

MINUTES OF A CLOSED EXECUTIVE SESSION
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
April 23, 2013

A closed Executive Session of the Housing Authority of the City of Millville was held on Tuesday, April 23, 2013 at 2045 Wheaton Avenue, Cedarview Court Community Room, Millville, New Jersey. The meeting convened at 5:45 p.m.

Secretary Dice presented the board members with information on the MHA's growth profitability and net income figures. He showed them a shared services analysis of what was contracted and what our profit margin was. Mitch Moore explained how he arrived at these figures using travel, overhead and salaries. From all of our current accounts we saw a total profit margin of 33%. Individually, Wildwood has a projected profit margin of 53%; Salem a 49% profit margin and the Bridgeton Villas had a 6% profit margin. Secretary Dice advised he is hoping to push the 6% profit margin at the Bridgeton Villas up this year.

Commissioner Ayres commented that the board can't argue with a 33% overall profit margin. Any business would be happy with this return. Secretary Dice advised this profit allows the MHA to have flexibility.

The new organization chart for the MHA was presented to the board by Betsy Loyle.

The board was provided with documentation regarding Clara Harris's years of employment and her pay rates over these years. Clara has gone to the union and accused the MHA of pay discrimination. Solicitor Robinson advised he is negotiating with the union lawyer and believes we should adjust her hourly wage by \$1.10 and retro this pay back until 2009. Her total compensation will be \$9,244.63. The Commissioners agreed with Solicitor Robinson's assessment and told him to move forward with the negotiation.

The Commissioners reviewed Executive Director Paul Dice's new contract for 2013 – 2014. The Commissioners agreed to a three year contract – but to open up a yearly annual salary negotiation.

There being no further discussion or business; Vice Chairman Ring asked for a motion to go back into open session to approve the ED's contract. Commissioner Ayres made the motion and Commissioner Parent seconded. All were in favor.