo FIT at MHA sites – 4 sessions monthly under tenant services.
- Facility Updates
N/A
- Grants
 - o 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.*
- *Monitoring was held on June 23rd.*
- 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
 - *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) *May update – Awarded. Working on implementation.*
 - To support community swim and youth personal training sessions with Stay Fit Advanced Fitness. Youth will also receive memberships to the gym.
 - Ocean first Summer Camp Grant
 - *May – Not awarded.*
 - Ocean first General Operating
 - Will apply for \$15,000 (fixed amount over 2 years). *-May – Submitted*
 - *TD Bank Charitable Foundation*
 - *Did not submit.*
 - Walmart Spark Good Grant
 - *May – Not awarded.*

Chairwoman Santoro indicated that there were resolutions to approve.

Resolution #23-25 Resolution Approving the Payment of Bills for June 2025

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Loatman

Roll Call: 3 Yae, 1 abstain

Resolution #24-25 Resolution Approving the Audit for FYE 9/30/2024

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Loatman

Roll Call: Unanimous

Resolution #25-25 Resolution Approving the PHA 5-Year and Annual Plan 2025-2026

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Loatman

Roll Call: Unanimous

New Business

We have received quotes for security at Riverview West and possibly Maurice View Plaza. Based on the amounts we will have to do this through the bidding process.

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.

Anita (RVE 4Q) –

Janitorial services are a problem. 4th floor hallway has had feces on it. This was called into the MHA because the Janitor said it was not his job to clean it. Same issue on the first floor. The bathrooms are not getting cleaned on a daily basis. They are cleaned, maybe, every 2 weeks.

Stewart Hall (RVW 2L) –

Runs a food bank in Egg Harbor City and has been supplying food to RVW. How would he go about being able to drop food off at RVE? *Samantha asked how much?* He indicated a van load. It would include perishables and personal items. *Samantha said she would talk to property management and give him a call.* He also asked how tenants can make suggestions and comments? *Samantha said that residents can form a resident council at each location and meetings could be set up similar to our board meetings. They can also attend our monthly board meetings. Emergency issues should be addressed to the office.* What about scheduling activities? *This would be done through property management. We will have Yolanda reach out.*

Yolanda Ross (RVE 2K) –

What can be done about the doors? Homeless people are coming in and sleeping in the building. Also, she has to use a lighter to light her stove.

William Teddy –

Showed the board a sink stopper and stated that he had been asking for a replacement for 3 years. His bathroom sink does not work. The janitor is not doing his job and there are roaches.

He showed Sam a letter regarding an issue that has been going on for 3 months. Sam asked if he had spoken to property management. He said he had gotten nothing from them. (He was very angry)

Tommie Collier (RVE 6G) –

Tenant has health issues: Hallways are too hot, and he cannot come out of his apartment.

Dogs are not looked after properly, his refrigerator is leaking, there are mice, and no one will address the issues. Miranda tells him to get a work order, but the work is not getting done. Also, security issues!

At 5:35 pm Chairwoman Santoro asked for a motion to adjourn the meeting. Commissioner Flickinger made a motion and Commissioner Loatman seconded. All present were in favor.

Trustee Loatman stated that he would be stepping down as a Commissioner and Trustee. Chairwoman/President Santoro thanked him for his time.