

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, June 16, 2016
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, June 16, 2016, 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 Rudolph Luisi	
Commissioner Nicholas Fiocchi	<i>(Absent)</i>
Commissioner Alexis Cartagena	<i>(Absent)</i>
Commissioner Daniel Peretti	
Commissioner Brian Asselta	
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 May 19, 2016. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	<i>(Abstain)</i>
Commissioner Rudolph Luisi	<i>(Yes)</i>
Commissioner Nicholas Fiocchi	<i>(Absent)</i>
Commissioner Alexis Cartagena	<i>(Absent)</i>
Commissioner Daniel Peretti	<i>(Yes)</i>
Commissioner Brian Asselta	<i>(Yes)</i>
Chairman Mario Ruiz-Mesa	<i>(Yes)</i>

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eight months ended May 31, 2016.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones mentioned the VHA's financial reports are okay, but are tight due to reduced operating subsidy. The budget for FYE September 30, 2017, is in process and will be brought back to the Board next month for approval.

One of the reductions in income for the VHA next year will be from the lack of income from the Clementon Housing Authority. The VHA has been administrating their Section 8 Program, but they have given the VHA 30 days' notice and they have hired a person for one evening a week to administer their program. The VHA will lose that income, but gain some income from the Buena Housing Authority (BHA). The BHA has applied for the Rental Assistance Demonstration (RAD) program and this is moving forward to the conversion of their subsidy. The VHA will administer the vouchers for the BHA development as part of the conversion. The VHA will earn a fee for each unit leased at the beginning of every month. The conversion is expected to happen this year; hopefully August or September.

The auditors will present the Audit to the Board next month. No further updates on the capital project.

The VHA is moving through the disposition process of the scattered sites homes. Responses are being received from the residents as to whether they want to own a home, rent a unit from the housing authority at another location or receive a voucher. The disposition of the scattered site homes will raise funds to pay off the bond debt as well as assist in rehabilitate D'Orazio and Parkview along with RAD and tax credits. RAD applications have been put in for Parkview as well as Asselta and Tarklin. There was a brief discussion on what the bond money was used for in past. Most of it was used for the Asselta property as well as balconies at Kidston Towers, doors at D'Orazio and minor items at other properties. Mrs. Jones stated the VHA expects to receive the same amount of funding it received this year for Operating and Capital. The trend is to push housing authorities towards RAD.

As of June 1st Melrose was 100% occupied and going well. The Authority is working with the contractor to wrap up the punch list and that is going okay. The contractor has been paying the subs. There are two subs that have not been paid completely, but the subs stated they are in communication with the contractor, Carlson Construction, and expect to be paid shortly. Mrs. Jones stated the Authority is working on a dedication ceremony for Melrose and the date will be Tuesday, July 26 at 10:30 a.m.

Old Business: None.

New Business: None.

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

Resolution #2016-20
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$899,778.46. Chairman Ruiz-Mesa called for a motion to approve the monthly expenses. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2016-21
PHA Certification of Compliance with the PHA Annual Plan and Related Regulations
Board Resolution to Accompany the PHA Plan

Mrs. Jones explained every year the VHA is required to complete the Annual Plan, which includes any changes Authority plans for the next year. Mrs. Jones reviewed some of the items included in the Annual Plan. The Annual Plan has to be filed with HUD within 45 days before the beginning of the VHA's next fiscal year. Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-21. A motion was made by Commissioner Peretti; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Absent)
Commissioner Alexis Cartagena	(Absent)

Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the Commissioners, press and/or public. No comments.

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 Chapman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:26 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer