

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, May 15, 2014
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 15, 2014 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 Chris Chapman
Commissioner Elizabeth Gordon (Absent)
Commissioner Carmen Nydia Diaz (Absent)
Commissioner Mario Ruiz-Mesa
Commissioner Brian Asselta
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 Heidi Burke – Accountants 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 17, 2014. A motion was made by Commissioner Chapman. Tabled for next month due to lack of commissioners present to vote.

Chairman D’Orazio called for the Financial Report from Avena’s office. Mr. Avena reviewed the Financial Report for the seven months ended April 30, 2014.

Chairman D’Orazio requested the Executive Administrative Report. Mrs. Jones reported the Kidston fire repairs are moving forward. The VHA received a visit from the Risk Manager from the JIF insurance. The Risk Manager interviewed Sandy and Ron who were handling the fire at Kidston. The Risk Manager had a lot of questions about if the fire department responded timely and how long it took them to turn off the water. Mrs. Jones believe the VHA got the visit from the insurance company because it’s the VHA’s third fire in the past 3 years. The VHA is researching and plans to invest into a device that can be placed under the exhaust over the stove that will put out the fire before it reaches the temperature to set off the sprinkler head. Kidston is the only property that has the sprinklers inside the unit and but there is one located directly over the stove. This is what has caused all the water issues when there is a fire incident in the units at Kidston. The VHA also needs to do a little more on tenant education with bringing the fire department as well. Commissioner Ruiz-Mesa asked if we can replace stoves with microwaves. Mrs. Jones stated that we cannot remove the stoves because it is a requirement under HUD regulations for cooking.

In regards to Melrose, we are still waiting for a settlement date. The holdup is something called a subsidy layering review which is required since the homes will be subsidized with project based vouchers. A study had to be completed and then the study had to be approved by another housing authority locally. Then it went to HUD Newark and then went to HUD Washington where it fell in the black hole. Our attorneys in DC are trying to track it down. HUD Washington has to approve it and then it comes back to NJHMFA. Once NJHMFA receives the study they will set a settlement date.

Mr. Gabage asked if there are any approvals in jeopardy from a time stamp point. Mrs. Jones stated there is a commitment from Capital Bank to purchase the tax credits and it has been extended, document and sent to NJHMFA. There was a timeframe with NJHMFA which had an expired, but an extension was requested and the extension has been granted through the end of August. Contractor is okay and waiting as well.

Mrs. Jones stated she is delinquent with her piece of the GAP analysis. She has made some progress, but has not gotten as far as she has wanted to.

Mrs. Jones reported during her meeting at the Avena's this month they discussed starting to work on the budget for the next fiscal year. One outstanding item the VHA has is the union negotiations. The VHA has spent many months and many meetings with the union. Mrs. Jones cannot agree to any financial increases without knowing what the VHA subsidy will be for the year. The subsidy amount to be received from HUD for the current fiscal year has yet to be determined, The union president wrote to the Public Employee Relations Commissions (PERC) and claims we are at an impasse. PERC set a meeting for June 23rd. She doesn't know how else to explain it to the union president or union members how tight the VHA's budget is and the VHA is trying to maintain jobs at this point while continuing to pay the increase in the health benefit costs. Mr. Gabage asked how many employees are in the union. There is approximately 6 or 7 maintenance employees in the union. Commissioner Ruiz-Mesa asked if the VHA would consider replacing these employees with contractors to come in per diem to avoid these issues. Mrs. Jones stated no that is not a plan at this time. Mrs. Jones stated the goal is not to eliminate any jobs. Mr. Gabage asked if the union contract would be multi-year contract. Mrs. Jones stated typically it is a multi-year contract, but any monetary issues would have to be negotiated annually since the subsidy amount is not stable.

Mrs. Jones is updating her job description as requested. All other job descriptions are being updated as well.

The Annual Budget Meeting to be held at the Avena's office was discussed. It is scheduled for June 26th at 10 a.m. The Budget Committee consists of Chairman D'Orazio and Commissioners Chapman and Gordon.

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

Resolution #2014-26
Resolution to Approve Monthly Expenses

Commissioner Ruiz-Mesa reported he reviewed all the bills and recommends payment in the sum of \$862,889.45. Commissioner D'Orazio called for a motion to approve the monthly expenses. A motion was made by Commissioner Asselta; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

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

Resolution #2014-27
Resolution to Enter Executive Session

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

No comments from the press and/or public. No comments from any Board Member.

With no further business to discuss, Chairman D'Orazio entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; 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 7:25 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer