

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, September 15, 2022
6:02 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Vice Chairman Peretti on Thursday, September 15, 2022, at 6:02 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 Daniel Peretti
Commissioner Brian Asselta
Commissioner Michael Green
Chairman Mario Ruiz-Mesa (*absent*)

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, Esquire – Solicitor, Linda Cavallo – Accountant, Gloria Pomales, Executive Assistant and Rick Ginnetti, The Brooke Group.

Vice Chairman Peretti read the Sunshine Law.

Vice Chairman Peretti entertained a motion to approve the minutes of the Regular Meeting held on June 23, 2022. Tabled for next month.

Vice Chairman Peretti entertained a motion to approve the minutes of the Regular Meeting held on August 3, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Abstain)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Abstain)
Chairman Mario Ruiz-Mesa	(Absent)

Vice Chairman Peretti expressed sorrow regarding the passing of Commissioner Sheila Brown-Saunders who unfortunately was only able to attend one Board Meeting since being appointed to the Board.

Vice Chairman Peretti called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eleven months ending August 31, 2022.

Executive Director's Report:

Vice Chairman Peretti requested the Executive Administrative Report. Mrs. Jones stated she would be brief as Rick Ginnetti from the Brooke Group will reporting to the Board.

Mrs. Jones reported most of the Authority's construction activity is happening over at Kidston and Olivio Towers. The exterior renovations at Kidston and Olivio is moving forward now. There were some supply chain issues, but the windows have been received and are being replaced. The Kidston interior project is wrapping and the Authority hopes that it will be completed by the end of December. There is a resolution tonight to extend the project timeline, but it is moving along.

Regarding Scattered Sites, there was a settlement last week. There should be another settlement by the end of this month and there is another home listed. There are approximately 55-56 scattered sites to be sold. Rick Ginnetti will discuss the Scattered Sites further during his presentation.

Committee Report: Commissioner Chapman reported for the awarding tonight of the professional services contracts for fee accountant, auditing, architectural/engineering, consulting, legal and special legal services RFP's were put out. The Contract Committee makes the recommendation the contracts be awarded as they have been rated and approved. Mrs. Jones stated we can bundle these resolutions together for the approval process.

Old Business: Rick Ginnetti reported on the disposition of the Scattered Sites. To date, five homes have been sold. There are two under contract and one other for sale. The market has changed significantly. The first few homes listed received 15-20 offers in 10 days with a 14-day period required to hold off the market. The last group of homes recently listed are not receiving many offers. One offer is typically received and it is negotiated through the sale. The biggest issue in the sale of the properties was the existing relocation plan. The Authority had to relocate the tenants, HUD provided additional Section 8 vouchers, money was budgeted to do the moves but there are only about 8 properties for sale. The market has presented the issue of residents not being about to relocate with their vouchers as there is low to no inventory of rental housing available.

During the pandemic, HUD changed their RAD regulations significantly. RAD had not worked for the scattered site properties when the Authority attempted this 5-6 years ago. HUD now allows you because the VHA is now considered a small housing authority due to having less than 250 public units due to the conversion to RAD. Since the scattered site residents are having a hard time finding rentals it is an indication that there is a need for rental properties. The Authority can take into consideration the need for rental properties and keep some of the scattered sites. Rick presented a preliminary financial proforma on the rent for the properties. He discussed the various homes and the possibility of keeping some of the properties as rental properties. The Authority can ask HUD to allow it to switch some of these homes from disposition to RAD. The Authority would then not have to sell all and be able to provide housing for residents. The cash flow would be a substantial amount. The proposed rents are much greater than what the Authority is receiving today through Public Housing.

Mrs. Jones stated this is good preliminary information. She stated before the Authority could move forward with redeveloping D'Orazio, the Authority would have to realize the income from the scattered sites. Rick stated the sales income must be realized or there is the potential of being required to send the sales revenue back to HUD. Mrs. Jones stated the Authority ran into this situation based on the market. The proposed concept is to keep about 35 scattered site homes that are closer to the office and that are easier to manage and sell anything in the outskirts of downtown. Sell all homes that have septic or wells. The 35 homes or so closer to the office are about 10-15 minutes away. Currently, some of the properties are 35-40 minutes away. Keeping the 35 homes will maintain the VHA scattered site housing. There are enough funds in the Authority's account right now to have a decent reserve and be able to make repairs in the future to these homes. A lot of the scattered site homes have been renovated within the last 15 years and is probably why a lot of them sold quickly for double of what the Authority would have received for them 3 years. They would be RAD properties under the Affordable Housing Corporation of Vineland. Mrs. Jones pointed out there may be 1 or 2 houses that are within a close proximity to the office that may not be worth repairing. This is all a preliminary theory. More numbers will be brought back to the board.

Mrs. Jones mentioned there were a handful of residents that wanted to purchase a home. One or two moved out and purchased homes. Another is working with a realtor on their own. The others are just trying to get their financial situation together so that they may be able to purchase

a home someday. One provision that is good for the residents regarding converting to RAD is the residents will have a voucher and will be in the Section 8 Program. Residents would be able to use their Section 8 Voucher with the Homeownership program to purchase a home at some point when they are financially able to do so. Rick briefly discussed the funding for redeveloping D'Orazio.

Mrs. Jones the reason for this discussion is because the market has really slowed down so much and it appears it will take a very long time to sell all of these houses and to realize the funds needed to redevelop D'Orazio. The Authority needs to get started on D'Orazio very soon. It is one of the Authority's oldest properties. Rick stated if the Authority moves with RAD for some of the Scattered Sites and continues to sell some, D'Orazio financing can begin to get to closing in 2 years.

Mrs. Jones stated it is being proposed to the Board to have another RAD project (Scattered Site RAD project). This will keep affordable homes in the community for families. Selling the other homes that are more remote also provides vouchers for the residents and can be potentially sold to an investor and they must keep the residents with a voucher for at least a year.

The board is being asked to move forward with the concept of a RAD conversion of 35 homes that the Authority is still in the process of identifying. The existing scattered sites will be RAD homes or will be sold and will be identified on a list. The board will be presented next month possibly with a proforma to show how it will play out as a project and that it would viable based on the 110% percent of the fair market rent situation. Rick stated it will be worked at 100% and 110% because it still needs to meet rent reasonable standards.

Commissioner Chapman stated the Board has brought in other consultants and one of the things has always been the Authority's scattered sites, the cost they were running the Authority and the money the Authority was making. It was losing narrative. He has been brought into the belief that this position of the scattered site was really in the best interest of the Authority to tighten management up and focusing on the mission statement of the Authority. The variables have changed over the years dramatically. Commissioner Chapman believes this is a smart navigation of a lot changed variables. He still believes if the home has sewer and water and is a decent rental with being a small authority changing the math HUD wants to give us and they work for the Authority, he is all for it. He was never opposed to the idea of renting single family detached residential homes for the Authority to help the people of Vineland. The issue is doing it and losing money along with a tremendous amount of liability. The Authority just needs to maintain the mission statement with providing housing. People can not move in Vineland right now because you cannot find rental stock in Vineland that is adequate or legitimate. If this financially makes sense and this does not drain the Authority, it is not a bad option and he believes it is a great option.

Mrs. Jones stated the Board will be presented more information with a proforma regarding the proposed RAD Scattered Site concept. Mr. Ginnetti left the meeting at this point.

New Business: None.

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

Resolution #2022-51
Resolution to Approve Monthly Expenses

Vice Chairman Peretti stated the bills have been reviewed by Commissioner Chapman and are recommended for payment in the sum of \$1,533,405.95. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-52
Approving Change Order #3 for Kidston & Olivio Towers Exterior Renovations

Vice Chairman Peretti called for a motion to approve Resolution #2022-52. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones this is not a change in the contract amount. It is for an extension of time. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-53
**Authorizing Entering into a Contract Agreement
with Mall Chevrolet – 2023 Chevrolet Express RWD VAN-PASS**

Vice Chairman Peretti called for a motion to approve Resolution #2022-53. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones explained many cars the Authority had previously tried to order were not available. This vehicle and the next resolution are for vehicles that the Authority were not able to order previously. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-54
**Authorizing Entering into a Contract Agreement
with Mall Chevrolet – 2023 Chevrolet Silverado 2500 HD**

Vice Chairman Peretti called for a motion to approve Resolution #2022-54. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-55
Transfer Ownership of Authority Owned Vehicle

Vice Chairman Peretti called for a motion to approve Resolution #2022-55. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones explained the Authority has a 2012 Ford Focus with relatively low mileage that is being replaced. The Ocean City Housing Authority (OCHA) has some new development in process that include 10 scattered sites and is the process of working on the financials to take down 40 units of family and building 60 units of family. They will be adding a site manager who will be traveling around the City to the various developments and manage additional 20 units. This person is actually a VHA employee who will be down there on the Shared Services Contract but as a site manager on-site. Rather than placing this vehicle on GovDeals it is being suggest to be sold to the OCHA at the blue book value. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Vice Chairman Peretti stated the following resolutions will be bundled. If the Board Members agree, they can vote “yes to all” or state if they are voting no or abstaining from any particular resolution. Mr. Furman further stated the reason for this is economy of time as they are all professional services contracts. Vice Chairman Peretti read each resolution number and titles of each resolution.

Resolution #2022-56
Awarding Management Fee Accountant Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-56. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-57
Awarding Professional Auditing Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-57. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-58
Awarding Architectural and Engineering Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-58. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-59
Awarding Legal Services Contract – General Counsel

Vice Chairman Peretti called for a motion to approve Resolution #2022-59. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-60
Awarding Special Legal Services Contract – Labor Relations Counsel

Vice Chairman Peretti called for a motion to approve Resolution #2022-60. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Abstain)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-61
Awarding Consulting Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-61. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-62
Awarding Painting Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-62. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones reported one bid was received for the painting contract and it happens to be the current painter on record. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-63
Awarding Pest Control Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-63. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones reported one bid was received for pest control and it was the current pest control company on record. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

All Commissioners voted "yes to all" for Resolutions 2022-56 through 2022-63.

Resolution #2022-64
Adopt Budget for Fiscal Year October 1, 2022 – September 30, 2023

Vice Chairman Peretti called for a motion to approve Resolution #2022-64. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones stated the budget was approved in July and the State approved the budget and now the Board now needs to adopt the budget. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

There is no need for Executive Session.

Vice Chairman Peretti asked for comments from the press and/or public. No press or public comments. Vice Chairman Peretti asked for comments from Board Members. No comments.

With no further business to discuss, Vice Chairman Peretti entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 6:52 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer