

MINUTES OF A CLOSED EXECUTIVE SESSION
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
January 25, 2011

A closed Executive Session of the Housing Authority of the City of Millville was held on Tuesday, January 25, 2011 at Maurice View Plaza Community Room, 1 E. Vine Street, Millville, New Jersey. The meeting convened at 5:05 p.m.

Secretary Dice informed the Board of the following personnel issues:

1. Harvey Andreolli (Maintenance) was terminated in December for being arrested for DWI while driving a company vehicle and committing a hit and run.
2. Robert Puttergill (Maintenance) was terminated in December for consistently not coming to work.
3. David Leek (Maintenance) was terminated in January for insubordination. While on probation for another major policy violation, Mr. Leek ignored a direct order from the Executive Director to utilize a netbook while completing his inspections. He has recently been given a cease and desist notice because he has been harassing the union shop stewards.
4. Ed Weaver (Maintenance –left MHA in June 2010) is demanding his longevity pay. The union representative called Secretary Dice and asked if he would throw money at this. Secretary Dice will not settle. Our policy is that an employee must work through the entire year (Dec. 31st) in order to get longevity pay.
5. Sherri Trainer – (Asst. Manager) was laid off. Polly Swink is now running RVW, RVE and Jaycee Plaza with 1 full-time assistant and some help from the Central Office.

Solicitor Robinson advised we were contacted by homeowners along Sharp Street asking us to improve the alley way behind their homes. There are 5 or 6 households who use this alley for parking. This alley way is behind Ferguson Court. It is our property, but our residents do not use it. Legally, we do not have to do anything. Solicitor Robinson advised we send the homeowners a “permissive easement”. This easement would give them rights to the property, along with the responsibility of maintaining the property. The homeowners would sign the form if they agree and send it back. Solicitor Robinson will communicate with the homeowners and bring the issue back to an open meeting.

The Jennifer Labas Fair Housing Complaint case is still outstanding. Secretary Dice reviewed the incident with the board members.

Secretary Dice would like to go into collective bargaining with Tri-County Community Action Agency for a potential partnership for child care (Head Start) and adult services at HBC. This agreement is contingent on getting a HUD grant that would allow us to build a new facility at HBC. There will only be 12 grant awards in the country. A resolution will be presented at the regular Board of Commissioners meeting.

Secretary Dice was approached by Tri-County Independent Living, LLC. This agency was

displaced when the Levoy Theater collapsed. They were interested in renting space at Maurice View Plaza. They have decided to go elsewhere.

The Bridgeton Housing Authority has advertised for an Executive Director. We will continue to pursue doing consultant work for them.

Secretary Dice advised Mitch Moore, CFO, agrees the MHA will be able to give a 3.5% salary adjustment to the employees in 2011. Our maintenance department is currently down by 50%. We would like to be able to negotiate an additional hourly increase for the remaining maintenance workers with the union officials. This will not affect the ALP workers. Secretary Dice would like to sit down with Andrea Jaworski to lay out a plan. In the meantime, he would like the board's approval to move ahead with a 3.5% increase across the board for non-union employees. Additionally, there is a short list of employee's whose salaries need to be adjusted. Secretary Dice will not be asking for a salary increase in May.

There being no further discussion or business; Chairman Miller asked for a motion to adjourn the Closed Executive Session. Commissioner Parent made the motion to adjourn at 5:40 p.m. Commissioner Kelley seconded. All present were in favor.