

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, May 17, 2012**  
**7:00 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, May 17, 2012 at 7:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360. The following Commissioners were present:

Commissioner Elizabeth Gordon  
Commissioner Carmen Nydia Diaz  
Commissioner Mario Ruiz-Mesa  
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 April 19, 2012. A motion was made by Commissioner Ruiz-Mesa and seconded by Commissioner Gordon. The following vote was taken:

Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D’Orazio	(Yes)

Chairman D’Orazio called for the Financial Report from Avena’s office. Linda Cavallo reviewed the Financial Report for the seven months ending April 30, 2012.

Chairman D’Orazio requested the Executive Administrative Report. Mrs. Jones reported there is an initiative with HUD to hold a Father’s Day event at the VHA’s family sites. The VHA is currently conducting a survey to see how many participants the VHA would have if the event was held. She also reminded everyone that there will not be a summer program this year at the Corbin Center. The VHA is trying to connect the residents with the YMCA or any other program in the area.

Mrs. Jones advised the Board that the VHA will be having a HUD site visit, which hasn’t been done in over 5 years. The VHA received a call from its HUD Engineer for two purposes. An audit must be done in regards to the competitive green money the Authority received for Parkview and D’Orazio. This is called a remote audit. During the time he VHA was gathering the information for the HUD Engineer for the green money audit, the Engineer received a call from Washington that he had to conduct an onsite visit since he has not visited in a while.

Mrs. Jones stated the Authority has filed the Public Housing Family Self Sufficiency application today. The Authority received this grant for the first time last year and the renewal is due in two weeks. Hopefully the Authority will receive this grant again. There are currently 25 active participants on the FSS program already.

The VHA was finally able to get a meeting with NJHMFA (Housing Mortgage Finance Agency) to discuss the Chapman Terrace project on Monday. Mrs. Jones should have more information next month to report.

Chairman D’Orazio asked if the reason for the cancellation of the summer program was budgetary. Mrs. Jones said yes. The summer program cost the Authority up to \$60,000-\$80,000. In salaries alone it costs approximately \$50,000. The program is really hard to manage. The ratio of teachers to children almost has to be 2 to 1. There were a lot of behavioral problems last year. Mrs. Jones briefly explained the program. The Authority would like to continue to maintain the afterschool program.

Mrs. Jones reported she had a preliminary meeting with the accountants regarding the 2013 Budget. The 2013 budget will be brought back to the Board in the next couple of months for discussion. Last year the Authority waited as long as it could to see what is going on in Washington in order to write as real as a budget as possible. The numbers currently from Washington seem to be on target with the current year’s funding.

Mr. Gabage questioned the HAP payment amount on the Financial Report. Mrs. Jones explained when initially preparing the budget the recapture was not included. There was a brief discussion regarding the recapture. The line adjustment is on the second page of the Financial Report.

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

**Resolution #2012-25**  
**Resolution to Approve Monthly Expenses**

Chairman D’Orazio called for a report from Commissioner Ruiz-Mesa. Commissioner Ruiz-Mesa reported he reviewed all the bills and recommended payment in the sum of \$364,410.30. Commissioner D’Orazio called for a motion to approve the monthly expenses. A motion was made by Commissioner Diaz; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2012-26**  
**Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy and Write Off Equipment**

Chairman D’Orazio called for a motion to approve Resolution #2012-26. A motion was made by Commissioner Diaz; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2012-27**

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

**Resolution #2012-28**

**Resolution Adopting Flat Rent Amounts for the Public Housing Program**

Mrs. Jones explained the Flat Rent Amounts and there was a brief discussion. Chairman D'Orazio called for a motion to approve Resolution #2012-28. A motion was made by Commissioner Diaz; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D'Orazio	(Yes)

No comments from the press and/or public.

Chairman Diaz requested the Financial Disclosure Statements be completed sooner in the year. Mrs. Jones stated the forms will be distributed in January of every year.

With no further business to discuss, Chairman D'Orazio entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Diaz; seconded by Commissioner Ruiz-Mesa. The vote was carried unanimously by the Board Members present. The Regular Meeting of The Board of Commissioners was adjourned at 7:41 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer