

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, January 21, 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, January 21, 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
Commissioner Alexis Cartagena
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 December 17, 2015. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

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

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the three months ended December 31, 2015.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the VHA is getting very close on the completion of five (5) units at Melrose Court. The issue right now is the stabilization of the retainage basin. This needs to be stabilized before receiving the temporary certificates of occupancy. The VHA also needs to obtain Occupancy Permits (OP) for move in purposes. In the last couple of meetings, Mrs. Jones has mentioned that getting to the finish line on this project has been like pulling teeth and we have generally had issues all along with the way the contractor has managed the project. The project is over-due. Mrs. Jones mentioned in a previous meeting that the contractor's bonding company has been contacted. The developer has retained bond counsel as well. There are weekly conference calls regarding the status and progress of this project.

Mrs. Jones updated the Board in regards to the Growth and Performance (GAP) items. GAP #1 is the disposition of the scattered site program. The VHA is starting to meet with the Scattered Site Resident Advisory Board to develop a relocation plan, which is part of the disposition plan. Every home has been assessed. A meeting will

be held to see where the home appraisals came in and what type of work, if any, needs to be done on some of the houses.

GAP #2 has been resolved in regards to employee benefits and post-employment benefits.

GAP #3 is the Rental Assistance Demonstration Program (RAD). The VHA is moving forward on RAD. The RAD program is geared towards Parkview Gardens at this point with 25 family units. At this point, it is the only property that will work under the new funding process. HUD has extended the application due date.

GAP #4 is regarding Succession Planning. The VHA is contracting with a company as agreed by the Board to do a "360 evaluation" of the Executive Director to prepare for a succession plan if and when needed. At that point and in the next couple of months we will be talking about Mrs. Jones contract as well. Mrs. Jones will be meeting with Mr. Gabage and work on that. Mr. Gabage stated it is pretty standard using the ED contract that HUD puts out.

Mrs. Jones stated there are a couple of initiatives that HUD is currently communicating with housing authorities about. The first is smoke free public housing. Currently, no smoking is permitted in VHA's common areas in the buildings. HUD is suggesting there be no smoking in any public housing unit. The second is an initiative for the reentry of "non-violent" offenders from prison to public housing. Currently, there is much discussion regarding these two topics. Updates will be provided to the board as these topics develop.

Mr. Gabage discussed the "One Strike and You Are Out" policy. Mr. Gabage explained, that it started out with the law that said One Strike and you are out period. United States Supreme Court affirmed the decision to the Appellate Courts and it was really bad law. Basically, what it said was that you can have a grandmother who is as innocent as could be and her grandson is living with her who sells drugs then she could be evicted because he sold trucks. This is the way the One Strike was interrupted.

HUD started realizing this wasn't fair and they started sending memos out stating they really didn't mean that. HUD now states the housing authority has the discretion to make the decision about whether you are going to evict somebody. There may be other alternatives like banning the person. Now with Obama's push and with crowding with the prisons it looks like it's moving now in the other direction. Mr. Gabage briefly explained the court process during a One Strike.

Old Business: None.

New Business: None.

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

Resolution #2016-01
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$834,850.03. 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	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)

Chairman Mario Ruiz-Mesa (Yes)

Resolution #2016-02

Resolution Designating an Official Newspaper for the Publication of Business Related Matters regarding the Housing Authority of the City of Vineland Board of Commissioners

Mrs. Jones explained this resolution and the following are required every year designating a newspaper of where the Authority it will advertise its Business Related Matters and Contracting items. Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-02. A motion was made by Commissioner Peretti; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2016-03

Resolution Designating an Official Newspaper for the Publication of Advertisements for Contracting Purposes or Various Other Items

Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-03. A motion was made by Commissioner Peretti; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2016-04

Resolution Authorizing Entering into a Contract Agreement with Wroniuk, LLC T/A Wheat Road Cold Cuts

Mrs. Jones explained Wheat Road Cold Cuts provides meals for the VHA's congregate services program which provides one meal a day to certain residents and the residents are charged based on their income. The congregate program is funded through the State of New Jersey. This resolution is piggybacking of the Cumberland County cooperative contract with Wheat Road Cold Cuts. Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-04. 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	(Yes)
Commissioner Alexis Cartagena	(Yes)

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

Resolution #2016-05

Resolution Granting Official Leave of Absence (Workmen's Compensation – Leonardo Velez)

Mrs. Jones explained from time to time the VHA has employees who are injured on the job and are out on workmen's comp. In the past, the process was to pay their employee their regular paycheck and then when the VHA received reimbursement from the insurance company it would ding against what the VHA has already paid out to the employee. The law states that the employee on workmen's comp will receive up to about 70% of their pay rather than 100%. The VHA has change so that the insurance company now pays the employee directly and the housing authority does not pay the employee directly. The State rules for pension purposes and life insurance purposes requires a resolution to acknowledge that this employee is out on workmen's comp. Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-05. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

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 press and/or public. No comments. Chairman Ruiz-Mesa asked for comments from any Board Members. Commissioner Chapman would like to welcome the new Board Member, Commissioner Luisi.

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 7:26 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer