

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, August 19, 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, August 19, 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
Commissioner Samuel Levy
Commissioner Beatrice Corbin **(Absent)**
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, Sandy Velez, Assistant Asset Manager, Gloria Pomales, Executive Assistant, and consultants Thomas Nutt-Powell and Dennis Mobley from Housing-Solutions and Richard Ginnetti from the Brooke Group, LLC.

Chairman D'Orazio read the Sunshine Law.

The Chairman entertained a motion to approve the minutes of the Regular Meeting held on July 15, 2010. A motion was made by Commissioner Asselta and seconded by Commissioner Burk. The following vote was taken:

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

The Chairman entertained a motion to approve the minutes of the Executive Session held on July 15, 2010. A motion was made by Commissioner Asselta and seconded by Commissioner Burk. The following vote was taken:

Commissioner Joseph Asselta (Yes)
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 ten months ending July 31, 2010 by reviewing the numerous line item figures.

Chairman D'Orazio called for the Contract Committee Report. Commissioner Burk reported the Contract Committee's recommendation for legal services-Eisenstat, Gabage & Furman, for accounting services-Linda M. Avena, CPA, for auditing services-Bowman & Co and for architectural and engineering-Charles C. Collins, Jr./Architect. Chairman D'Orazio asked if there were a lot of responses. Commissioner Burk stated there was one response for legal, accounting and auditing. There were (10) ten responses for the architectural and engineering.

Chairman D'Orazio requested the Executive Administrative Report. Mrs. Jones stated the two Tarkiln accessible kitchens are finished. The Audit Report for FY 2009 is complete. Mrs. Jones feels it was a very good thorough audit and probably the most thorough audit the Authority has ever had. There have been several items of discussion with the auditor of areas to improve upon. There was only one noted finding. It concerns audit adjustments that are required at year end. Some of this was attributed to the GASB 45 post employment retirement benefit adjustment. There were also a couple of other adjustments to the VHA's inventory that needed to be made. The Auditor will be at next month's meeting to address the board. Mrs. Jones wants to mention something regarding the audit and it involves a resolution for tonight's meeting. With Asset Management-Project Based Accounting there is a calculation that requires one month's expenses available in reserve at the end of the year to be able to pay the asset management fee for the next year. The Authority was okay at the end of the year based on the numbers the Authority had, but the adjustments that were made due to the audit, GASB 45 etc., changed the Authority's calculation. It has put the Authority in a situation where the VHA does not have the balance it needs. With the approval of the auditors the Authority is able to transfer some funds from the Home Ownership account to make up that difference so the Authority will be to collect an asset management fee in 2010. The asset management fee is what feeds the central office cost center. All the projects feed into the central office cost center to pay for the overhead expenses of running the day to day operations. The resolution will allow the Authority to maintain the correct balance to enable the Authority to charge and collect an asset management fee for the current year.

Ms. Jones reported the budget for fiscal year 2011 is approximately 98% complete. As it is now, the funding has been cut for this fiscal year and the Authority is going into the next fiscal year facing the same reductions in funding. As a result of the funding decrease and since there are some positions in maintenance that have become vacant due to resignations, the Authority has chosen not to fill those positions at this time. One of the other major savings will be moving to the State Health Benefits Program, which was discussed and voted to move forward on last month. It is believed the Authority will save in the area of \$90,000 per year. Wendy Hughes is working on some finite issues with the State, but is having some difficulty getting a hold of them. Mrs. Jones anticipates having a full report to the Board on this next month and recommendations of the plans that will be proposed to the employees. These plans will be comparable coverage, but at a big savings compared to what the Authority is paying right now.

Mrs. Jones stated it was intended to award the Extermination Services contract this evening. This will need to be tabled for next month. It was found that there was an incorrect unit count for Olivio Towers in the specifications.

Regarding the Moving to Work Demonstration Program (MTW), this allows housing authorities to qualify as a move to work organization to be flexible and fungible with their funding. The MTW program also allows authorities to be able to do some creative things to improve efficiencies in the

authority's operations and improve the lives of the residents. Mrs. Jones has always thought it was a great opportunity, but the Authority has never had the opportunity because one of the qualifications has been that you have a Hope VI Grant. This time the two threshold requirements are that you are a high performer and you have fewer than 4,000 combined units between Public Housing and Section 8. There is no additional money involved. There is no funding that comes with this, but there is some flexibility. HUD is looking at the proposers to come up with some innovated ways of calculating rent, of running the organization more efficiently and they are looking to possibly use the ideas at other housing authorities across the country. Right now public housing has technically a different rent calculation than the voucher program does. One of the things the Authority can propose, for example, would be to do a reevaluation on elderly or disabled residents every 2 or 3 years rather than every year because you are not really changing the rent that much on an evaluation. Mrs. Jones asked Dennis Mobley or Richard Ginnetti if they would like to comment on this topic. Mr. Mobley stated there is talk that the current administration is very much interested in trying to simplify how it provides rental assistance. Transforming Rental Assistance (TRA) would create a light regulation approach to assisted housing in the USA. At HUD you have public housing types with all the regulation and handbooks and on then you have FHA multi-family Section 8 area that has their own stack of handbooks. There are all different handbooks and different procedures. The thought is that moving to work may actually be able to think through what is really important to be regulated and what can be discarded in terms of bureaucratic red tape. If the VHA becomes a Moving to Work agency it would have an opportunity to be part of the thinking that can move the country to a much more light regulation. Mrs. Jones stated the TRA has been discussed at Board Meetings in the past. The TRA basically attaches vouchers to the Authority's development. One of the opportunities for a Move to Work agency would be to be a beta test for that and move forward before anyone else would. Mrs. Jones feels the Authority should apply for the Move to Work designation mostly because she does not know if the opportunity will ever come around again. The Authority is a high performer and it strives to do that every single year but the regulations make it tougher and tougher to be a high performer. Applications are due November 30th for the Moving to Work Demonstration Program. Commissioner Diaz asked if this was for the Agency not for the tenants. Mrs. Jones stated the designation of the agency would be a Move to Work agency which then falls under flexible regulations than it has right now. Mr. Ginnetti stated he participated in one application last year. He further stated the policies now come from the Authority, all the policies including, for example, a policy on how long a resident can be in public housing. You are encouraged as the Authority that this may be a good idea because you would want to move those people up and out into work bringing in a social service program to help them to get to that point. This wouldn't affect your seniors or disabled, but would affect your families giving them a timeframe with all the programs offered to them to get a better job and move into a better place or possibly purchase a home. This will enable the Authority to free the unit up to someone else who is very low income and doesn't have a place to live. This will enable the Authority to turn the system around and these are some of the opportunities with the program. This would be a local decision. Different housing authorities at different places will have different values on where they want to be whereas before it had to come from a HUD program that was approved by HUD. The opportunity is here where the Authority can decide to give someone a voucher for life or give someone a voucher for a certain amount of years with programs that they need to participate in so that you can move that voucher or in a certain amount of years they would pay a flat rent whether they want to or not. This would give incentives to the resident to take the opportunity in the job training to better their household. This is the work side of the Move to Work in theory for the residents. It is to give them a real kick to get there, but to give them the back up so they can succeed. The Authority's income can be used differently because now the HAP money sits for Section 8 and your Public Housing reserves sits for Public Housing. If you need to run a program you can use those different pools of money to run where now you can't. This program will allow the fungibility so the Authority can do what is needed

to supply what your Authority's residents need without spending two years time to get it approved by HUD. The Authority's income can increase because a baseline will be set on the Authority's ACC on what the Authority is getting now. The Authority can move the rents up and still get the same ACC payment, but changing the average rent will allow you to keep the difference to run those social services programs. These are some of the advantages that make this program a great opportunity.

With no other discussion in related matters the Chairman moved to the next item on the Agenda.

Mrs. Jones stated the next item on the Agenda is a presentation by Housing Solutions, LLC. Mrs. Jones gave a little background and overview for the new commissioners. Parkview and Asselta are two of the Authority's family developments and this process began several months ago in a quest to apply for some funding to revitalize these two sites. Mrs. Jones introduced Thomas Nutt-Powell and Dennis Mobley of Housing Solutions, LLC, Sandy Velez the VHA's Assistant Asset Manager and Rick Ginnetti. Mrs. Jones found Dennis and Tom in a seminar in San Antonio. They are consultants who assist housing authorities with transformational housing. Rick worked for the Atlantic City Housing Authority and most recently the Pleasantville Housing Authority. He is currently a consultant and working for the VHA from the prospective of what does this deal look like for the housing authority. He is the VHA's eyes and ears for things the Authority does not necessarily know what it is looking at because this is a very complicated process. Mrs. Jones briefly discussed the layout of Parkview and Asselta in regards to buildings and apartments and the conversions of the units. Tom stated there are four parts to what this is going to cost. One is that the housing authority is actually selling the two properties to your new owner entity which is operated by the Vineland Housing Solutions, LLC. In essence you are selling to yourself. The amount of the sale is for the appraised value of the improvements for the buildings on the site and there will be a long term land lease with the Authority's for the land. The rehab cost will be roughly \$5 million dollars. He discussed the various sources the money would come from referring to the handout provided. Dennis stated Mrs. Jones explained the conversions of the units of 75 units becoming 88. Parkview will remain at 25 units. He stated Tom mentioned cash flow and the Authority will get this cash flow by 21 of the units at Parkview will remain public housing which doesn't give you much cash flow, but 4 of the units at Parkview will be assisted under Project Based Vouchers (PBV) essentially Section 8. As far as the tenants are concerned they will pretty much be paying the 30% of the adjusted income, but the owner (Parkview/Asselta, LLC) will receive a fair market rent on the units which will begin the cash flow. Where you will really see the important cash flow is from Asselta. Asselta's 50 units will be come 63 units. The large units will be converted to more and smaller units including nine of them being handicap accessible units. At Asselta 14 units will be public housing, 27 units will become PBV and 22 become "straight" tax credit units. The "straight" tax credit units are moderate income rent that is not assisted by either public housing or PBV, but these rents are still several hundred dollars below market. Income would be just under \$900,000 per year at the Parkview/Asselta properties, which compares very nicely in expenses estimated at just over \$600,000. This results in a net operating income of just under \$300,000. This operating income would go towards some of the various sources of money for the rehab cost. Dennis briefly discussed VHA's money regarding management fees and staff positions. In order to make all of this work you need to expand the roles and responsibility. Instead of just being a housing authority that just does public housing and PBV it will take on some new roles such as a lender, subsidy administrator and management agent. The instrumentality Vineland Housing Solutions (VHS) will serve as a developer, managing member and owner. The VHA will not be giving up control in this revitalization.

Mrs. Jones stated the outcome would be two properties that will be upgraded. They will be modern and marketable. The unit mix will be better to serve what is on the Authority's waiting list.

Mrs. Jones briefly discussed D'Orazio Terrace. D'Orazio is not part of the Parkview/Asselta deal in a sense that it is not in the mixed finance loan but it is involved in the "Green Grant" the VHA received. When the VHA applied for this grant for Parkview and D'Orazio we knew that they both had some issues. Parkview's issue was really the need to convert from electric to gas, a new roof and some other minor issues. D'Orazio has some issues with water in the crawl spaces. The VHA has been working on this issue for months. Getting the Green Grant makes this revitalization project work that much better. This project still involves D'Orazio because the VHA has to spend the money were it was awarded on that project, but a piece of the grant goes into the mixed finance loan of the revitalization project. It has been discussed in the past about the revitalization of D'Orazio, but a lot of money is needed over there. In the interim, the crawl spaces will be insulated and the hot water will be switched to high efficiency as well as implementing some water savings and providing all new energy star refrigerators. Mrs. Jones stated in the resolution section there is a resolution to authorize some of this money to be taken from certain areas where the VHA has some money to use for this project. One of those sources which has not been discussed tonight, but Mrs. Jones has spoken about it in the past is the Section 8 administrative reserve money that the Authority has from prior to 2004. HUD changed the rules in the beginning of 2004 so that any money that was earned in the administrative fee account for the voucher program, which was basically extra money the Authority had left over, you could take it and use it for development. This money has been sitting in the account since 2003 and earning some interest. Part of this proposal is to be able to use that money in this project. Mrs. Jones' concern is this money is on the balance sheet that HUD sees every year and as the government seeks out money to pay for the bills they could very easily see that on the Authority balance sheet and they wouldn't necessarily just reach out and take, but they could recapture it meaning future subsidies for Section 8 would be reduced. Mrs. Jones has a fear HUD will do this in the coming years. If the Authority spends it, which is in the regulations, they can't take it and the Authority can use it to further the Authority's mission. Mrs. Jones asked if anyone had any questions. Mr. Gabage stated VHS is going to serve as the developer, where does it have the manpower to serve as a developer? Tom stated Housing Solutions is already under contract since last spring to provide those services to VHS. Mr. Gabage stated that money comes into VHS and then goes to Housing Solutions, but does any of it stay in VHS. Tom stated more than half of it would stay in VHS. Mr. Gabage also stated when he does the math that some of these current tenants, for example, at Asselta are going to have to be relocated to other rental units somewhere. Mr. Gabage asked for the concept of how that works. Dennis stated HUD very carefully governs that process because the Authority has asked HUD for permission to sell (disposition) the property, which is under the Section 18 rules, which basically states that every resident at a project being disposed of has to be offered comparable housing at a comparable rent. This would happen under one or two methods. One method is the resident would be able to take a voucher and find housing elsewhere. The Authority will be invited to apply for additional vouchers to use for these relocation purposes. The other option would be the resident would be offered a transfer to another VHA property. In any event they will still be paying 30% of their adjusted income for their housing like they do today. In addition, the Authority will be required to pay their moving expenses and other reasonable expenses associated with the move including transfer of utilities etc. Finally, the Authority will be required to provide mobility counseling for those tenants being issued a voucher so they will know where to look for housing and where they will have a reasonable success with the voucher. Mr. Gabage asked if the relocation assistance costs have been worked into any of the numbers. Tom stated yes. Mr. Gabage asked if there is a mechanism in the Section 18 for the uncooperative tenant. New Jersey makes it pretty difficult to remove somebody from a unit unless you have some type of statutory authority to do so. Dennis stated the Section 18 statute and the 24CFR970 is the regulation that implements that. That together with their lease will pretty much demand that they can't prevent the transformation. Mr. Gabage feels that needs to be researched a little bit because he would be a little bit concerned about this becoming an issue. Rich Ginnetti stated he could

clarify this issue. He said at Asselta it is a permanent displacement which you would be able to apply to the DCA with the workable relocation action plan. If you are taking the property/unit offline permanently to reconfigure it New Jersey allows that through the DCA. The DCA approves it and the Authority can give a notice of termination of lease under the New Jersey rule. This may sound a little scary because it is a notice of termination of the lease, but all it tells the resident is they are going to have to move and provides them with a timeframe. Then the housing authority has to offer a comparable unit and make sure their rent doesn't go up. Mr. Gabage stated that answered his question. Mr. Gabage asked if there is any kind of market study about being able to find the kind of tenant to replace the tenants that are there because if he understood correctly a good portion of these people will have to pay the market rents. Dennis stated these would be families marketed from the City of Vineland. Yes, they would be asked to pay tax credit rent. Tom stated an initial market study was done to determine if this was marketable and what would be the rate of absorption for the unit would be. There is a big demand for 1, 2 and 3 bedroom units and in particular some ADA units. These units are marketable and are in need. Mrs. Jones stated right now the Authority has approximately 25 flat rent tenants meaning they pay the rent that the VHA has established as the rent so it is not based on their income which means they are making a decent income. The VHA has recently issued some Section 8 vouchers and there were several people that were over income. The VHA couldn't issue a voucher to them because they didn't qualify but these applicants would qualify under the tax credit income range. In addition, there have been applicants in public housing the Authority has had to turn away because they are over income as well. The VHA is keeping their names so we can market to them when this becomes available. Mr. Gabage asked if anyone sees any difficulty in marketing a unit to someone at whatever that rent is to them where the person next door is paying significantly less than them. Mrs. Jones stated this was something that was experienced at Gloucester County Housing Authority. In one of their locations in Deptford they have 100 units of strictly subsidized public housing units and right next to it they have a tax credit building with approximately 80-86 units. This was the fear, but they were able to use some vouchers in the tax credit building and now you have this right in the building where someone is paying less than another. They didn't have the problem. It is understood that the rent is based on income. It has been in existence for 15 years and has never been an issue. Rick Ginnetti stated the key to this is the blended community because you didn't know the difference from one unit to the other. They were all similar units. He stated there is a whole market of people out there that may have too much pride for public housing but they need help. This opens to the door for that group. Right now there is help for very low income and unemployed and there is the high end projects for people making 80-90 grand a year that buy, but there is that group in the middle that are referred at the State as work towards housing group. They are working but they can't afford New Jersey. Mr. Asselta stated the fact that these tenants are going to wind up with a better apartment it will eliminate any anxiety about leaving for a short period of time and asked if he was correct. Tom stated that would be true for the Parkview residents, but because of the shift from 4, 5, 6 bedrooms to 1, 2 and 3's at Asselta most of the residents living in Asselta now will be too big for the 1, 2 or 3, but they will be issued a voucher to find a really nice place to live. They end up doing better in the long run. Some residents at Asselta will be able to come back. The Authority will be able to get the right sizing for the household, which is the appropriate thing for Authority to be doing in terms of meeting this mission in helping everybody get the right amount of housing for right kind of price. Any residents that have to move can not be moved anywhere where their rent would increase. Residents will be happy to receive a voucher because it will allow them mobility.

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

Resolution #2010-63
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 \$820,933.90. Commissioner D’Orazio called for a motion to approve the monthly expenses. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

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

Resolution #2010-64
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 \$125,419.50. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

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

Resolution #2010-65
Resolution Awarding Legal Services Contract

Chairman D’Orazio called for a motion to award the Legal Services contract to Eisenstat, Gabage and Furman. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

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

Resolution #2010-66
Resolution Awarding Management Fee Accountant Services Contract

Chairman D’Orazio called for a motion to award the Management Fee Accountant Services contract to Linda M. Avena, CPA. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

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

Resolution #2010-67
Resolution Awarding Professional Auditing Services Contract

Chairman D’Orazio called for a motion to award the Professional Auditing Services contract to Bowman & Company. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

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

Resolution #2010-68
Resolution Awarding Architectural & Engineering Services Contract

Chairman D’Orazio called for a motion to award the Architectural & Engineering Services contract to Charles J. Collins, Jr./Architect. A motion was made by Commissioner Asselta; seconded by Commissioner Levy. The following vote was taken:

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

Resolution #2010-69
Resolution Authorizing Capital Fund Expenditures with Homeownership Funds

Commissioner D’Orazio called for a motion to approve Resolution #2010-69. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

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

Resolution #2010-70 Executive Session

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

Resolution #2010-71
Resolution Authorizing Modernization of Parkview and Asselta Developments
using the Mixed-finance Method

Mrs. Jones explained this was actually passed in May and it is being updated in section 3 because the sources have changed slightly adding the Section 8 Administrative Fund Equity piece and Sales Proceed which is part of the financing. Commissioner D’Orazio called for a motion to approve Resolution #2010-71. A motion was made by Commissioner Asselta; seconded by Commissioner Burk. The following vote was taken:

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

Resolution #2010-72
Resolution Authorizing Capital Fund Expenditures with Homeownership Funds for
Capital Improvements for Parkview Apartments

Mrs. Jones gave a brief explanation. Commissioner D’Orazio called for a motion to approve Resolution #2010-72. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

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

Resolution #2010-73
Resolution Authorizing use of Pre-2004 Section 8 Administrative Equity Reserve
for Leveraging of the CFRC Grant

Commissioner D'Orazio called for a motion to approve Resolution #2010-73. A motion was made by Commissioner Burk; seconded by Commissioner Levy. The following vote was taken:

Commissioner Joseph Asselta	(Yes)
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, public and/or Board Members.

Mr. Gabage addressed the Board to thank them for his reappointment. Linda Avena also thanked the Board for reappointing her firm.

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 Levy. The vote was carried unanimously by the Board Members present.

The Regular Meeting of The Board of Commissioners was adjourned at 9:05 p.m.

Respectfully submitted,

Jacqueline S. Jones
Secretary/Treasurer