

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, January 17, 2019
7:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Mario Ruiz-Mesa on Thursday, January 17, 2019 at 7:00 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	(Absent)
Commissioner Rudolph Luisi	
Commissioner Nicholas Fiocchi	<i>arrived 7:02 p.m.</i>
Commissioner Alexis Cartagena	(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 – Accountants, 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 December 20, 2018. A motion was made by Commissioner Peretti and seconded by Commissioner Luisi. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Abstain)
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 three months ended December 31, 2018. Brief discussion on the Capital Fund line item.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones updated the Board on the government shut down. She wanted to make sure that everyone is comfortable with the fact that if the VHA does not receive any funds from HUD that the Authority will be able to continue to operate for many months. HUD states they currently have appropriations for February, but after February they do not have any appropriations. It's a possibility that February will come and there will be no disbursements of funds to housing authorities. The VHA's public housing program will be fine. The concern would be the VHA's Section 8 program because the Section 8 HAP (Housing Assistance Payment) funds are received monthly and since the VHA does not hold any reserves any longer there is a possibility the VHA will not have those funds. There is a possibility that we could use COCC funds if the VHA wanted to fund that venture for

several months, but Mrs. Jones read that if the Authority uses COCC funds there is a provision if this is done without HUD's permission then the Authority may not get reimbursed. It is not guaranteed because you can't put that on the VMS (Voucher Management System) report. Mrs. Jones suggest having a wait and see approach. This can be discussed in more detail in February if the Authority needs to have a backup plan for March. It is possible the Section 8 landlords would not get their HAP checks in March or maybe even April.

The audit is ongoing and going well. The auditors are starting to use some the VHA's digital documents now in the review process.

Tarkiln, Asselta and Parkview have converted to the Rental Assistance Demonstration program effective December 1, 2018. Training is in process with the staff. Kidston, Olivio and D'Orazio all have CHAPS (Commitment to Enter into a Housing Assistance Payments Contract) and working on getting a financial plan. To get the financial plan we have to get the Physical Needs Assessment which is in process.

There was a house fire at a scattered site home on Christmas day at a property located on Cornell Avenue. No one was injured. The residents were re-housed in another VHA home. This house is a total loss and will need to be torn down. A modular is being considered and we are awaiting a cost. The fire was caused by excessive dirty clothes around the water heater in the basement.

In regards to the soil remediation issue at 189 W. Chestnut Avenue, the company that was evaluating the extent of the "pollution" was has found that they do not believe the original report the VHA received was accurate. So it's possible the problem isn't as bad as it was originally reported several years ago. Several monitoring "wells" have been installed and sampling will be done other the next few months. We will await the results. If it is not as bad as originally thought, it will not be a \$80K-100,000 fix.

Committee Reports: None

Old Business: None.

New Business: None.

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

Resolution #2019-01
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$1,954,922.76. The expenses were higher this month due to the JIF insurance payment, Yardi software and there were several reimbursements from the general fund to the COCC for the RAD conversion. In regards to the RAD conversion, Mrs. Jones stated they are categorized as expenses, but it is really just a shifting of funds due to the conversion. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2019-02

Resolution Approving Official Newspaper for Business Related Matters

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-02. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2019-03

Resolution Approving Official Newspaper for Contracting Purposes

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-03. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2019-04

Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-04. A motion was made by Commissioner Peretti; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2019-05

Resolution Authoring Entering into a Contract Agreement with G.M. White Electrical

Mrs. Jones explained this is “piggy back” on a county contract that G.M. White Electrical has with the county. One of the reasons we are requesting to enter into an agreement is because of an issue at Kidston Towers. The outside lights in the back of the building went out. The wires to the outside lighting standards have fused. We believe the contractor has come up with a solution so the parking lot does not have to be torn up. This repair will be costly. In the meantime, generators are being used to provide lighting. Chairman Ruiz-Mesa called for a motion to approve Resolution

#2019-05. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the Commissioners, press and/or public. No comments.

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 Peretti. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:18 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer