

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, February 20, 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, February 20, 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  
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 – 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 January 16, 2014. A motion was made by Commissioner Diaz and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
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 four months ended January 31, 2014. Chairman D’Orazio questioned the profit and loss number. This was due to an extra week of payroll during the month. Brief discussion on utilities. Mrs. Jones also stated the other item that skewers the financial statement is the Section 8 HAP information. The Section 8 HAP income has not caught up with the Section HAP expenses. This is something the VHA is working on in getting stable with HUD since it took on the project in Millville called Oakview. Next month the HAP income and expenses will be removed and will be placed at the end of the financial statement so the Board can see the financial picture without the Section 8 program. Mrs. Jones explained the VHA has taken in less than it has paid and is using its reserve money.

Chairman D’Orazio requested the Executive Administrative Report. Mrs. Jones reported there was a fire at Kidston Towers due to a stove fire. Currently, one elevator is down and the parts for the second elevator are being manufactured. The parts should be in this coming week. There is at least one elevator running. Chairman D’Orazio asked what happened to the elevator. The elevator received a lot of water damage. In Kidston Towers there are about four sprinkler heads in each unit. The one sprinkler head is right over the stove and so if a resident has any issues on their stove with a fire or with smoke before it becomes a fire the sprinkler will go off. Olivio Towers has sprinklers

only in the common areas. Kidston was built in the late 70's and Olivio was built in the early 80's. Regulation and building codes changed between the two builds. The water that was produced from the one head for about 12 minutes created about a quarter of a million dollars in damage. Remediation and repair is in process from the repair company. The fire was on the 7<sup>th</sup> floor and the water runs down each floor causing damage.

Mrs. Jones stated she does not have any other updates on funding other than what is on her written report. Mrs. Jones recapped the report: the Authority is getting a little bit more than it received last year because the sequestration cuts will be removed. The Authority will not receive any more than it would have gotten in 2012. Things will be tight for a long time. The Authority received the Self-Sufficiency grant for another year. Mrs. Jones stated the Authority had applied for vouchers in partnership with a company known as The Center for Family Services (CFS). It was for vouchers for victims of domestic violence. The Authority will work in coordination with the CFS to subsidize the units that they either own or find. CFS will provide the services to the victims of domestic violence. The CFS has control over Gloucester, Salem and Cumberland Counties. The way this will work is the victims will come from Cumberland County and they may be relocated to Gloucester County. CFS has four units in Glassboro for this purpose. The VHA will subsidize them and Mrs. Jones the contract is for five years. This will give the Authority some income in Admin Fees and assists the people in the community that need help.

Melrose Court is moving along and is probably the craziest process Mrs. Jones has ever been involved with. There is probably another six weeks before reaching settlement. Mrs. Jones stated working with HMFA staff is impossible and she gives Rick Ginnetti, our consultant, all the credit in the world because it is unbelievable. Mrs. Jones does not know how anything ever gets built.

Chairman D'Orazio asked for an update with the GAP issues. Mrs. Jones stated they have some dates they are working on to schedule a conference call regarding GAP #4 – Succession planning and Executive Director review for next week. The dates are in circulation with the consultant and Mr. Chapman.

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

**Resolution #2014-09**  
**Resolution to Approve Monthly Expenses**

Chairman D'Orazio stated Commissioner Ruiz-Mesa reported he reviewed all the bills and recommended payment in the sum of \$1,264,599.63. Commissioner D'Orazio called for a motion to approve the monthly expenses. A motion was made by Commissioner Diaz; seconded by Commissioner Chapman. The following vote was taken:

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

Chairman D'Orazio asked where the Authority is in the stage of streamlining the monthly expense process. Mrs. Jones stated the Authority is getting closer. The Authority is in the stage of approving the payable on line and then the checks are being printed. Once this process works well then the next step is to get as many vendors as possible to take an electronic payment.

**Resolution #2014-10**  
**Resolution for the Intention of Providing Management Services  
to the Glassboro Housing Authority**

Chairman D’Orazio asked if this was the renewal of the Authority’s current contract. Mrs. Jones explained this was actually renewed last year for five years and the Glassboro Housing Authority (GHA) requested to renew it again this year. The GHA wanted to ensure that the VHA was there for another five years. Chairman D’Orazio called for a motion to approve Resolution #2014-10. A motion was made by Commissioner Diaz; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2014-11**  
**Resolution Approving Application for Payment No. 17  
for Melrose Court Predevelopment Loan**

Chairman D’Orazio called for a motion to approve Payment No. 17 for Melrose Court Predevelopment Loan in the amount of \$3,451. A motion was made by Commissioner Diaz; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

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

**Resolution #2014-12**  
**Resolution to Enter Executive Session**

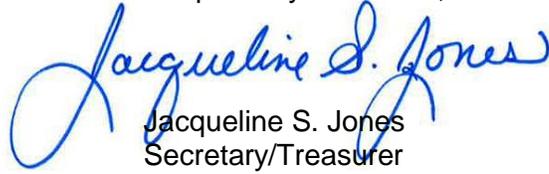
Chairman D’Orazio entered a motion to hold an Executive Session. The motion died for lack of need.

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

Mrs. Jones stated the Board will be going into Executive Session at some point when the Authority can come to some conclusion with the Union negotiations for the maintenance department. Mrs. Jones reported the Authority has met many times. Mrs. Jones stated that the Authority cannot agree to any increases until we know what is being received for funding. This is still not known. The union is having a difficult time understanding this. When the appropriations are complete from HUD and we have the information from HUD the Authority can take another look at the union’s demands. The VHA has not had raises here in a couple of years and that’s not just for the group that is in the union, but for the entire staff. Whatever the VHA agrees to for the union staff it is suggested the same is available for the rest of the staff as well. Mrs. Jones was threatened with being charged with unfair labor practices. There was apparently a complaint filed with PERC (Public Employees Relation Commission), but we have not received any correspondence regarding this.

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 Diaz. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:20 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer