

MINUTES OF A CLOSED EXECUTIVE SESSION
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
June 22, 2010

A closed Executive Session of the Housing Authority of the City of Millville was held on Tuesday, June 22, 2010 at Maurice View Plaza Community Room, 1 E. Vine Street, Millville, New Jersey. The meeting convened at 5:40 p.m.

Secretary Dice reported their have been some hurdles to overcome with our new operations management model. The maintenance staff now report directly to our building managers. There have been communication issues. In order to address these issues and work through our new system, Ivy Evans is meeting weekly with the entire “team” assigned to each amp. We’re putting our expectations out there. This is all part of a process to grow our managers, assistant managers and maintenance staff. We are experiencing a huge shift from past practices where the Maintenance Department was run independently. Managers must now work within a budget and there will be many challenges ahead as we move into a private sector model.

There have been nine turnarounds at Holly Berry Court. It is Secretary Dice’s belief that establishing a sense of homeownership begins with the appearance of the property. The kitchens and bathrooms in these units have been modernized. We have tenants who have planted gardens and have hanging flowers on their front porches. We are seeing a difference! There is a shift in pride. Managers are doing better background checks-including visiting prospective applicants homes, before making final decisions on occupancy. We are hoping the summer program will give some of the children at HBC more pride and ownership in their homes.

Assisted Living Program:

Secretary Dice advised that 46 residents at Jaycee Plaza obtained Legal Services to stop us from moving 22 Jaycee Plaza tenants into Riverview West. Solicitor Robinson advised that to fight this battle would be very tough. He will be working with Legal Services and approaching the situation from another direction – like offering incentives to the tenants. To date, we have moved 3 RVW (ALP) clients into Jaycee Plaza. Commissioner Parent asked what we will do if we can’t get the ALP into one location. Secretary Dice advised we can’t pull public housing funds to cover the program if it fails. Right now our only option is to move clients through attrition.

There being no further discussion or business; Chairman Miller asked for a motion to adjourn the Closed Executive Session. Commissioner Kelley made the motion to adjourn at 6:25 p.m. Commissioner Parent seconded. All present were in favor.