

**MINUTES OF THE APRIL 2019 MEETING
OF THE WILDWOOD HOUSING AUTHORITY**

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, April 24, 2019, at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 5:00 p.m.

Chairperson Ronald Harwood announced the Sunshine Law requirement had been met, properly posted and advertised.

The meeting was called to order by Chairperson Ronald Harwood, who announced the meeting was being conducted under the Open Public Meetings Act.

Chairperson Ronald Harwood proceeded to call the roll at this time. Present were: Commissioner Sandi Harris, Commissioner Patricia Campbell, Commissioner Sue Maxwell, and Vice Chairperson Juanita Jones was absent. Also, present were Executive Director Paul Dice, Matthew J. Robinson WHA Solicitor, and Betsy Loyle Director of Operations.

EXECUTIVE DIRECTOR'S REPORT:

The Wildwood Housing Authority (WHA) posted \$5,401 in positive net income for February 2019. The WHA maintains \$208,385 in year-to-date positive net income.

UNIT OCCUPANCY:

Actual vacancies as of 4/24/2019:

Sandman Towers:	0
Commissioners Court:	3

RECOMMENDED AGENCY PRIORITIES:

1. Paul Dice Executive Director gave an update on the additional 5 walk-in shower conversions in Sandman Towers. Price is higher due to change order and work will commence on Thursday, April 18, 2019.
2. Paul Dice Executive Director talked about Asset Re-positioning. Such as the Demolition and Disposition of Commissioners Court with permanent relocation of residents via Tenant Protection Vouchers (Section 8), looking into Opportunity Zones (OZ) through the Wildwood Chamber of Commerce, Transfer of subsidy to alternative units owned by the WHA within the City of Wildwood and converting Sandman Tower to a RAD funding platform and re-capitalize it using 4% Low Income Housing Tax Credits.

ADMINISTRATIVE REPORTS:

1. Yinelda Dorta Assistant Executive Director gave an update on tenant entry apartment doors in Sandman Towers, still working on the REAC issues. of the issue with dumpster pick-up, had to switch to a different company. Brought up the update that is happening with Landis Building Services on screens and Wolfe Inc with the windows. Fixing up Commissioners Court such as painting the buildings.
2. Betsy Loyle Director of Operations talked about the installing carbon monoxide detectors, which will not affect WHA, only area that has a detector is the boiler room.

PUBLIC PORTION:

- David Farrell Apt 1010 will insurance be cheaper when Commissioners Court or tore down.
- Paula Robbins Apt 106 said that the walk-in showers are nice but when will the windows screens be done and window leaks.
- Joseph Brown Apt 1007 why is there a safety checks when tenants are sleeping.

