

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, July 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, July 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 | <b>(Absent)</b> |
| Commissioner Daniel Peretti   | <b>(Absent)</b> |
| Commissioner Brian Asselta    | <b>(Absent)</b> |
| Chairman Mario Ruiz-Mesa      |                 |

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountant 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 June 20, 2019. Tabled for next month.

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the nine months ended June 30, 2019.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated the VHA Budgets for 2019-2020 will be discussed at the resolution portion of the meeting.

The audit has been completed and filed by 6/30/2019, but the post-employment health benefit figures from the State of NJ were not ready yet when the audit was filed. Mrs. Jones received an email yesterday from the auditors that the information from the State came through and they are in the process of evaluating it. They will apply the figures to the VHA's report and provide us with a new audit. They will report to the Board when this is complete. Mrs. Jones anticipates the auditors will be able to present the audit to the Board in August or September.

Mrs. Jones reported the VHA received three proposals for Co-Developer for the redevelopment of D'Orazio Terrace. The Board will need to evaluate the proposals. After the ranking and rating of the proposals, the next step will be for the co-developers to be interviewed by the full Board. The Board will need to come up with some dates to interview the developers that the Board chooses to interview. The Board may choose to interview some or all. Special Meetings will be held for this process. Some dates for the Special Meetings will need to be discussed. Once everyone agrees on the dates, the Special Meetings will be advertised. Since August is a busy vacation month for many the evaluation process may not begin until September. Once the Board interviews the developers, they may want to visit a sample of properties developed by the developers. The Board may decide to have a committee perform the site visits or the full board may all attend the site visits. This is the Board's decision.

**Committee Reports:** Commissioner Chapman stated the Budget Committee met yesterday to review and discuss the budgets. There is nothing unusual about the budget. How the Authority transfers from a single budgeted authority to two separate budgets as the properties transition from being Public Housing to being RAD in terms of dividing the costs associated with switching over were discussed.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2019-32**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$762,828.94. 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    | (Yes)    |
| Commissioner Alexis Cartagena | (Absent) |
| Commissioner Daniel Peretti   | (Absent) |
| Commissioner Brian Asselta    | (Absent) |
| Chairman Mario Ruiz-Mesa      | (Yes)    |

**Resolution #2019-33**  
**Resolution Granting an Official Leave of Absence (Workmen's Compensation)**  
**Rafael Flores - Maintenance**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-33. Mrs. Jones explained this is something that is required to do when there is a workman's comp claim. 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    | (Yes)    |
| Commissioner Alexis Cartagena | (Absent) |
| Commissioner Daniel Peretti   | (Absent) |
| Commissioner Brian Asselta    | (Absent) |
| Chairman Mario Ruiz-Mesa      | (Yes)    |

**Resolution #2019-34**  
**Resolution Granting an Official Leave of Absence (Workmen's Compensation)**  
**Edwin Gomez - Maintenance**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-34. 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    | (Yes)    |
| Commissioner Alexis Cartagena | (Absent) |
| Commissioner Daniel Peretti   | (Absent) |
| Commissioner Brian Asselta    | (Absent) |

Chairman Mario Ruiz-Mesa (Yes)

**Resolution #2019-35**  
**Awarding Operating Budget 10/1/2019-9/30/2020**  
**and**  
**Resolution #2019-36**  
**Awarding State Budget 10/1/2019-9/30/2020**

Mrs. Jones discussed and reviewed significant line items of the VHA Operating Budget. The Authority hopes that Kidston & Olivio will be converted to RAD sometime in 2020. The budget was not projected based on that RAD conversion. Once the conversion date is known an amended budget will be completed to reflect the activity based on the RAD conversion. Commissioner Fabbri asked what the Shop Rent was listed on the budget. Mrs. Jones explained the Administrative Office and the Maintenance Shop are under the Central Office Cost Center (COCC) umbrella. Shop Rent is an income source for the COCC and each property is charged for use of the Shop. Mrs. Jones stated Resolution 2019-36 is the State Budget, which is essentially the same as the Operating Budget just in a State required format. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-35 and #2019-36. 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    | (Yes)    |
| Commissioner Alexis Cartagena | (Absent) |
| Commissioner Daniel Peretti   | (Absent) |
| Commissioner Brian Asselta    | (Absent) |
| Chairman Mario Ruiz-Mesa      | (Yes)    |

**Resolution #2019-37**  
**Resolution to Renew Membership in the**  
**New Jersey Public Housing Authority Joint Insurance Fund**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-37. 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    | (Yes)    |
| Commissioner Alexis Cartagena | (Absent) |
| Commissioner Daniel Peretti   | (Absent) |
| Commissioner Brian Asselta    | (Absent) |
| Chairman Mario Ruiz-Mesa      | (Yes)    |

**Resolution #2019-38**  
**Authorizing Corporate Contract #100516-TKE (Sourcewell – Thyssenkrupp Elevator)**

Mrs. Jones explained this resolution is to memorialize the State Contract with Thyssenkrupp Elevator. The VHA currently has a contract with Standard Elevator awarded under a bidding process and were the lowest responsible bidder. There was a specific issue with the elevators at Olivio Towers that Standard Elevator was unable to assist the VHA with, but Thyssenkrupp was able to assist with the problem. This resolution is not required, but is documentation of the work performed by Thyssenkrupp Elevator under the State Contract. Commissioner Chapman wanted the Board to recognize the expense the Authority has achieved over a long period of time for having an elevator. His opinion, as the Board moves forward any discussion on whatever the Board may do it should take into a serious, long consideration the real expense that elevators represent particularly when you go above five floors. With Commissioner Chapman having been

on the board for such a long period of time, mentioned he Authority has spent an insane amount of money to maintain the elevators. Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-38. A motion was made by Commissioner Chapman; seconded by Commissioner Luisi. The following vote was taken:

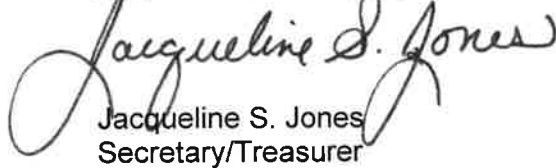
|                               |          |
|-------------------------------|----------|
| Commissioner Chris Chapman    | (Yes)    |
| Commissioner Rudolph Luisi    | (Yes)    |
| Commissioner Andrew Fabbri    | (Yes)    |
| Commissioner Alexis Cartagena | (Absent) |
| Commissioner Daniel Peretti   | (Absent) |
| 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 press and/or public. No comments. No additional comments from Board Members.

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 7:36 p.m.

Respectfully submitted,

  
Jacqueline S. Jones  
Secretary/Treasurer