

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, July 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, July 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	<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, Nina Sorelle and Michael Thilker/Auditors – Bowman & Co. 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 June 16, 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>(Abstain)</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 changed the order of the agenda and moved to New Business requesting the Audit Report from Bowman and Company, LLP. Nina Sorelle introduced herself and Michael Thilker to the Board. Ms. Sorelle indicated the audit went very well and management was very helpful in getting information to them on a timely basis. The only hold up during the audit was the significant change to the financial statements for the year-ending 9/30/2015, which is GASB – Statement No. 68. The objective of this accounting standard is to improve accounting and financial reporting by state and local governments for pension liability. The statement identifies the methods and assumptions that should be used to project benefit payments and the recording of these liabilities on financial statements.

During the course of the audit, the auditors observed that an adjustment to the financial statements for the Vineland Housing Development Corporation for the transfer of the land to Melrose Court Homes, LP, was not made. This is considered a significant misstatement for the year ending 2015 and has resulted in an audit finding for the Vineland Housing Authority. This misstatement is listed in the management letter for the Vineland Housing Development Corporation.

Mrs. Jones discussed briefly GASB 68, which covers the pension issue. The other adjustment to be expected in approximately two (2) years from now will be for health benefits. There will be an adjustment similar to the pension adjustment. The Authority has future obligations to retirees and also employees that were hired prior to June 18, 2015. In June of 2015, a resolution was passed that eliminated health benefits upon retirement for those hired on or after June 18, 2015.

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the nine months ended June 30, 2016.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported a meeting was held with the Budget Committee to review the budget, which will be presented tonight. This will be discussed during the resolution section of the meeting.

The VHA applied for the Family Self Sufficiency grant for 2016. This grant pays for the salary and benefits of the staff member who provides program opportunities to residents so they can better their situation and become self-sufficient to enable them to move out of public housing.

This morning the Authority hosted supervisory training through the Joint Insurance Fund (JIF) at the Corbin Center. This training is required by JIF for all supervisors every two (2) years. The VHA offers to host the training since we have the facility and our employees do not have to travel. Many housing authorities attended and there were approximately 40 attendees. Our Chairman, Mr. Ruiz-Mesa attended as well. In addition to this training, the VHA also has access to online videos for different training such as ladder training, harassment training, etc. Every year the VHA requires each staff member to take a certain number of these courses online.

After the last board meeting the VHA was contacted again by the EPA. The VHA was aware of some issues at Asselta and Tarkiln Acres with levels of arsenic and lead that came up higher than the allowed amount. This is in relation to the Kil-tone issue. An additional spot at Tarkiln has been found with elevated levels. The areas affected are Asselta, Tarkiln and two scattered site homes. This issue has not been funded yet to be cleaned up as a superfund site, but it has been funded for some remedial work. The remedial work will consist of digging down six (6) inches, removing the dirt, replacing the dirt with clean fill and then placing sod on top. This should be wrapped up within the next couple of days.

Mrs. Jones reported all of the VHA sites that have laundry rooms have been completely redone in the last month. The contract was awarded several months ago to a new laundry equipment company. All the machines have been replaced with brand new machines. The laundry rooms have also been painted and the flooring was replaced.

In general, everything is going well at Melrose Court. There have not been any complaints about flooding from any neighbors during the heavy rain recently. Melrose Court is on target for the Dedication Ceremony scheduled for Tuesday, July 26th at 10 a.m. Mrs. Jones hopes all Commissioners can attend. There will be approximately eight (8) speakers from local government and various organizations that help fund the project. Two (2) residents have opened their homes for tours.

Old Business: None.

New Business: None.

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

Resolution #2016-22
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$927,689.55. Chairman Ruiz-Mesa called for a motion to approve the monthly expenses. A motion was made by Commissioner Peretti; seconded by Commissioner Fiocchi. 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 #2016-23
Audit Review Resolution

Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-23. A motion was made by Commissioner Peretti; seconded by Commissioner Asselta. 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 #2016-24
Approval of the Operating Budget FYE September 30, 2017

Linda Cavallo & Mrs. Jones reviewed and explained the Operating Budget FYE September 30, 2017. Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-24. 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 #2016-25
Approval of the State Budget FYE September 30, 2017

Mrs. Jones stated this is the same budget as discussed in Resolution 2016-24, but it is in a different format for the State. Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-25. 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 #2016-26
**Resolution to Renew Membership in the New Jersey Public Housing Authority
Joint Insurance Fund**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2016-26. A motion was made by Commissioner Peretti; seconded by Commissioner Fiocchi. 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 #2016-27
Awarding Painting Services Contract

Chairman Ruiz-Mesa called for a motion to award Painting Services Contract to JC's Custom Painting Services. 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. Commissioner Luisi reported he spoke to a couple of the residents at D'Orazio Terrace, namely resident Mrs. Rivera in apartment #35, and they have been contacting the Vineland Police Department complaining that they have been hearing voices in the attic. Mrs. Jones recalls something recently at D'Orazio and it was investigated. It was determined not be of any substance with the particular resident on several occasions. The VHA will look into this matter further. No additional 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 7:50 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer