

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, February 21, 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, February 21, 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	
Commissioner Rudolph Luisi	<i>(Absent)</i>
Commissioner Nicholas Fiocchi	<i>(Absent)</i>
Commissioner Alexis Cartagena	
Commissioner Daniel Peretti	<i>(Absent)</i>
Commissioner Brian Asselta	
Chairman Mario Ruiz-Mesa	

Also present were Jacqueline Jones, 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 January 17, 2019. Table for next month.

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, 2019. Mrs. Jones stated under the line item legal-other it indicates the VHA is over the line item by \$40,484. This is a combination of legal expenses that came from the RAD conversion. Mrs. Jones stated the portion of the legal expenses for the RAD conversion will be reimbursed. This is currently be worked on with the VHA's consultant and Bond Attorney to reimburse those expenses. Mrs. Jones reported next month there will be an Affordable Housing Corporation board meeting. It will be a short meeting to approve some bills and review a financial statement.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided a Rental Assistance Demonstration conversion status. Tarkiln and Asselta converted in November and working out some of the details. Parkview converted in November for December 1<sup>st</sup> effective date. There are no issues with Parkview as there was no financing. The VHA is currently working with its RAD transaction manager in regards to the Kidston and Olivio RAD conversion. A physical needs assessment was completed on the two buildings. The VHA is working with the company who completed the physical needs assessment and acquiring some information. In regards to D'Orazio Terrace, the VHA received the approval for the CHAP back in December. The VHA is working on contracting with a firm to complete the physical needs assessment at D'Orazio. At this point, HUD is requesting repairs not tear downs and rebuilds.

Mrs. Jones updated the Board regarding the Scattered Sites. The disposition application was filed a couple of years ago, but then it was stopped because the past administration did not agree with the disposition process and were more prone to keep public housing units and fix them. This administration understands the Authority is never going to be able to fix the houses the way they need to be fixed. The VHA has refiled the disposition application and the intent will be to sell the

units and take the proceeds of the sales and put it into the rehabilitation of D'Orazio. HUD is on a mission to convert everything to RAD.

The budget was settled for this year and it looks like it will be funded in the upper 80 percentile. It appears the Capital and Operating Fund are going to be budgeted higher this year than last year. This is all in effort for housing authorities to use the extra funding to convert to RAD.

The soil remediation issue on 189 Chestnut Avenue has been resolved. Testing has been completed and it has been released by the consultants. The consultants will ask for a release from the DEP on this issue.

Melrose Court is running well. The Federal Home Loan Bank is now doing some long term monitoring on the project.

The VHA was awarded the Family Self Sufficiently grant for 2019-2020. The VHA is also working with the Juvenile Justice Commission (JJC) based in Trenton. The JJC approached us several months ago wanting to implement some programs at the three housing authorities in the County. They have started some training with a few residents that will lead the sessions with the children. Our sessions will be held at the Corbin Center and the VHA currently has two residents from Tarkiln Acres that have volunteered. We will stipend them to keep them interested and going to the training to implement the training at the Corbin Center. The theme of it is an anti-gang initiative. It is a spin-off from a grant the prosecutor's received for combating gangs and violence in this County. The JCC targeted this area specifically. Millville, Bridgeton and Vineland are in the top 10 cities in the State for violence and crime.

Buena Housing Authority converted to RAD and is running smoothly. Their bank account is healthy and no major building issues to fix. The only real problem is obtaining board members. Currently there is only four board members.

The VHA started working with Ocean City Housing Authority (OCHA) approximately 18 months ago. During the cash forecasting for OCHA, Mrs. Jones was concerned they would not be able to pay some bills. Today the OCHA is actually in the black and includes paying the City back for funds used to repair the Authority after Hurricane Sandy and about four years of pilot payments that were not made. Operationally, things are going well and stabilized. There is a lot going on in regards to development. The City has an affordable housing obligation to meet. THE OCHA is partnering with the City to meet their obligations. Mrs. Jones discussed the redevelopment plans for OCHA. The City is introducing a bond resolution this month. This works for OCHA and works for the City to fill that obligation.

**Committee Reports:** None

**Old Business:** None.

**New Business:** None.

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

**Resolution #2019-06**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$918,741.56. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2019-07**  
**Resolution Authorizing a Contract Agreement with Gen X Electrical Contractors LLC**

Mrs. Jones explained last month the VHA authorized a contract with GM White to piggy-back on the county contract for an issue at Kidston and Olivio. This contract is to complete work at Tarkiln and Asselta for some of the work required under the bond agreement and their rates are lower. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-07. A motion was made by Commissioner Chapman; seconded by Commissioner Cartagena. The following vote was taken:

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

**Resolution #2019-08**  
**Resolution Authorizing the Executive of a Sub-Grantee Agreement with the City of Vineland for the Computer Learning Center**

Mrs. Jones stated the VHA has been receiving the Community Development Block Grant fund from the City for many years. The VHA utilizes these funds to upgrade the laptop computers and training for the Family Self-Sufficiency program. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-08. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2019-09**  
**Resolution Adopting Revised Disposition Policy**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-09. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2019-10**  
**Resolution Amending the Personnel Policy**

Mrs. Jones explained the Personnel Policy was amended to include the NJ Sick Act and a few other clarifications. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-10. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2019-11**  
**Resolution Authorizing Replacement of the Administration Office Telephone System**

Mrs. Jones stated the last time the telephone system was replaced was approximately 12 years ago and it is difficult to find parts for the current system. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-11. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Absent)
Commissioner Nicholas Fiocchi	(Absent)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Absent)
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 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 7:30 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer