

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, September 18, 2014**  
**7:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Vice Chairman Mario Ruiz-Mesa on Thursday, September 18, 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	(Absent)
Commissioner Mario Ruiz-Mesa	
Commissioner Brian Asselta	
Chairman Robert A. D'Orazio	(Absent)

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, and Dan Avena and Linda Cavallo – Accountants.

Vice Chairman Ruiz-Mesa read the Sunshine Law.

The Vice Chairman entertained a motion to approve the minutes of the Regular Meeting held on August 21, 2014. A motion was made by Commissioner Chapman and seconded by Commissioner Gordon. The following vote was taken:

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

The Vice Chairman entertained a motion to approve the minutes of the Executive Session held on August 21, 2014. A motion was made by Commissioner Chapman and seconded by Commissioner Gordon. The following vote was taken:

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

Vice Chairman Ruiz-Mesa called for the Financial Report from Avena's office. Linda Cavallo reviewed the Financial Report for the eleven months ended August 31, 2014.

Vice Chairman Ruiz Mesa requested the Executive Administrative Report. Mrs. Jones updated the Board in regards to the Operating Subsidy. A continuing resolution was passed yesterday in Washington that will fund the government through some time in December.

Mrs. Jones discussed the scattered site disposition project is a work in process. The Authority's architect went out with Ron Miller and inspected each of the homes. The architect was actually very complimentary about the conditions of most of the homes. There are about 13 homes that have wells and/or septic systems. Not all of them have both, some just have a well. There are 10 duplexes (5 buildings) and the remaining are single family homes. The architect is making an assessment of items that would need to be upgraded for a homeownership sale and looking at the duplexes to see if they could be split to become single family type homes. There are a couple of homes that would require so much work they would not qualify for a homeownership sale. The homes are categorized by those that have private septic and well, okay to sell, duplexes and then homes that are not good for homeownership. The Authority is going to speak with HUD Newark regarding the disposition application to see what they think the best approach would be for the application. Mrs. Jones feels this will take a long time. We will try to find a way to make it happen. Mrs. Jones will have more updates from month to month. HUD will not permit the sale of the homes in groups or wholesale them because they want to further affordable housing through homeownership.

In regards to the union contract issue that was discussed last month, the mediator was contacted and we have not heard back from him yet. There are only three mediators that cover the entire State. It may take a little time to get connected with him. Mrs. Jones believes he will be fine with what the proposal is, but the Authority will need to go through that channel.

Mrs. Jones updated the board in regards to Melrose Court. There is finally a settlement date of October 1, 2014.

Mrs. Jones provided a brief update on Glassboro. The VHA is hanging on and there was a meeting on Monday that was brutal. The VHA will see where it goes. It is just unfortunate that a Borough Administrator is permitted to run a town in this fashion. We have heard that he has reached out to the Gloucester County Housing Authority outside of the Glassboro Housing Authority just to see if they wanted to manage the Glassboro Housing Authority. The Borough council appoints the Commissioners to the Authority board. Beyond that they have not authorization to run the Housing Authority. The VHA is trying to take the high road and weather the storm.

Mr. Gabage asked what settlement would take place for Melrose Court on October 1<sup>st</sup> and is there an understanding with the contractor when the work is going to start. Mrs. Jones stated there was a meeting at city hall and the contractor, Rick Ginnetti and Ron Miller attended to represent the VHA. Mrs. Jones missed following up with Mr. Ginnetti and Ron Miller in the course of her day with her meeting and their meetings. She is unsure how that went. She understands the work is going to get started in the next couple of weeks. The work will probably start right around settlement. Mr. Gabage asked if there are any issues or permit problems at all. Mrs. Jones stated she has not heard of anything that is anything major. She believes they are just trying to get on the same page. Mrs. Jones sent Mr. Ginnetti and Ron Miller an email late this afternoon in regards to the meeting, but has not received a response yet on how it went.

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

**Resolution #2014-51**  
**Resolution to Approve Monthly Expenses**

Vice Chairman Ruiz-Mesa reported he reviewed all the bills and recommended payment in the sum of \$777,074.12. Vice Chairman Ruiz-Mesa called for a motion to approve the monthly expenses. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2014-52**  
**Resolution Extending Painting Services Contract**

Vice Chairman Ruiz-Mesa called for a motion to extend the painting services contract to JC's Custom Painting. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2014-53**  
**Resolution Extending Trash Removal Services Contract**

Vice Chairman Ruiz-Mesa called for a motion to extend the trash removal services contract to Waste Management of New Jersey, Inc. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2014-54**  
**Resolution Extending Extermination Services Contract**

Brief discussion in regards to bed bugs we held. Vice Chairman Ruiz-Mesa called for a motion to extend the extermination services contract to A Best Corporation d.b.a. APM Blast Termite & Pest Control. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)

Commissioner Mario Ruiz-Mesa (Yes)  
Commissioner Brian Asselta (Yes)  
Chairman Robert A. D'Orazio (Absent)

**Resolution #2014-55**  
**Resolution Awarding Tree Removal/Trimming Services Contract**

Vice Chairman Ruiz-Mesa called for a motion to award the tree removal/trimming services contract to Arbor-Tech Tree Service. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2014-56**  
**Resolution Designating Banks of Depository**

Vice Chairman Ruiz-Mesa called for a motion to approve Resolution #2014-56. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

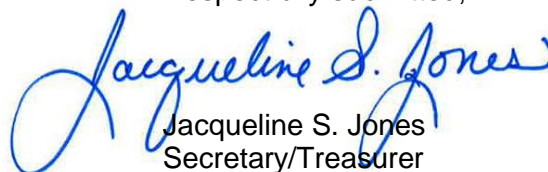
**Resolution #2014-57**  
**Resolution to Enter Executive Session**

Vice Chairman Ruiz-Mesa 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, Vice Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:22 p.m.

Respectfully submitted,

  
Jacqueline S. Jones  
Secretary/Treasurer