

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, November 20, 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, November 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	(absent)
Commissioner Elizabeth Gordon	
Commissioner Carmen Nydia Diaz	
Commissioner Mario Ruiz-Mesa	
Commissioner Brian Asselta	
Chairman Robert A. D'Orazio	(via phone)

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.

Vice Chairman Ruiz-Mesa read the Sunshine Law.

The Vice Chairman entertained a motion to approve the minutes of the Regular Meeting held on October 16, 2014. A motion was made by Commissioner Asselta and seconded by Commissioner Diaz. The following vote was taken:

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

Vice Chairman Ruiz-Mesa called for the Financial Report from Avena's office. Linda Cavallo reviewed the Financial Report for the one month ended October 31, 2014.

Vice Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the operating subsidy was estimated all year at 83-84% of the formula. Final eligibility was determined to be 89% for 2014.

Mrs. Jones updated the Board in regards to union negotiations. The VHA is trying to connect again with the Union President. If the VHA decides not to use the State mediator the Union is still willing to talk and continue negotiations. However, the union president is up for reelection and may not be elected so the VHA may have to start over. The election is tomorrow.

Year-end closing is going well. The deadline is November 30<sup>th</sup>, but there is a 15 day grace period. Mrs. Jones anticipates the year end data will be filed before the 30<sup>th</sup>.

Mrs. Jones provided a brief update on the Growth and Performance Issues. The VHA has been working on GAP #1 Scattered Sites and GAP #3 Rental Demonstration Program. GAP #2 Employee Benefits and Post-Employment benefit discussion will begin in January to come up with some suggestions to the Board for some possible changes. In regards to GAP #4 Succession Planning Mrs. Jones took a break off of that due to the Glassboro issues. Her intentions are to get back to GAP #4 in 2015 and wrap that up.

Mrs. Jones stated Melrose Court is moving forward and she thanked the Board for attending the Ground Breaking. Tomorrow is the first draw payment is scheduled and this will happen monthly. The Board will be kept updated on Melrose Court. As long as the weather holds out they feel they can pour concrete into December and January. They feel as soon as they get that done they can start on the walls which are going to be panelized. Hopefully in a year the Melrose Court property will be dedicated.

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

**Resolution #2014-68**  
**Resolution to Approve Monthly Expenses**

Vice Chairman Ruiz-Mesa stated Chairman D’Orazio informed him that he reviewed all the bills and recommended payment in the sum of \$823,461.22. Vice Chairman Ruiz-Mesa called for a motion to approve the monthly expenses. A motion was made by Commissioner D’Orazio; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Absent)
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 #2014-69**  
**Resolution to Enter Executive Session**

Vice Chairman Ruiz-Mesa entered a motion to hold an Executive Session. The motion died for lack of need.

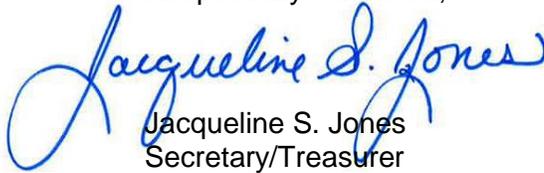
Vice Chairman Ruiz-Mesa stated Chairman D’Orazio asked for him to set up a Committee to elect officers for Chairman and Vice Chairman for the year 2015. The Committee will consist of Commissioner Gordon, Commissioner Chapman and Vice Chairman Ruiz-Mesa. The Committee will need to meet prior to the December meeting.

Vice Chairman Ruiz-Mesa referred to the letter provided to all the Board Members in regards to Chairman D’Orazio resigning from the Board effective November 30, 2014. On behalf of the Board he would to thank Chairman D’Orazio for all of the years of service he provided to the VHA and the Board hates to see him go. Chairman D’Orazio stated he tried to retire a year ago, but got his arm twisted quite a bit and the year went by very quickly. The biggest thing we were waiting for was for Melrose to get started and that’s where the VHA is at. He feels a little more comfortable at this point leaving. His personal and business life is just taking too much of his time right now. It will be very different for him because he has served the Board for over 22 years, but he believes that with Mrs. Jones as the Executive Director and the VHA has a very good Board, Solicitor and Accountants he is sure the Housing Authority will continue to move in the right direction. He will miss the Board, but feels it was time to make this change.

No comments from the press and/or public. Mr. Gabage wanted to remind the Board that the Committee for the officers will have to report in December as the election takes place in December and the officers take their position in January. Commissioner Diaz stated it was a surprise to hear of Chairman D'Orazio's resignation from the Board. It is sad because of his so many years of dedication, but she understands he has to do what is best for him. She wishes him the best. Commissioner Diaz also wanted to congratulate Mrs. Jones on the Melrose Project. It is a wonderful thing and the Board was all part of it. She was really excited and emotional at the Ground Breaking. This is the first time she participated in something like this and to realize that there is going to be homes for so many people.

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 Asselta; seconded by Commissioner Gordon. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:12 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jacqueline S. Jones". The signature is written in a cursive style with a large initial "J".

Jacqueline S. Jones  
Secretary/Treasurer