

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, February 18, 2021**  
**5:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order via video teleconference by Chairman Ruiz-Mesa on Thursday, February 18, 2021 at 5:00 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	<i>(absent)</i>
Commissioner Alexis Cartagena	
Commissioner Gary Forosisky	
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, Linda Cavallo – Accountant and Gloria Pomaes 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 October 15, 2020. A motion was made by Commissioner Asselta and seconded by Commissioner Forosisky. The following vote was taken:

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

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on January 21, 2021. A motion was made by Commissioner Asselta and seconded by Commissioner Forosisky. The following vote was taken:

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

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Special Meeting held on February 1, 2021. A motion was made by Commissioner Asselta and seconded by Commissioner Forosisky. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Alexis Cartagena	(Abstain)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
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 four months ending January 31, 2020.

### **Executive Director's Report:**

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided an updated on the Scattered Site disposition. There are a lot of steps the Authority needs to continue to take as it moves toward sale of the homes. The Authority is working on scheduling meetings with the residents to provide them with an update. The meetings will be Zoom meetings and most likely in the evening. The meetings will probably be limited to 10-12 residents per meeting in order to have a meaningful conversation. The Authority will also have meetings in Spanish if needed. A reservation system will be used for the meetings. Going forward the Authority will start to meet with residents individually to find out if they are interested in buying a home or not. If they want to take the voucher and relocation, the Authority will work with them on that. The Authority is also coming up with a list of homes the Authority would like to maintain and rent for affordable purposes. There are about 6 homes on West Avenue that the Authority cannot sell due to the environmental issues that are attached to those homes. Mrs. Jones stated the Authority may retain 12-14 homes as subsidized units for families that are at or below 80% area median income. Those homes would be transferred to a non-profit such as the VHDC. By doing this, it will allow vouchers to be attached to each of those units, which will permit a fair market rent income. Fair market rent is a lot higher than the RAD rent. The Authority feels it will be able to maintain those units with those rents and properly fund reserve amounts. The RFP for a realtor or realtors is very close to being complete and being published. There are a couple of homes that are already vacant. These vacant homes will be the first homes to be put on the market. Mrs. Jones wants to finalize the relocation and homeownership plans to bring back to the Board for discussion and approval.

Kidston and Olivio renovation projects are moving forward. The roofs have been awarded, but the weather has delayed the work on the roofs. Some work has begun. There is a resolution tonight to approve two different changes orders associated with the roofs. This will be further discussed in the resolution section of the meeting. The Authority is also getting ready to put out a bid specification for other major work at Kidston and Olivio Towers, which includes the internal plumbing replacement project as well as the specifications for the windows and brick pointing. A lot of renovation/construction work will be happening over the next 12-18 months.

The funds from the Scattered Site disposition will need to be used to redevelop D'Orazio or the Authority will have to return the funds back to HUD because D'Orazio is the Authority's last public housing project. In regard to the RAD application for D'Orazio - HUD consistently changes the rules on how RAD projects can be completed. When authorities apply for a RAD application a rental income value is given for each unit. The rental numbers for D'Orazio are very low - in the \$700 range per unit per month. This is what the Authority would receive each month for each unit between the tenant's portion and the subsidy portion. This makes a property difficult to finance.

However, the recent change in the RAD rules allows for 80% of the units to be assigned a Fair Market Rent. This would mean that 80 of the 100 units would receive a rent at about \$1,100 each per month. The tenant's portion of approximately 30% of their income for rent would not change. This changes the options for financing for this development. The Authority will continue to work on this concept as we move forward and start to dispose of the scattered sites. Continued updates will be provided to the board regarding progress.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2021-10**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$957,879.62. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The following vote was taken:

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

**Resolution #2021-11**  
**Resolution Approving Change Order for Olivio Tower's Roof**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-11. Mrs. Jones stated the reason for the change order is the Olivio Tower roof membrane has started deteriorating and sandbags were needed to keep it secure. The higher dollar item is the lightning protection system that is on top of the buildings that need replacement. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The following vote was taken:

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

**Resolution #2021-12**

**Resolution to Dispose of Furniture & Equipment Utilizing the Disposition Policy**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-12. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The following vote was taken:

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

**Resolution #2021-13**

**Board Resolution Authorizing Sell of Scattered Site Homes**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-13. Mrs. Jones stated the Authority's consultant requested this resolution to summarize the process that the Board will permit the Executive Director to take any action necessary to bring the homes up to code to market and sell at fair market value. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The following vote was taken:

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

There is no need for Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No additional comments from 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 Forosisky. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:25 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer