Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, April 16, 2020
3:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order via teleconference by Chairman Ruiz-Mesa on Thursday, April 16, 2020 at 3:00 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
> Commissioner Gary Forosisky
> Commissioner Daniel Peretti   *(Absent)*
> 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 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 February 20, 2020. A motion was made by Commissioner Chapman and seconded by Commissioner Cartagena. The following vote was taken:

> Commissioner Chris Chapman   (Yes)
> Commissioner Rudolph Luisi   (Yes)
> Commissioner Alexis Cartagena   (Yes)
> Commissioner Gary Forosisky   (Abstain)
> Commissioner Daniel Peretti   (Absent)
> 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 six months ended March 31, 2020.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated she did not have a lot to add to her written report. As you will notice in her written report she has a lot information on what is going on with the pandemic and as far as the VHA's operating status. She summarized the VHA is doing its best to educate the residents, keep them safe and to keep the staff safe as well. Mrs. Jones' written report explains how the VHA is continuing to operate.

The Rental Assistance Demonstration (RAD) conversion for Kidston and Olivio is moving forward even during the pandemic. HUD is open and working remotely. In the resolution section of the meeting tonight there are a couple of resolutions that deal with application to the Local Finance Board for the Bond issuance and also a term sheet update from Ocean First Bank. This will be discussed in

more detail during that section of the meeting. The goal is to close the RAD conversion by the end of the year. Mrs. Jones is not sure this will happen, but everyone is working towards that as best as possible.

Regarding the D'Orazio Terrace Project, the VHA will need to continue with this project at some point in the future. The developer presentations were all done in executive session. The next time the Board was going to meet was to be in executive session to discuss those three presentations. Executive session needs to be in person to keep it confidential. Mrs. Jones has some thoughts on how the Board could possibly do that and we will visit this again in the coming months.

Mrs. Jones asked if any Board Members have any questions. No questions from the Board regarding her report.

Committee Reports: None.

Old Business: None.

New Business: None.

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

Resolution #2020-24
Resolution to Approve Monthly Expenses (March)

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of $768,525.22. 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	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2020-25
Resolution to Approve Monthly Expenses (April)

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of $1,244,755.86. 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	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2020-26
Resolution Authorizing the Submission of an Application to the New Jersey Local Finance Board Pursuant to N.J.S.A. 40A:5A-6 Kidston/Olivio

Mrs. Jones explained this is for the Kidston and Olivio Towers RAD Conversion. This is very similar to the conversion that was done for Asselta and Tarkiln Acres. The VHA is applying to the Local Finance Board to approve a Bond for the repairs that will be completed at Kidston and Olivio. The amount listed on the Resolution is for up to $3.6 million dollars. What will occur if and when the Bond gets issued is Ocean First will purchase the Bond and then the VHA will secure a mortgage with Ocean First. This is the same process that was completed for Asselta and Tarkiln Acres. This resolution is for Board approval for Mrs. Jones to submit the application to the Local Finance Board. Chairman Ruiz-Mesa called for a motion to approve Resolution #2020-26. 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	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2020-27
Resolution to Approve Initial Loan Commitment Fee to Ocean First Bank of New Jersey for the Rental Assistance Demonstration (RAD) for Kidston and Olivio Towers

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-27. 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	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2020-28
Resolution Approving the Section 18 Application for De-Minimis Removal of Units in Conjunction with its Rental Assistance Demonstration (RAD) Conversion of the Kidston Towers and Olivio Towers Project

Mrs. Jones explained this resolution is for the RAD conversion as well. The de-minimis removal of units means the Authority is going to take 10 units from the total 203 units at Kidston and Olivio and convert them into Project Based Voucher units that can be used with a fair market rent. The reason to do this is because the fair market rents from Section 8 are worth more than a RAD conversion rent. By doing this the VHA will be able to do more repairs at both buildings and with the advantageous interest rates right now it will help the VHA pay the mortgage for all the work that is being completed. It is basically a financing tool to be able to do more work on both buildings. Chairman Ruiz-Mesa called for a motion to approve Resolution #2020-28. 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	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
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 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 Asselta; seconded by Commissioner Chapman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 3:17 p.m.

Respectfully submitted,

Jacqueline S. Jones

Jacqueline S. Jones
Secretary/Treasurer