

MINUTES OF A SPECIAL MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
May 5, 2010

A special meeting of the Millville Housing Authority Board of Commissioners was held on Wednesday, May 5, 2010 at Maurice View Plaza Community Room, 1 E. Vine Street, Millville, New Jersey. The meeting convened at 5:30 p.m.

The Chairman announced the Sunshine Law requirement had been met and the Daily Journal, Millville News, and Atlantic City Press newspapers were notified.

The meeting was called to order by Chairman Larry Miller, who announced the meeting was being conducted under the Open Public Meetings Act.

Board Secretary, Paul Dice, proceeded to call the roll at this time. Present were: Commissioner Paula Ring, Commissioner Aviles Childers, Commissioner Pam Kipers, Commissioner Brian Tomlin, Commissioner James Parent, Commissioner Herb Kelley and Chairman Larry Miller. Also present were MHA Solicitor Arnold Robinson, MHA staff, and members of the press.

NEW BUSINESS: Consideration of Consolidation of Assisted Living Program

Executive Director Dice reported the financial situation of the ALP is well known. With 53 clients and an aging out population, the ALP is in deep financial trouble. The program was heavily marketed last year, but the situation has not changed. He believes it is time to make a dramatic change. He asked the Board for approval to proceed with the consolidation of the ALP program into one facility- Jaycee Plaza.

This consolidation will move 22 tenants from RVW into Jaycee Plaza. Conversely, 22 tenants from Jaycee Plaza will be moved to RVW. The initial savings of this program consolidation will be roughly 10% or \$145,000. Ivy Evans, COO, stated that according to Section 18 of the U.S. Housing Act of 1937, "Residents of public housing can be relocated so long as the move provides for greater efficiency and service".

Initially, there will be three floors in Jaycee Plaza designated for the ALP patients in RVW. This will be the 2nd, 7th and 5th floors. Commissioner Kipers asked if we had decided to offer incentives to the residents to move. With incentives some residents may move voluntarily. These incentives may come in the form of a rent credit. Even with incentives everyone agreed there will be residents who are very upset. Ivy Evans, COO, explained that if a resident is currently in a one bedroom apartment, they will receive a one bedroom apartment. All residents affected by the relocation will be assigned a case worker who will guide the resident through the process of moving and address any concerns. Since residents at RVW do not pay electric, but Jaycee Plaza residents do, the MHA must be responsible for all utility transfer fees.

Solicitor Robinson explained this move will be lease driven. If a resident volunteers to move they may do so immediately. Otherwise, we must wait until an individual's current lease expires to offer them a new lease with the transfer to another MHA location. There will be 15 renewals in June at Jaycee Plaza. A decision now will enable us to revise these leases.

Commissioner Parent asked Paul, Ivy and Polly to set up a meeting in the morning with the residents of both locations in the hopes of allaying some fears.

Solicitor Robinson stated it is important for the Board to give the Executive Director the flexibility to incur expenses in a resolution and that he will meet with the ED to determine what incentives should be offered to residents. The ED stressed that everyone will be treated the same. Ivy Evans, COO, explained that in the long run, this is the best we can do for the ALP program and the residents who need it.

Commissioner Parent believes the ALP program is a sound program and one that is needed. He is relying on the staff of the MHA to make the right decision to save the program. The staff was commended for all the time and effort they have put into this plan. The ED thanked the ALP staff for continuing to try to work within budget and cut expenses. This program is 100% paid by Medicaid.

Resolution # Approving the Consolidation of the Assisted Living Program in total into Jaycee Plaza

Roll Call Vote:

Motion: Commissioner Kipers
Second: Commissioner Tomlin
Roll Call: Unanimous

Resolution # Approving the Closed Session of the Special Meeting of the Board of Commissioners

Roll Call Vote:

Motion: Commissioner Kelley
Second: Commissioner Tomlin
Roll Call: Unanimous

Public Comments: None

There being no further business, Chairperson Miller adjourned the public meeting to go into closed session of the MHA Special meeting.

Paul F. Dice
Secretary/Treasurer

