

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, April 18, 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, April 18, 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
Commissioner Andrew Fabbri
Commissioner Alexis Cartagena
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, Rick Ginnett, 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. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Abstain)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Abstain)
Commissioner Alexis Cartagena	(Abstain)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on February 21, 2019. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Abstain)
Commissioner Andrew Fabbri	(Abstain)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Abstain)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on March 21, 2019. A motion was made by Commissioner Cartagena and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Abstain)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Abstain)
Commissioner Alexis Cartagena	(Yes)
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 six months ended March 31, 2019.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided a brief update on her report. The audit is ongoing and should be wrapped up soon. The audit needs to be filed with HUD by the end of June. Rick Ginnett will present to the Board to provide an update on RAD conversions and redevelopment.

Mrs. Jones stated there is a resolution being presented tonight in regards to a Shared Services Agreement with the Pleasantville Housing Authority for inspection services. Mrs. Jones explained since a few of the VHA properties have converted to RAD and since the VHA is administering those vouchers another entity has to inspect those units. The Pleasantville Housing Authority (PHA) has converted all of their units. The agreement is two sided, the PHA will inspect for the VHA and the VHA will inspect for the PHA. Each authority will invoice the other authority for inspections as they are performed.

The Board was reminded to file their Financial Disclosure Statements (FDS) for 2019, which is due by April 30, 2019 to avoid a fine. Commissioner Fabbri has 30 days from his appointment to the Board to file his FDS.

There is a resolution tonight for three new vehicles. Last year the VHA concentrated on replacing the maintenance vehicles. This year the focus is on the administrative vehicles. Those being replaced are a 2001 Ford Taurus and (2) two 2008 Chevy Impalas.

Committee Reports: None

Old Business: Rick Ginnett stated last month the draft RFP for a co-development partner was briefly discussed for D'Orazio Terrace. The advertisement for this has not happened and it is still being worked on. He anticipates it may be advertised over the next 30 days. The process of selecting a developer is a 4-6 months process. It is not based on a low bid. Interviews and site tours are held prior to a selection.

In regards to the Scattered Sites, the VHA had resubmitted the disposition plan. The VHA has a verbal approval from HUD pending a new appraisal of the 72 units. The updated appraisal will cost will be above the threshold and the VHA will need to get three prices. Once the appraisal is complete the VHA will be authorized to move forward with the disposition of those units. Over the next 30 days work on a plan for those residents who may wish to purchase their homes will be developed. It is also a good idea to get a home ownership counseling program started.

Regarding Kidston and Olivio Towers, a Federal Home Loan Bank (FHLB) application, was approved to be filed last month. During the application process the Authority had to secure a

member bank to partner with the application as well as a lender. The commitment was made with Ocean First Bank of New Jersey. There is a resolution tonight for the Board to authorize the approval of their term letter, which is very similar to the term letter that was approved with Capital Bank several years ago for Tarkiln and Asselta. The Authority negotiated extensively and received offers from both Ocean First and Century. Ocean First's term letter was written in a way that best made the FHLB application score well and also had some terms that were more beneficial to the VHA. It is recommended the Board approve the Ocean First term letter. Mr. Ginnetti briefly discussed the rehabilitation budget on Kidston and Olivio, which would include replacement of all the domestic and sanitary water lines in and out of the building at Kidston Towers. The Authority will not hear from FHLB until November or December about the award of the grant, which means the RAD financial plan would be submitted to HUD in January. If all goes as planned RAD closing would be in April or May of 2020.

Chairman Luisi asked why the proposals of Ocean First and Century Bank not presented to the Board. Mrs. Jones explained there were time constraints with when FHLB announced the opening of the grant round and when the applications where due. It is a short window. The Authority spoke to Ocean First which was essentially Capital Bank. The Authority had a relationship with Capital Bank and they understood the deal. The Authority also spoke with Century Bank to keep the local presence with relationships in town.

New Business: None.

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

Resolution #2019-16
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$881,192.05. A motion was made by Commissioner Chapman; seconded by Commissioner Luisi. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Abstain)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-17
Resolution Authorizing Expenditures with Central Office Cost Center (COCC) for Purchasing Authority Owned Vehicles

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-17. A motion was made by Commissioner Chapman; seconded by Commissioner Luisi. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Abstain)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-18

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 called for a motion to approve Resolution #2019-18. A motion was made by Commissioner Chapman; seconded by Commissioner Cartagena. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Abstain)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-19

Resolution for Shared Services Agreement for Inspection Services & Rent Reasonable Analysis between the Vineland Housing Authority (VHA) and the Pleasantville Housing Authority (PHA)

Commissioner Chapman asked if the inspection standards for both authorities are the same. Mrs. Jones stated the standards are the same. The RAD units are now under Section 8 rules and are under housing quality standards which has been around a lot longer than the public housing uniform physical conditions standards. Both Authorities have certified inspectors. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-19. 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 Andrew Fabbri	(Abstain)
Commissioner Alexis Cartagena	(Yes)
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 press and/or public. No comments. Chairman Chapman welcomed the new Commissioner Andrew Fabbri.

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 Luisi. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:29 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer