

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

May 27, 2025

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, May 27, 2025. The meeting was held at the Jaycee Plaza community room, 122 E. Main Street, Millville, NJ. The meeting was convened at 5:06 pm.

Vice Chairman Charles Flickinger 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 Vice Chairman Charles Flickinger, Commissioner Winfield Pettit, Commissioner Kim Barfield, Commissioner Wade Loatman, Commissioner Jennifer Hainley (by phone), and Executive Director Samantha Silvers. Also present were Solicitor Matthew Robinson and MHA staff. Chairwoman Heather Santoro was absent.

Vice Chairman Flickinger asked for a motion to approve the minutes from the April 22, 2025, meeting. Commissioner Pettit made a motion and Commissioner Loatman seconded. All present were in favor.

Occupancy & Maintenance

We currently have an occupancy rate of 94%. We have shifted employee roles and have developed an occupancy plan for each using a shared workspace. The waitlist coordinator was let go and the receptionist took over the waiting list. We have several showings scheduled and three lease-ups in process.

Resolutions

We have a resolution listed to increase the spending for our Architectural Contract. The MHA is implementing several capital projects that require more extensive bid specifications and construction management. The Ferguson Court roadway reconstruction also includes subcontracting engineers to complete a site survey, project design, and implementation. We are also planning to replace the roof at Cedarview Court and Holly City Family Center.

Scattered Sites/Disposition

Four properties have been sold, and the closing is on April 23, 2025.

- 643 Buck Street
- 907 Buck Street
- 309 McNeal Street
- 519 Pine Street

The total sale proceeds for these properties are \$415,519. That is about \$25,000 over listing price. The other listings are under contract and are also over the listing price. The exception is 204 Sharp Street, which we will continue to market.

Projects

Cameras	JCP, MVP & HCFC	<i>May – reviewing quotes. Obtaining additional proposals.</i>
Paving	All sites	<i>May – working with architect MMPF and engineer to issue invitation to bid for Ferguson Ct. reconstruction. JCP sealcoating and striping is complete.</i>
Fire Panels	MVP	<i>Completed</i>
HVAC/Mechanical	HCFC – Health Department	<i>Completed</i>
Walk-in Showers	JCP, RVE and RVW	<i>Completed</i>
HVAC/Mechanical	RVW	<i>Completed</i>
Exterior Lighting	Ferguson, RVE, RVW	<i>Completed</i>

Wildwood Shared Services

Samantha has access to most of the HUD systems necessary. Most importantly eLOCCS which gives access to their funding. The 5-year plan is on the agenda for their May 27, 2025, meeting.

MHA Grants

We were awarded \$12,500 for the AARP Challenge grant. This will be used to put a shade structure in at Riverview West.

Holly City Family Center

- LearnToSwim–May – Awarded. We are implementing free swim lesson scholarships for income eligible applicants starting this round of lessons the week of June 2.
- Memberships are consistent with last month.

- Current programming/rentals:
 - HCFC hosted a water safety class for Connecting Families at no cost for community programming.
 - Weight watchers
 - MHA Tenant Services open swim times
 - Special Olympics on Saturday mornings and several weeknights now. *Ends the first week of June.*
 - Swim lessons
 - BingoFIT at MHA sites – 4 sessions monthly under tenant services
- Grants
 - 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 is scheduled for June.*
 - *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*
 - *Will be applying for one 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.*
 - *Due 5/20*
 - Walmart Spark Good Grant
 - *May – Not awarded.*

Vice Chairperson Flickinger indicated that there were resolutions to approve.

Resolution #17-25 Resolution Approving the Payment of Bills for May 2025

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Loatman

Roll Call: Unanimous

Resolution #18-25 Resolution Approving the Sale of 84 W. Main Street

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Loatman

Roll Call: Unanimous

Resolution #19-25 Resolution Approving the Sale of 86 W. Main Street

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Loatman

Roll Call: Unanimous

Resolution #20-25 Resolution Approving the Sale of 204 Sharp Street

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Loatman

Roll Call: Unanimous

Resolution #21-25 Resolution Approving the Sale of 618 Dock Street

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Loatman

Roll Call: Unanimous

Resolution #22-25 Resolution Approving an Architectural Contract Increase

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Loatman

Roll Call: Unanimous

Vice Chairman Flickinger asked if there was any new business. We have gotten quotes from security companies for Riverview West and possible Maurice View Plaza. We are now working to finalize the process.

Vice Chairman Flickinger asked if there was any old business. There was none.

At 5:19 pm Vice Chairman Flickinger asked for a motion to suspend the MHA meeting to go into the HCFC meeting. Commissioner Pettit made a motion and Commissioner Loatman seconded. All present were in favor.

At 5:23 pm the MHA meeting was reconvened.

Vice Chairman Flickinger asked if there was any public comment.

Mike (JCP 801) –

- He submitted a prescription from his doctor for a walk-in shower.
- Asked for a key card for his sister who is his POA. Was told no. Needs to see Laurie about updating the call box.
- People come into the building that do not live here. May be using other tenants' key cards.
- The vent above his stove is still just an open hole.

East Lashley)JCP 406) –

- A lot of people do not have hood vents that work. Just a hole over the stove
- Cameras – are they working?
- The parking lot looks great!

Cynthia Plummer (JCO609) –

- Visitors are not signing IN/OUT and are staying several nights. One has been here for over a year. Property management has been contacted.
- We need a security guard! People are hiding in the stairwells.

Margaret Jones (JCP 207) –

- Rug in the vestibule is dangerous. A tenant recently fell because of it.

Kenny Ingram (JCP 711) –

- Vent over the stove is just a hole. Stuffed it with cardboard and tinfoil. Chris McMahon said he could not do anything about it. *Samantha will check on this issue.*

Deidre Smith (JCP 509) –

- Somone is going into her apartment when she is not there.

At 5:40pm Vice Chairman Flickinger asked for a motion to adjourn the meeting. Commissioner Pettit made a motion and Commissioner Loatman seconded. All present were in favor.