

MINUTES OF A CLOSED EXECUTIVE SESSION  
OF THE HOUSING AUTHORITY  
OF THE CITY OF MILLVILLE  
June 28, 2011

A closed Executive Session of the Housing Authority of the City of Millville was held on Tuesday, June 28, 2011 at Jaycee Plaza Community Room, 122 E. Main Street, Millville, New Jersey. The meeting convened at 5:20 p.m.

Secretary Dice showed the board a summary of the four companies who bid to take over the Assisted Living Program. After awarding points for the various categories, Excellence in Caring and Caring, Inc. received the highest scores. After some discussion, the board decided to award the contract to Caring, Inc. Arnold Robinson will craft a contract for the purchase of the program and a lease for them to rent space. Our license will cease. Caring, Inc. is willing to interview our entire staff.

Secretary Dice explained the need for someone to help us preserve our current MHA buildings. Instead of focusing on a developer helping us to obtain financing, he would like to hire a financial planner to help us figure out what options are out there and make recommendations. There were four companies who bid on this RFP. Paul's focus while evaluating these RFP's was to zero in on those who have been doing recent projects. These individual's have been out in the market and know what's available in the financial world. Paul ranked "The Metro Company, LLC", as number 1. Commissioner McCarthy asked if we knew how much it will cost to hire this company in entirety. Solicitor Robinson explained we do have a right to put a cap on what we will spend, however, at this time we will monitor the monthly expense and report back to the Board. We will utilize them "as needed" and can get out of it if we want to.

Secretary Dice advised we received a loan for \$100,000 from Century Savings Bank to build the new Aerobics center at the HCFC. He has applied to the Cumberland Empowerment Zone for additional financing. He is trying to obtain a \$60,000 loan at 5% interest. Additionally, we have applied for a loan with the Non-Profit Finance Corporation. There is currently about \$290,000 in the HCDC bank account but he really doesn't want to use it at this time.

Secretary Dice reported we have leased the old Senior Center space in Jaycee Plaza to Turnersville Medical and Geriatrics. A lease was signed.

Allison Corson and Andrea Jaworski explained the circumstances surrounding the recent termination of an ALP employee, Ana Vazquez. Ms. Vazquez had been on sick leave for nine weeks and could not provide us with a return to work date. The MHA Board agreed with the termination decision.