

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, June 24, 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, June 24, 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	(absent)
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 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 May 20, 2021. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Gary Forosisky	(Absent)
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 eight months ending May 31, 2021.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated the Authority is opening up all its community rooms at all properties. The residents are happy about that and the Authority is trying to get back to some normal status. She indicated that next month the plan is to have the Board Meeting in person and the plan is to meet over at the Brown Center to enable us to spread out a little bit. If you are vaccinated you do not have to wear a mask if you do not want to, but if you are not vaccinated a mask is required.

In regard to Kidston and Olivio renovations, there is a resolution this evening to reject the bids received for the interior and plumbing renovations as they are still over budget. The Authority would like to readvertise to see if it can get better pricing. Two risers at the Kidston are currently being vacated in preparation for the interior and plumbing renovations. These residents have

been moving to Tarkiln, Olivio and D'Orazio. The interior and plumbing renovations will begin in these two empty risers. These moves should be completed by the middle of July.

The Scattered Site disposition is in process. A meeting was held today with Rick Ginnetti, the Authority's Consultant regarding the plan for meeting with each Scattered Site resident. Consultation with each scattered site family will begin soon to determine whether they would like to purchase a home or they would like to continue to rent. If they would like to purchase home, they will be connected with a credit counseling service, which is mandatory per HUD regulations. If they want to rent, the Authority will assist in finding a rental unit. If a resident wants to rent, they will be issued a voucher. HUD has issued the VHA vouchers for this purpose. HUD is issuing about 6 vouchers per month from June through December. Near December the Authority will apply for more vouchers to have all 72 vouchers by the end of 2022. The contracts are out to the realtors for signature that were awarded the contract to sell the homes. Once the contracts are back, a general meeting will be held to discuss the selling process with the Authority. There are two homes that are almost ready to be place up for sale and this will start relatively quickly.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2021-29
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$1,226,095.58. 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	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-30
Resolution of Compliance
(Board of Commissioners and Executive Director)

Mrs. Jones stated this resolution is required annually to certify that all Commissioners are in compliance with training as well as the Executive Director. Everyone on the zoom meeting tonight is in compliance. The VHA has one Commissioner that is not in attendance that needed to finish the classes by July 15, 2021. He has basically timed out and will be deemed resigned after July 15, 2021. Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-30. 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	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-31
Resolution to Reject Bids for Kidston/Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-31. 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	(Absent)
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 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 5:20 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer