

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, October 16, 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, October 16, 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
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 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 September 19, 2014. A motion was made by Commissioner Chapman and seconded by Commissioner Asselta. The following vote was taken:

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

Chairman D’Orazio called for the Financial Report from Avena’s office. Linda Cavallo reviewed the Financial Report for the twelve months ended September 30, 2014.

Chairman D’Orazio requested the Executive Administrative Report. Mrs. Jones indicated she does not have a lot to update from her written report in the Board Packet. She reported the Melrose Press Conference was on Tuesday. She would like to schedule a ground breaking event for some time in early-mid November and she would like all Commissioners available to attend. She would like to have the members from the VHA and VHDC boards to attend. It will be more of a photo-opportunity. Mrs. Jones will discuss dates for the ground breaking event with both Boards. She stated in about a year if everything goes well and all the homes are up a dedication can be held on-site. Progress is being made on the site work with trees being removed and the dirt is moving.

Mrs. Jones updated the Board in regards to the Glassboro Housing Authority. She stated the relationship is deteriorating. Monday’s Glassboro Board meeting should be interesting. The VHA will also be terminating its contract effective 11/20/2014. Mrs. Jones mentioned at the last meeting that the Borough Administrator approached the Gloucester County Housing Authority to see if they

were interested in managing the Glassboro Housing Authority (GHA), which he has no authority or business to do so. He claimed at the time that he had Borough approval, however it was not in their minutes. The approval was either never given or it was discussed in session and never put in their minutes. Gloucester County H.A. was waiting for the GHA's audit and received our audit through one of the commissioners who was not supposed to release it until after Monday's meeting because it has not been approved by the Board. Gloucester County H.A. reviewed the audit and ripped it apart. They wrote an analysis letter that is inflammatory and inaccurate. Every housing authority has "a loss" on their books because of depreciation. You cannot explain depreciation to people who do not understand depreciation. It is not money. Mrs. Jones stated she will address the inaccuracies of the audit analysis at the GHA meeting on Monday. Chairman D'Orazio asked how GHA's audit was. Mrs. Jones said there was no findings and is similar the VHA's. We are no different there than we are here. There were points made indicating that our management fees are high as well as that we spend a lot of money. Mrs. Jones explained 40-50 some families were relocated. You cannot see that in an audit. There were a lot of assumptions made without investigation. This is an analysis that was done by an organization that will gain from taking over this contract. It was not an independent analysis in any way. There was no phone call or questions about any of it. There has never been any issue about the properties not looking good, the tenants are not complaining, work orders are closed and all the things that obviously we do well. Mrs. Jones hates to have to go and defend what we have done there, but she will because doing this kind of work especially demolition/relocation takes time, money and people to make it happen. In addition, memories have faded about the condition of the properties when the VHA took over this contract. The properties are in exceptional condition today. Mrs. Jones indicated the VHA will be exiting from the agreement. The VHA's budget this year, which started October 1, 2014, does not have any income from Glassboro because Mrs. Jones anticipated the contract ending. The VHA has a lot of projects it needs to put its efforts in as well such the scattered sites. The VHA would like to refinance the Capital Fund Financing Bond it has and remove D'Orazio's participation in that to free that property up for possible tax credit rehabilitation.

There was a brief discussion regarding the performance of the "Stovetop Firestops" and the JIF Insurance premium.

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

Resolution #2014-58
Resolution to Approve Monthly Expenses

Commissioner Ruiz-Mesa reported he reviewed all the bills and recommended payment in the sum of \$1,283,284.49. Chairman D'Orazio called for a motion to approve the monthly expenses. 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	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Resolution #2014-59
Resolution Authorizing Contracts with Approved National Contract Vendors

Chairman D'Orazio called for a motion to approve Resolution #2014-59. 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	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Resolution #2014-60

Resolution Authorizing Contracts with Approved State Contract Vendors

Chairman D'Orazio called for a motion to approve Resolution #2014-60. 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)
Commissioner Brian Asselta	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Resolution #2014-61

Resolution Approving the Closing of Bank Accounts

Chairman D'Orazio called for a motion to approve Resolution #2014-61. 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	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Resolution #2014-62

Resolution Approving a Current Utility Allowance Schedule

Chairman D'Orazio called for a motion to approve Resolution #2014-62. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta.

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

Resolution #2014-63

Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy

Brief discussion regarding the metal TV cabinet being disposed. Chairman D'Orazio called for a motion to approve Resolution #2014-63. A motion was made by Commissioner Chapman; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

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

Resolution #2014-64

Resolution Adopting State Budget – Oct. 1, 2014 – September 30, 2015

Mrs. Jones briefly explained the State Budget. Chairman D'Orazio called for a motion to approve Resolution #2014-64. A motion was made by Commissioner Asselta; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

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

Resolution #2014-65

Resolution Voiding Checks not presented for payment as of September 30, 2014

Chairman D'Orazio called for a motion to approve Resolution #2014-65. 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	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Resolution #2014-66

Accounts Receivable Decreed as Uncollectible

Chairman D'Orazio called for a motion to approve Resolution #2014-66. 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	(Yes)
Commissioner Mario Ruiz-Mesa	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Resolution #2014-67

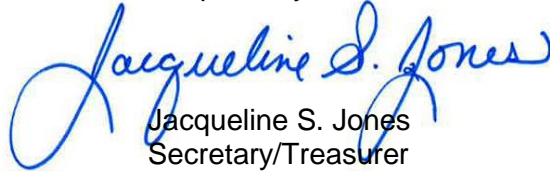
Resolution to Enter Executive Session

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. Mrs. Jones mentioned she will be out of the country from October 21st through the 31st. 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