

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

March 24, 2026

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, April 24, 2026. The meeting was held at the Riverview West Community Room, 100 Riverside Drive, Millville, NJ 08332. The meeting was convened at 5:09 pm.

Vice Chairman Charles Flickinger announced 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 Jennifer Hainly, 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 February 24, 2026, meeting. Commissioner Pettit made a motion and Commissioner Barfield seconded. All present were in favor.

Correspondence

The SAVE memo has been distributed to MHA staff.

Occupancy, Property Management & Maintenance

Occupancy rate is 95%.

Housing Choice Voucher

We received notice of the funding award for the 15 new Tenant Protection Vouchers for Oak View Apartments as well as the administrative funding. We estimate it will take 90 days to complete the lease ups. HCV staff will begin reaching out this week.

Scattered Site/Disposition

643 Buck St.	Closed 4/23/2025	\$90,000	\$106,000
907 Buck St.	Closed 4/23/2025	\$90,000	\$107,000
519 Pine St.	Closed 4/23/2025	\$100,000	\$115,519
309 McNeal St.	Closed 4/23/2025	\$112,000	\$122,000
618 Dock St.	Closed 7/23/25	\$184,999	\$150,000
202 Sharp St.	Closed 7/23/25	\$125,000	\$125,000
4 E. Green St.	Closed 8/12/2025	\$120,000	\$135,000
2-4 E. Vine St.	Closed 8/12/2025	\$225,000	\$240,000
84 W. Main St.	Closed 7/31/2025	\$160,000	\$180,000
86 W. Main St.	Closed 10/22/2025	\$160,000	\$180,000
204 Sharp St.	Closed 3/12/2026	\$139,000	\$139,000
		TOTAL:	\$1,599,519

We only have the four vacant lots left to sell.

Projects

Cameras	JCP, MVP	March -MVP installation is underway. JCP still needs quotes.
Paving	RVE, RVW, CVC, HBC	Feb-obtaining quotes. Also contracted state contract and national coop vendors for pricing.
Roadway reconstruction	Ferguson	March-Bid opening is April 2 nd .
Exterior Lighting	Ferguson	Feb. – Revising scope

		<i>of work since ACE upgraded some lighting.</i>
MVP Roof	MVP	<i>Work finalized in February. Final payments have been issued.</i>
Call Box	MVP	<i>Complete</i>

Wildwood Shared Services

The renewal was on their March agenda for approval.

MHA Grants

Requested an extension on the AARP Challenge grant and was approved. Lloyds of Millville quoted the project. We are addressing two areas rather than one with the local contractor.

Holly City Family Center Operations

- \$50,000 loan from Holly City Development Corporation for remodeling the exterior courtyard including installation of new equipment and surfacing was approved. *Closing and documents executed.*
- *LearnToSwim 2026 – Submitted Youth and Adult Learn to Swim grant applications.*
 - o *Youth Learn to Swim awarded.*
 - o *Adult Learn to Swim denied.*
 - o *Swim lessons begin April 4th. 2 spots saved for grant participants in each class.*
- Memberships have increased back to fall numbers but seem to average around 550 (membership contracts, not individuals) monthly for the main membership categories: Adult, College, Family, Single Parent, Senior, and Youth.
- Current programming/rentals:
 - o Swim Team Rentals in process for upcoming seasons: Tiger Sharks, Cumberland Regional and Special Olympics
 - o Weight watchers
 - o MHA Tenant Services open swim times
- Hosting a free-of-charge water safety course in conjunction with a local youth camp.
- Hired one of the interns from the Millville school's job readiness program.
- 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 3rd year renewal in 2026.
 - Dec. – We were issued additional funding to cover 5 more children.
 - o City CDBG Grant – Submitted.

Vice Chairman Flickinger indicated that there were resolutions to approve.

Resolution #10-26 Resolution Approving the Payment of Bills for March 2026

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Hainley

Roll Call: Unanimous

Resolution #11-26 Resolution for Designation of Newspapers

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Barfield

Roll Call: Unanimous

Resolution #12-26 Resolution Adopting a Contract for Landscaping Services for 2026-2027

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Hainley

Roll Call: Unanimous

Resolution #13-26 Resolution Approving the Use of GovDeals.com to sell Surplus Equipment

Roll Call Vote:

Motion: Commissioner Pettit

Second: Commissioner Barfield

Roll Call: Unanimous

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

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Vice Chairman Flickinger asked if there was any public comment.

Pat Cakert-Lax (RVW 2K)

- When will the bathrooms in the community room be open? *Yolanda explained that we have tried to keep them open in the past, but they are vandalized and misused. Drug use and hygiene are also issues.*
- Why does RVE have theirs open *Yolanda stated that they have a lunch program that is open to the public. The bathrooms are open during the lunch program.*
- Still think that it should be given another try. *Yolanda said that it would be discussed again. But she did not make any promises. She will consider opening them when JanPro is at the building.*

Stuart Hall (RVW 2L]

- Concerned about the board meetings. Asked why there wasn't a tenant on the board. *Samantha stated that a tenant can be on the board, but they have to be appointed by the City of Millville Commission. We will bring additional agendas for tenants to future meetings.*

Tracy Gonzalez (RVW3C)

- She has bugs in her apartment. She has tried to call the office to report the issue. *Yoland said she would notify Kari Hiles and schedule a special treatment.*
- She also asked about getting her number added to the call box.

Debbie Campbell (RVW 7C)

- Bed bugs are bad in the building. *We have active treatments going on in the building. It is a 3-part process.*

At 5:39 pm Vice Chairman Flickinger asked for a motion to adjourn the meeting. Commissioner Pettit made a motion and Commissioner Barfield seconded. All present were in favor.