

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, October 21, 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, October 21, 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	(Absent)
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 Assistant.

Chairman D'Orazio read the Sunshine Law.

The Chairman entertained a motion to approve the minutes of the Regular Meeting held on September 16, 2010. Tabled for next month's meeting as the Commissioners able to approve these minutes are not all present tonight for a majority vote.

Chairman D'Orazio called for the Financial Report from Avena's office. Mr. Avena briefly discussed funding from HUD. Ms. Cavallo reviewed the Financial Report for the twelve months ending September 30, 2010 by reviewing the numerous line item figures.

Chairman D'Orazio requested the Executive Administrative Report. Mrs. Jones updated the Board regarding the Kidston Tower elevator refurbish. It is expected to be completed by October 28th.

The site improvement at Parkview for the conversion from electric to gas is ongoing. It started about 2 months and is in full force right now.

Mrs. Jones stated the audit for the year ending 2009 has been completed and the auditors are back to begin the audit for the year ending 2010.

Mrs. Jones highlighted the Community Development Block Grant Funding. She indicated she neglected to do this the last couple of years because it seems to be somewhat automatic. The Community Block Grant Funding is \$3,000 that comes from the City of Vineland through their CDBG funding. The VHA has been using it for years at the Corbin Center to replace and update the computers. This last year the money was used for security purpose at the Corbin Center to lock the doors down and use a FOB system, which is much more secure.

Mrs. Jones reported the VHA has been approached by the Buena Housing Authority to put in a proposal to manage their agency as their current Executive Director is going to retire. She did interview with them and put in a proposal. The VHA expects to hear back from them maybe within the next 30 days or so. This can be further discussed possibly at the November meeting. Buena Housing Authority is a small agency with 60 units at one location.

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

Resolution #2010-84
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 \$633,235.77. Commissioner D’Orazio called for a motion to approve the monthly expenses. A motion was made by Commissioner Levy; seconded by Commissioner Diaz. 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	(Absent)
Chairman Robert A. D’Orazio	(Yes)

Resolution #2010-85
Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy

Chairman D’Orazio called for a motion to approve Resolution #2010-85. 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	(Absent)
Chairman Robert A. D’Orazio	(Yes)

Resolution #2010-86
Resolution Authorizing the Execution of a Sub-Grantee Agreement with the City of Vineland for the Computer Learning Center

Chairman D’Orazio called for a motion to approve Resolution #2010-86. A motion was made by Commissioner Levy; seconded by Commissioner Diaz. 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	(Absent)
Chairman Robert A. D’Orazio	(Yes)

Resolution #2010-87

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 \$33,682.00. A motion was made by Commissioner Levy; seconded by Commissioner Diaz. 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	(Absent)
Chairman Robert A. D’Orazio	(Yes)

Resolution #2010-88

Resolution Authorizing Payment under the Capital Funds Appropriations Program to Charles J. Collins/Architect

Chairman D’Orazio called for a motion to approve payment to Charles J. Collins/Architect in the sum of \$8,934.33. 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	(Absent)
Chairman Robert A. D’Orazio	(Yes)

Resolution #2010-89

Resolution Authorizing Payment under the Capital Funds Appropriations Program to Straga Brothers, Inc.

Chairman D’Orazio called for a motion to approve payment to Straga Brothers, Inc. in the sum of \$112,708.80. A motion was made by Commissioner Asselta; seconded by Commissioner Diaz. 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	(Absent)
Chairman Robert A. D’Orazio	(Yes)

Resolution #2010-90 Executive Session

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

No comments from the press, public and/or Board Members.

Mr. Gabage addressed Dan Avena and Linda Cavallo of the Fee Accountants office. He indicated every year if they look back historically the legal fees have been under budget. The VHA has always spent less than what was budgeted, but the administration has recently started looking very closely at Section 8 because of some abuse that might very well be going on. There have been a bunch of hearings to terminate Section 8 vouchers, which the Authority never had before. He believes in twenty something years there may have been one. Recently the VHA has had 4-6 in the past 3-4 months. If this approach is going to continue the amount will be light for what has budgeted for legal fees. He wanted to make them aware of that and explain this for the Board's benefit too that the reason this amount will be a little bit steeper than in prior years is because it is the Administration's desire to clean up Section 8, which obviously is important. He understands that there isn't anything that can be done about changing the budget at this point. He is not sure how to deal with this, but wanted to make everyone understand what the increase is.

Mrs. Jones added it is true the legal expense has gone up. There have been approximately 8 people who have been dismissed from the Section 8 Program and their subsidy has been stopped. This is a good thing because they were not following the rules of the program. Furthermore, there are now 8 people that are off of the waiting list who were on the waiting list for a long time. This is part of the whole process. She also would like to mention even though it appears that the VHA is over the budgeted amount because in the past this was not one of the things the VHA pursued so diligently the Authority has some administrative Section 8 reserve money which can be used towards the purpose of cleaning up the program. The budget may look like the VHA is in the hole in this area, but technically it has funds to take care of this expense on the Section 8 side.

Mr. Gabage just wanted to make sure everybody understood what the reason for the increase is. It is not that he is doing anything more or less than what his firm use to do. It is just that they've added the Section 8 issue.

With no further business to discuss, Chairman D'Orazio entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; 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 7:50 p.m.

Respectfully submitted,

Jacqueline S. Jones
Secretary/Treasurer