

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, March 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, March 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
Commissioner Rudolph Luisi
Commissioner Alexis Cartagena **(absent)**
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 February 18, 2021. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman (Abstain)
Commissioner Rudolph Luisi (Absent)
Commissioner Alexis Cartagena (Absent)
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 five months ending February 28, 2020.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated there are three items for award tonight. Security Cameras for Asselta Acres will be replaced due to current cameras being outdated along with the need for an upgraded recording system. This will be paid from the construction fund from the RAD conversion for Tarkiln and Asselta. Moving Services will be awarded for Kidston Towers for resident relocation due to the construction that will begin involving residents' units. This is for a moving company to move residents out of Kidston Towers to other units as well internal moves. Towing Services will be awarded for towing vehicles parked in no-parking areas at all of the Authority's properties.

The Kidston and Olivio Towers internal renovation of the building has been delayed a bit because of COVID. The moving company will be awarded tonight for moving residents for this renovation process. Lynn Hoban has been assigned as the Relocation Specialist who will be the contact for all the residents at Kidston Towers that are moving. Plumbing replacement will begin in the G & H risers first. Every unit will have a new bathroom and will also be painted. Not all of the units in those 2 risers are occupied, but those that are occupied, the existing tenants in those 2 risers as well as the first-floor tenants will be relocated. They will be offered units at Tarkiln Acres, D'Orazio Terrace or Olivio Towers. This can be a temporary move if resident chooses it to be a temporary move, but the VHA is encouraging a permanent move. Mrs. Jones expects it to be a permanent move because based on past resident preference, it is more desirable to be in a garden style apartment than a high rise. If a resident does not want to permanently relocate to a unit offsite they have the right to return to Kidston Towers. It will not be in their same unit, but another unit will be available for their return. The moving company will move everything the resident owns as well unpack it at the new location. Lynn Hoban is the residents one point of contact who is very patient, kind and soft spoken and we feel she will be excellent with working with the residents for their moves. Once the G & H risers are completed the temporary moves will begin within the building and construction will begin in the next two risers. The 20 units that are finished will be set up as hotel units. They will be furnished and set up with cable, phone, etc. A 6-week timeframe is anticipated for these temporary relocations. The communication with the residents is starting to happen now as well as one-on-one conversations with the residents about their specific relocation. It is a big job and it will take the next 18 months to get through the entire process.

Meetings are set up for the end of this month via zoom with scattered site residents to discuss the disposition of the homes and options for the residents. Two meetings are set up in English and one is set up in Spanish. The meeting is to continue the conversation that was started a couple of years ago about the scattered site disposition process. Consultant, Rick Ginnetti and Mrs. Jones will be hosting the Zoom meetings and Gloria will be joining the Spanish meeting for translation. The residents' options will be discussed again. They can be issued voucher and can relocate to another unit or possibly purchase their home or another home. Residents must be in good standing to receive a voucher.

Over the past several months Mrs. Jones reported on the tenant accounts receivable issue and how it has been growing. Two staff members, Elizabeth Bermudez and Mike Dever are working on this situation. They have been communicating with the residents with many letters to call if the resident needs to set up a repayment agreement. In the beginning there was not a lot of feedback, but then the VHA started to get some feedback. Currently, several residents have come in and paid of their balances. There are currently about 12 repayment agreements that have been executed. There are a group of residents that just ignore the VHA's attempts to communicate with them. They do not call back or respond to the letters. These particular residents happen to be mostly families. Some are from Asselta Acres, but the majority of them that have a large balance are from the Scattered Sites.

Melrose Court has one vacancy that the VHA is working on filling. There is another vacancy coming up. Both of these vacancies are due to both residents that are buying their own homes. There are a few non-payment issues at Melrose, one being rather large.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2021-14
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$866,036.37. 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	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-15
Resolution to Award Contract for the Replacement of Security Cameras at Asselta Acres

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-15. 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	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-16
Resolution to Award Moving Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-16. 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	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-17
Resolution to Award Towing Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-17. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

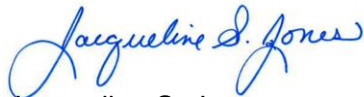
Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

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 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 5:21 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer