

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, May 19, 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, May 19, 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	<i>(Absent)</i>
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 April 21, 2016. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	<i>(Absent)</i>
Commissioner Rudolph Luisi	<i>(Yes)</i>
Commissioner Nicholas Fiocchi	<i>(Yes)</i>
Commissioner Alexis Cartagena	<i>(Abstain)</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 seven months ended April 30, 2016.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the audit was recently completed for the year-ending 9/30/2015, and the exit conference was held last week. Mrs. Jones briefly discussed the finding the Authority received because of the transfer of land was not recorded at year end for Melrose Court. The land was owned by the Vineland Housing Development Corporation (VHDC) and was transferred in October 1, 2014, to the Melrose Court Homes project. . This is a Vineland Housing Authority (VHA) finding because of the close relationship between the VHA and the VHDC. It is stated as a comment on the VHDC audit. The financial recording of the transfer of the land from the VHDC to the Melrose project was overlooked in the development to the project.

Mrs. Jones discussed the pension liability and Governmental Accounting Standards Board (GASB) No 68 issue. The State issued a report indicating the pension liability for all state & local government agencies. The liability for the Authority is just over 4 million dollars. This is the figure that must be recorded on the Authority's financial statement, but does not have to be funded at this time. In a couple of years, the next GASB standard is likely to

address the health benefits that are pledged to employees at retirement. Those figures are not published yet and they will also have to be reflected on the VHA's financial statement.

Mrs. Jones reported the budget for next year is in process and will be brought to the Board at the July meeting. In Washington, the appropriations committee agreed on the HUD budget and it looks like the Authority will be funded for the year end 9/30/17, at approximately the same as this year.

Mrs. Jones reported on the possible change in the application of the One Strike Act. Currently, when an applicant for housing, they must pass a criminal background check. The Authority's policies are to deny an applicant that has been convicted of an indictable offense (i.e. kidnapping, murder, rape). During the Clinton administration the One Strike Act was introduced, which states if you are involved in any violent or criminal behavior or drug activity, including manufacturing and selling of a controlled dangerous substance, and are residing in public housing you are no longer eligible to live in public housing. Also, if an applicant has this type of offense, they will not be considered for public housing. A bill was introduced today to provide access for housing for applicants with "criminal records". There is movement to release a lot of prisoners from prisons across the country and the relaxing of this act will provide housing for these individuals. Mrs. Jones is mentioning this new development because the Authority may have to change its policies if this bill is passed. There has been some guidance from HUD indicating to be cautious on how applicants are reviewed and or subsidy is terminated for residents. Typically, the VHA does not enforce the "One Strike" rule unless there has been a conviction.

Melrose Court is moving along and we are nudging the contractor to the finish line. The contractor is moving slowly to address the punch list items. A meeting is scheduled for tomorrow morning to address this issue. There were some issues with paying the subcontractors and as of this morning we received word from the subcontractors that there is communication that they will be paid very shortly. The dedication ceremony will most likely take place in July because the Atlantic City Housing Authority is hosting an event during the week in June we were trying to schedule Melrose's Dedication. We are looking at weekday in July to host this event.

Mrs. Jones provided the Board an update on the Kil-tone site issue with the Environmental Protection Agency (EPA) and how it is affecting the VHA. The EPA did some soil sampling and testing a couple of months ago. They found some areas that had arsenic and lead deposits. A map was distributed and areas that are affected were discussed. The VHA has engaged with Brinkerhoff Environmental to assist with communicating with the EPA. The VHA searched for an environmental attorney several months ago and he indicated he was already representing a client. The affected area has been declared a superfund site. However, it is not funded. A temporary remediation will be completed where possible until the project is funded. The temporary remediation will be at Asselta Acres. A fence will be installed around the affected area. Tenants have been notified a couple of times regarding this issue. The EPA will continue to monitor all of the affected sites. The VHA will receive an access agreement from the EPA, which will be reviewed by Mr. Gabage. This issue may affect the VHA's disposition application for the scattered sites. There are a few homes that may be affected. The VHA will need to find out from HUD if it can include those homes in the sale of those scattered site homes or not. This may hold up the sale of those homes. The funding of the superfund site can take many years.

Committee Reports: Chairman Ruiz-Mesa reported Commissioner Brian Asselta has accepted to be included in the Budget Committee. Commissioners Chapman, Asselta and Ruiz-Mesa will meet in regards to the Budget and Commissioner Asselta is replacing Mrs. Gordon who is no longer on the Board.

Old Business: None.

New Business: None.

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

Resolution #2016-18
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$1,547,819.48. 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	(Absent)
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 #2016-19
Resolution of Compliance (Board of Commissioners & Executive Director)

Mrs. Jones explained the State of NJ DCA requires this resolution once a year certifying that all of the VHA's Commissioners and Executive Director are in compliance with the education requirements based on the NJ Redevelopment Housing Law of 1992. The VHA is stating it is in compliance, but this does not suggest that all commissioners have finished all of their classes, but that they are in the process of completing the classes and are not in violation of the law. Mrs. Jones anticipates Commissioners Cartagena and Peretti to be finished their classes by their August 2016 deadline. Commissioner Luisi is making good progress with completing his courses by his June 2017 deadline. Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-19. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Absent)
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 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 Peretti. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:36 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer