

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, March 21, 2019
7:09 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, March 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	<i>(Absent)</i>
Commissioner Rudolph Luisi	
Commissioner Nicholas Fiocchi	<i>(Absent)</i>
Commissioner Alexis Cartagena	<i>via phone</i>
Commissioner Daniel Peretti	
Commissioner Brian Asselta	<i>(Absent)</i>
Chairman Mario Ruiz-Mesa	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountants, Rick Ginnetti, The Brooke Group 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 entertained a motion to approve the minutes of the Regular Meeting held on February 21, 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 five months ended February 28, 2019.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided a brief update on her report. Rick Ginnetti will present to the Board to provide an update on development and redevelopment activities as well as the RAD process. Mrs. Jones was granted the Housing Advisory appointment by the Federal Home Loan Bank of New York. This appointment will receive a stipend. There are four meetings per year in New York City. Mrs. Jones does not know exactly the amount of the stipend but it is approximately \$550 a day and will be reimbursed for travel expenses. Mrs. Jones is going to suggest that the check for the stipend be made payable to the Vineland Housing Authority (VHA) since she is already getting paid by the VHA. The Board ultimately agreed.

Committee Reports: None

Old Business: Rick Ginnetti provided an update on Kidston and Olivio Towers RAD transaction. The project is currently in the final stages of the needs assessment. Further assessment than what HUD requires was completed. The VHA's mechanical engineers assessed the water lines due to some issues with them.

There is a resolution being presented tonight to the Board authorizing an application for the Federal Home Loan Bank Affordable Housing Program. This will allow opportunity to complete additional work at Kidston and Olivio Towers. Mr. Ginnetti also discussed establishing new relationships with banks.

Kidston & Olivio Towers underwrites financially pretty well for the RAD conversion. HUD has agreed to increase the rents. The increase would not be for the residents, but for the income received from the Housing Authority. Closing for the RAD conversion would probably be this time next year.

In regards to D'Orazio, HUD has approved the Housing Authority to convert under RAD. One of the problems with D'Orazio was the rents didn't carry itself and did not work. The Authority was able to get two rent increase on D'Orazio from HUD. The income at D'Orazio has increased \$10,000 a month since last year by working with HUD. D'Orazio needs the most work. It makes the most sense to bring in a co-developer partner whose responsibility in this RFP would be to get the tax credits, general contractor, manage the rehab, and manage the architect as well as manage the financing with the Housing Authority bringing in the subsidy from HUD along with the RAD conversion and management the lease up process. Across the country, the theory is the developers are getting involved with the housing authority on the RAD transactions and after a 3-5 year period the developer is normally removed after they receive their development and deferred fees. There is a substantial rehab needed at D'Orazio. Mr. Ginnetti briefly discussed the developer RFP. Brief discussion on how the rehab would take place with residents living at the property.

New Business: None.

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

Resolution #2019-12
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$881,541.67. A motion was made by Commissioner Luisi; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2019-13
**Resolution Extending Landscaping/Grounds Keeping Services Contract
for the period of April 2019 through November 2019**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-13. Mrs. Jones stated this contract was initially awarded in 2017 and had two renewal extension. This is the last extension maintaining the same price of 2017. A motion was made by Commissioner Peretti; seconded by Commissioner Luisi. The following vote was taken:

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

Resolution #2019-14
Resolution Approving Revised Organizational Chart

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-14. A motion was made by Commissioner Peretti; seconded by Commissioner Luisi. The following vote was taken:

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

Resolution #2019-15
**Resolution Authorizing Executive Director to Apply
for a Federal Home Loan Band Affordable Housing Program**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-15. A motion was made by Commissioner Peretti; seconded by Commissioner Luisi. The following vote was taken:

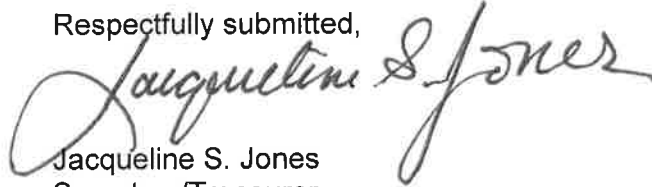
Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Absent)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

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 Peretti; seconded by Commissioner Luisi. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jacqueline S. Jones". The signature is written in black ink and is positioned to the right of the typed name.

Jacqueline S. Jones
Secretary/Treasurer