

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, June 20, 2019
7:02 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, June 20, 2019 at 7:02 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	(Absent)
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 May 16, 2019. A motion was made by Commissioner Chapman and seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Absent)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Abstain)
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 ended May 31, 2019.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated the budget process for year ending 9/30/2020 will begin soon. The budget will need to be passed in July for it to be at the State by the end of July. Mrs. Jones will be in touch with the Budget/Finance Committee to come up with a date to discuss the budget.

The exit conference for the audit is this Tuesday. The audit will be missing the post-employment health benefit figures from the State. This is the first year this must be booked as a liability. The pension amount is already on the financial statement. Everyone is waiting for the post-employment health benefit figures from the State. The audit will have to be filed without this figure and then amended when the figures are known.

Mrs. Jones provided an update on the Rental Assistance Demonstration (RAD) conversions. Application for the Federal Home Loan Bank (FHLB) of NY grant money was put in for Kidston and Olivio. It is typically awarded in November but may be awarded as early as September. The Authority's consultant, Rick Ginnetti has been having good conversations with the FHLB about the application and we are hopeful for an award. Once confirmation of that funding is received, the financing package can be completed to be submitted to HUD for review. Hopefully, sometime next year the Kidston/Olivio project will convert to RAD.

The proposals for the co-developer for D'Orazio are due July 9th. The pre-proposal conference was held yesterday. There were three developers that attended.

Regarding the house fire on 1278 W. Cornell, the house was originally going to be repaired. It was then decided by the insurance company that repairing the house would not be feasible. The insurance company has decided to remove the partial basement, rebuild the foundation and put a modular on the property. There is a resolution tonight to approve that action. Mrs. Jones will explain it in more detail during the resolution portion of the meeting.

The soil remediation issue at 189 W. Chestnut Avenue has been cleared with all the NJ DEP documents received.

Melrose Court has one vacancy, but an applicant has been approved and is ready to be leased up.

For the past several weeks, there has been an anti-gang initiative at the Corbin Center that has been conducted in conjunction with the Juvenile Justice Commission (JCC). There are talks with the Prosecutors office and all three local housing authorities about continuing some sort of program like this through the summer as well as continuing the JJC anti-gang violence in September. There were approximately 15 children that were involved in the program. The thought is to have two professional teachers to lead the program and work with the kids through the summer once a week for about 2 hours each week. If it becomes popular it is possible to add a second day. The program is to teach the children to stay away from gang activity and provide them with the tools to not get involved.

Committee Reports: None

Old Business: None.

New Business: None.

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

Resolution #2019-26
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$1,009,219.62. 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 Andrew Fabbri	(Absent)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-27
Resolution of Compliance (Board of Commissioners and Executive Director)

Mrs. Jones explained this is a resolution passed every year to make sure that all the Authority's commissioners went through the required NJ education process as well as the Executive Director. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-27. 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	(Absent)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-28
PHA Certification of Compliance Annual Plan

The Annual Plan is filed with HUD every year, which indicates the goals and objectives that the VHA is looking to complete in the next year. The only change to the plan is the new over income policy. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-28. 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 Andrew Fabbri	(Absent)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-29
Resolution Awarding Elevator Services Contract

The elevator service went out for bid and the Authority received one response, which was the current elevator company now being used. Mrs. Jones briefly reviewed the bid. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-29. 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 Andrew Fabbri	(Absent)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-30
Resolution Awarding Appraisal Services Contract

Mrs. Jones explained the Authority has been working on disposing the scattered sites for a couple of years now. The original appraisals are outdated. An update of the appraisals is required. Mrs. Jones briefly reviewed the bids. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-30. Mrs. Jones explained 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 Andrew Fabbri	(Absent)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-31
**Resolution Awarding Construction of Single Family Prefabricated Modular Residence
1278 W. Cornell Street**

Mrs. Jones stated two builders responded to provide the single family prefabricated modular to replace the home that was damaged due to fire. Mrs. Jones briefly reviewed the responses. The resolution is to authorize the insurance company to move forward with the lowest builder. The cost will be paid through the Authority's insurance company (NJPHAJIF) up to \$100,000 and the amount beyond that is paid by the Municipal Excess Liability (MEL). There is a \$2,500 deductible, which the Authority will pay. The contractor will be paid directly from the insurance company. The authority is just authorizing the "proof of loss." Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-31. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

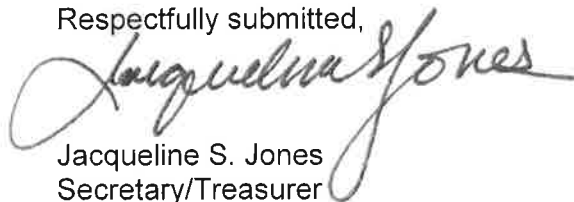
Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Absent)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the 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 7:25 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer