

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, June 17, 2010**  
**7:30 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Robert A. D'Orazio on Thursday, June 17, 2010 at 7:30 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360. The following Commissioners were present:

Commissioner Joseph Asselta	<b>(Absent)</b>
Commissioner Samuel Levy	
Commissioner Beatrice Corbin	<b>(Absent)</b>
Commissioner Carmen Nydia Diaz	
Commissioner Vickie Burk	
Chairman Robert A. D'Orazio	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire -- Solicitor; Dan Avena and Linda Cavallo from the VHA's fee accounting firm and Gloria Pomales, Executive Secretary.

Chairman D'Orazio read the Sunshine Law.

The Chairman entertained a motion to approve the minutes of the Regular Meeting held on May 20, 2010. Chairman D'Orazio made mention of a correction on the minutes with regards Mrs. Baxter who was not at the meeting on May 20<sup>th</sup>. The executive assistant will make the necessary corrections to the original minutes on file. A motion was made by Commissioner Burk and seconded by Commissioner Diaz. The following vote was taken:

Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Chairman D'Orazio called for the Financial Report from Avena's office. Linda Cavallo presented the Financial Report for the eight months ending May 31, 2010 by reviewing the numerous line item figures.

Chairman D'Orazio requested the Executive Administrative Report. Mrs. Jones reported the authority is nearing the finishing of two handicap accessible kitchens. The Authority is trying something new by using porcelain flooring in these units.

The Kidston Tower elevator refurbish is underway. One of the elevators is offline while it is being repaired. This is going to take about three months and then we'll switch elevators and take the other one offline for a few months to finish that project.

The Parkview site improvements should begin in July and the Kidston/Olivio site improvements are finished and there is a final payment request in the Resolution portion of the meeting tonight.

The audit is ongoing. The auditors were back in the office today hoping that they will finish June 30<sup>th</sup> which is the required time to finish.

Mrs. Jones stated Wendy will be giving the Board a quick update on the health benefit issue, which a decision will probably be needed by the board for next month whether the health benefits will be switched from the current provider to the State Health Benefits system in order to save money.

Mrs. Jones reported the Authority was approached by the Cape May Housing Authority to submit a proposal for management services. They have some changes going on in their management right now. They are a small agency. They are interviewing for an Executive Director to hire and they are also evaluating the VHA's proposal as well to see which way they want to go.

Mrs. Jones advised the new commissioners that the VHA also manages the Glassboro Housing Authority. This is a way that we bring income into this Authority to pay for our Central Office expenses and to use for other development type issues. It also fills the funding gap quite well.

Mrs. Jones turned the meeting over to Wendy Hughes to talk about what she has found out so far about the State Health Benefits. Ms. Hughes recapped from last month stating the VHA currently offers two health plans and the State has four health plan options. She has received the VHA's current rates and compared them to the State's plan rates. It appears the Authority can save approximately \$80,000 per year if the VHA switches plans. The coverage is fairly comparable. There are some small differences in the co-insurance. Other than that everything is basically the same. The only other thing that we need to compare is the prescription plan offered by the State to the VHA's current plan. There is also a Dental Plan that is offered by the State that will be compared as well.

Ms. Hughes reported currently the VHA policy states if an employees works for the Authority for 10 years your health benefits are paid until you retire and then you pay half of the Medicare Supplemental and the Authority pays the other half. With the State you have to work 25 years. The Authority would still have to report the difference between the 10 years and the 25 years as part of the GASB 45 but it would obviously be a much smaller portion. The Board could also consider changing this policy from 10 years to 25 years for new employees.

The goal is to provide comparable coverage to what is already being offered so there are hopefully no issues with people who have medical conditions now. More definite information will be given next month and probably ask for a decision whether to switching medical health plans.

Mrs. Jones mentioned Ms. Hughes researched the open enrollment period with the State and found that when you are new employer to the system the enrollment period is open. The Authority could try to get it done for September, which is going to probably not going to be possible. The change would more than likely take place somewhere between September 2010 and January 2011.

Mrs. Jones briefly explained the resident review report. This report does not change a lot and Mrs. Jones will provide it to the Board periodically.

With no other discussion in related matters the Chairman moved to the Resolutions.

**Resolution #2010-43**  
**Resolution to Approve Monthly Expenses**

Chairman D'Orazio stated it has been reported Commissioner Asselta has reviewed all the bills and recommended payment in the sum of \$534,517.72. Commissioner D'Orazio called for a motion to approve the monthly expenses. A motion was made by Commissioner Burk; seconded by Commissioner Diaz. The following vote was taken:

Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D'Orazio	(Yes)

**Resolution #2010-44 Executive Session**

Chairman D'Orazio entered a motion to hold an Executive Session. A motion died for lack of need.

**Resolution #2010-45**  
**Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy**

Chairman D'Orazio briefly explained the Authority's Disposition Policy using GovDeals.com. Chairman D'Orazio called for a motion to approve Resolution #2010-45. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D'Orazio	(Yes)

**Resolution #2010-46**  
**Resolution Authorizing Payment under the Capital Funds Appropriations Program to Charles J. Collins/Architect for Asselta Acres Alteration of 4-5-6 Bedroom Apartments, Kidston & Olivio Towers Site Work Alterations, Elevator Modernization for Kidston Towers, Tarkiln Bathroom Alterations and Tarkiln Handicapped Accessible Kitchen Alterations**

Chairman D'Orazio called for a motion to approve payment to Charles J. Collins/Architect in the sum of \$21,845.60. A motion was made by Commissioner Burk; seconded by Commissioner Diaz. The following vote was taken:

Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D'Orazio	(Yes)

**Resolution #2010-47**

**Resolution Authorizing Payment under the Capital Funds Appropriations Program to Charles J. Collins/Architect for Consulting Architectural Services for Capital Improvements Project (General Capital Meetings-Planning)**

Chairman D’Orazio called for a motion to approve payment to Charles J. Collins/Architect in the sum of \$3,294.62. A motion was made by Commissioner Burk; seconded by Commissioner Diaz. The following vote was taken:

Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2010-48**

**Resolution Authorizing Payment under the Capital Funds Appropriations Program to TEC Elevator Inc. for Alterations to Elevators at Kidston Towers**

Chairman D’Orazio called for a motion to approve payment to TEC Elevator Inc. in the sum of \$9,757.80. A motion was made by Commissioner Levy; seconded by Commissioner Burk. The following vote was taken:

Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2010-49**

**Resolution Authorizing Payment under the Capital Funds Appropriations Program to Charles Marandino LLC for Kidston & Olivio Site Work**

Chairman D’Orazio called for a motion to approve payment to Charles Marandino LLC in the sum of \$6,461.95. A motion was made by Commissioner Levy; seconded by Commissioner Burk. The following vote was taken:

Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2010-50**

**Resolution Authorizing Payment under the 2009 Capital Fund Recovery Competitive Grant to Charles J. Collins/Architect for Parkview Apartments Exterior and Mechanical Alterations**

Chairman D'Orazio called for a motion to approve payment to Charles J. Collins/Architect in the sum of \$16,213.18. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D'Orazio	(Yes)

**Resolution #2010-51**

**Resolution Authorizing Payment under the 2009 Capital Fund Recovery Competitive Grant to Straga Brothers Inc. for Parkview Apartments**

Chairman D'Orazio called for a motion to approve payment to Straga Brothers Inc. in the sum of \$9,003.60. A motion was made by Commissioner Levy; seconded by Commissioner Burk. The following vote was taken:

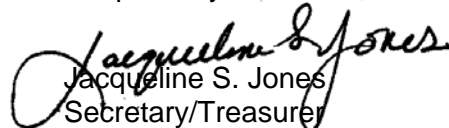
Commissioner Joseph Asselta	(Absent)
Commissioner Samuel Levy	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D'Orazio	(Yes)

No comments from the press and/or public. Commissioner Diaz requested an update regarding the landlord who attended the meeting last month. Mrs. Jones stated the Authority contacted him the next day after the meeting and he has entered into a contract with the resident he had last year after we resolved some outstanding issues with some of the paperwork.

With no further business to discuss, Chairman D'Orazio entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Burk; seconded by Commissioner Diaz. The vote was carried unanimously by the Board Members present.

The Regular Meeting of The Board of Commissioners was adjourned at 7:52 p.m.

Respectfully submitted,

  
Jacqueline S. Jones  
Secretary/Treasurer