

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, February 20, 2020
6:07 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, February 20, 2020 at 6:07 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 Alexis Cartagena
Commissioner Gary Forosisky *(Absent)*
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, Rick Ginnetti, The Brooke Group, Grant Wright, Esq. 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 January 16, 2020. A motion was made by Commissioner Chapman and seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman (Yes)
Commissioner Rudolph Luisi (Yes)
Commissioner Alexis Cartagena (Yes)
Commissioner Gary Forosisky (Absent)
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 ended January 31, 2020.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the scattered site home that caught fire on December 25, 2018 is finally completed. The house is a modular and was assembled onsite. A family has moved into the house this past week.

There is a resolution tonight to designate a Public Agency Compliance Officer also known as a P.A.C.O. The State of NJ requires each public agency to have a P.A.C.O., which is a point of contact concerning matters dealing with purchasing for equal opportunity monitoring. The suggestion is to appoint Ronald Miller since he is already the Authority's qualified purchasing agent.

Mrs. Jones stated the Parking Policy passed last month has been implemented at Kidston and Olivio Towers. It is going well. All the residents received a copy of the policy and residents are registering their vehicles.

A resolution for Shared Services Agreement with the Bridgeton Housing Authority will be presented to the Board tonight for approval. A couple of months ago the VHA's landscaping issues with vendors was discussed. It has been difficult getting good landscaping services. The VHA has a relationship with the Bridgeton Housing Authority. Ron Miller the VHA's Operations Manager has a relationship with Bridgeton's Operations Manager and has been discussing our landscaping issues. Bridgeton Housing Authority has staff that they can spare to do this type of work for the VHA. It was proposed a couple of months ago and the details were worked out that they will provide the landscaping services for Tarkiln and Asselta Acres. The VHA is not necessarily saving any money but is looking at getting a better quality of service and consistent services. Mr. Gabage has reviewed the agreement and provided suggestions. It is a similar shared services agreement as the VHA uses for Buena and Ocean City as well.

There is also a resolution for the 2020 Operating Subsidy for the VHA's public housing units. As far as funding goes the VHA is \$4.00 ahead from last year's operating subsidy calculation. The VHA will be dealing with an operating subsidy until all of its properties are converted to RAD.

The Kidston and Olivio RAD conversation is still in process and working towards the items needed for the closing. There is a meeting scheduled for tomorrow with the architects and engineers to work out the details of what specific refurbishment work will be done in both buildings. This will allow Rick Ginnetti to finalize the financing plan, work on securing the bond application and then move towards a RAD conversion for later this year.

Committee Reports: None.

Old Business: None.

New Business: None.

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

Resolution #2020-19
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$58,306.11. 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 Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2020-20

Resolution Designating Public Agency Compliance Officer (P.A.C.O.)

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-20. 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 Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2020-21

Resolution Authorizing a Shared Services Agreement with Bridgeton Housing Authority

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-21. 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 Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2020-22

Approval of Operating Subsidy 2020

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-22. A motion was made by Commissioner Chapman; seconded by Commissioner Cartagena. The following vote was taken:

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

Resolution #2020-23
Executive Session

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-23. 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 Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

The Regular Meeting closed for Executive Session at 6:20 p.m.

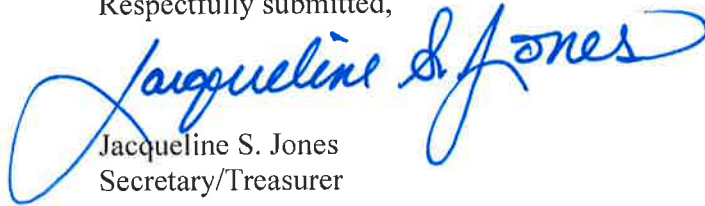
The Regular Meeting reopened at 8:15 p.m.

Grant Wright, Esq. stated the Board is back in its Regular Meeting session after having an Executive Session to interview a potential developer for D'Orazio redevelopment.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No comments. 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 Chapman; seconded by Commissioner Asselta. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 8:16 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer