

MINUTES OF A CLOSED EXECUTIVE SESSION
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
February 22, 2011

A closed Executive Session of the Housing Authority of the City of Millville was held on Tuesday, February 22, 2011 at Maurice View Plaza Community Room, 1 E. Vine Street, Millville, New Jersey. The meeting convened at 6:30 p.m.

Solicitor Robinson introduced Mr. Ed Weaver who asked the Board of Commissioners' to consider giving him longevity pay for the year 2010. Mr. Weaver is a former MHA employee who retired in June 2010. Mr. Weaver was told he would receive a written decision in the mail within a week.

The Board considered Mr. Weaver's request and voted to deny any longevity pay on the basis that employees must work an entire year (Jan –Dec) in order to receive longevity pay.

Secretary Dice advised the Commissioners that he has secured the services of Nan McKay to help us look at our Maintenance Department. Nan McKay consultants are HUD experts. They will look at our strength's and weaknesses regarding our managers as maintenance supervisors. Nan McKay is a State approved vendor. The consultant will charge \$150.00 per hour.

A representative from MHA will be attending a FEMA meeting on February 25th in order to start the process for disaster relief from the snow storm on December 26, 2010.

The State of New Jersey Housing And Mortgage Finance is still holding \$10,000 from our MONI program developer fee.

We are still trying to get Capital Fund Bond Financing to apply \$200,00 in interest to the principle and reduce our monthly debt service.

We are still working through collective bargaining with the union. A meeting with union officials is scheduled to take place March 8th or 9th.

Secretary Dice made a thorough presentation to the Board on options available for electric energy savings. The board agreed at this time to avoid entering into a contract for a specified period of time. Viridian Electric does not require a contract and we will follow monthly bills closely to determine if there are savings. Viridian will also donate \$2.00 per meter to the Kiwanis Club of Millville.

Commissioner Tomlin asked about the electric bills at Jaycee Plaza. He has been told some residents' bills are very high. Secretary Dice advised we will delve further into this issue – perhaps by having meters checked-to see why some bills are so high. He also advised we should look into obtaining generators for Ferguson and Cedarview Courts in the case of power outages.

Commissioner Kelley asked why Frank Young is keeping a MHA vehicle at his residence at Ferguson Court. Secretary Dice advised he is not allowed to use this vehicle for personal use but decided it was safer to let him take it back to Ferguson Court overnight and on weekends than parking it at HBC.

There will be a meeting between various local agencies on March 23, 2011 to review and revise emergency procedure policies for the MHA.

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 7:34 p.m. Commissioner Kelley seconded. All present were in favor.