

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, April 16, 2015**  
**7:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Mario Ruiz-Mesa on Thursday, April 16, 2015 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	<b>(Absent)</b>
Commissioner Elizabeth Gordon	
Commissioner Brian Asselta	
Commissioner Alexis Cartagena	
Commissioner Nicholas Fiocchi	
Commissioner Daniel Peretti	
Chairman Mario Ruiz-Mesa	

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 Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on March 19, 2015. A motion was made by Commissioner Asselta and seconded by Commissioner Cartagena. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Daniel Peretti	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa called for the Financial Report from Avena's office. Linda Cavallo reviewed the Financial Report for the six months ended March 21, 2015.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated the VHA attained a high performer status for the year-ending September 30, 2014. High performer status is difficult to achieve. The Authority received a score of 94 out of 100. This is the highest it has ever received. There were a couple of years that were a little difficult due to physical inspections at the high rises.

The union contract draft is being reviewed. It is anticipated to be brought to the board next month for approval. Mrs. Jones understands Mr. Gabage will not be at that meeting, but she will have it for him to review in advance. The Authority's labor attorney, Mike Watson, will be attending the meeting to review the union contract agreement. Any concerns Mr. Gabage may have will be addressed prior to the meeting.

Mrs. Jones reported the audit is ongoing and moving smoothly. The Kidston and Olivio parking lot replacement project will start next week. This will take approximately 8-10 days and the residents will be notified prior to the start of the project.

Mrs. Jones updated the Board in regards to Melrose Court. The Federal Home Loan Bank awarded \$263,500 to help finance the construction. The sponsoring bank for that application was Capital Bank of New Jersey who is also the purchaser of the tax credits for the project. The houses are going up and pictures of the start of the project were made available for the Board to review.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2015-15**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$984,937.08. Chairman Ruiz-Mesa called for a motion to approve the monthly expenses. A motion was made by Commissioner Asselta; seconded by Commissioner Fiocchi. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Daniel Perretti	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2015-16**  
**Resolution Authorizing Execution of Standard Board Resolution  
for the Congregate Housing Services Program**

Mrs. Jones explained the Congregate Housing Services Program is a program funded by the State and some of the VHA's residents choose to participate in it. It includes a meal a day, shopping services, light housing keeping and/or laundry services. It is a program that is subsidized by the State. The funding is from the casino profits and the budget continues to shrink due to the casino issues in Atlantic City. The VHA is maintaining the program and getting funded. This resolution is to acknowledge that the VHA is in compliance with the HIPPA act and that the VHA has its own legal counsel if needed. Chairman Ruiz-Mesa called for a motion to approve Resolution #2015-16. A motion was made by Commissioner Asselta; seconded by Commissioner Fiocchi. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Daniel Perretti	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the press and/or public. Chairman Ruiz-Mesa asked for comments from any Board Members.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Fiocchi. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:15 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer