

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, September 21, 2017
7:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Vice Chairman Chapman on Thursday, September 21, 2017, 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	(Absent)
Commissioner Nicholas Fiocchi	
Commissioner Alexis Cartagena	
Commissioner Daniel Peretti	
Commissioner Brian Asselta	
Chairman Mario Ruiz-Mesa	(Absent)

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Dan Avena and Linda Cavallo – Accountants, and Gloria Pomales, Executive Assistant.

Vice Chairman Chapman read the Sunshine Law.

Vice Chairman Chapman entertained a motion to approve the minutes of the Regular Meeting held on May 18, 2017. Tabled for next month.

Vice Chairman Chapman entertained a motion to approve the minutes of the Regular Meeting held on August 17, 2017. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

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

Vice Chairman Chapman called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eleven months ended August 31, 2017.

Vice Chairman Chapman requested the Executive Administrative Report. Mrs. Jones reported she will discuss the maintenance contracts in the resolution part of the meeting. She also reported there is a resolution tonight to dispose of old dumpsters from Kidston and Olivio Towers. They are obsolete and the VHA would like to gift one for one dollar to the Ocean City Housing Authority. Mrs. Jones stated there is no new update to her written report in regards to the current Capital Projects.

The Rental Assistance Demonstration Program applications are almost ready to be submitted to HUD for Parkview, Tarkiln and Asselta. In addition, the VHA is starting the process for the RAD application for Kidston and Olivio Towers. Two meetings will be held with the residents in the month of October.

No current issues at Melrose Court and it is 100% occupied.

Ocean City Housing Authority is still a work in progress. Things are a lot better. The OCHA Board had authorized Vineland to perform interim recertifications of all of the residents because their rents were not being calculated properly. The OCHA rent roll before the re-certifications were processed was \$36,000. For October 1st, the rent roll will be going up to \$50,000.

Mrs. Jones informed the Board the VHA email was corrupted by malware late Friday. It was a version ransomware requesting \$4,000 or one bitcoin. The VHA email was encrypted and Miles Technology had a hard time getting it restored. By Monday around noon the VHA was able to email. The VHA has converted to Office 365 and now it is protected through Microsoft. It is unknown exactly how this happened. Yardi Software, which holds all of the VHA's tenant data is already in the cloud and is already remote. It is backed up around the country every day. There was no tenant data taken and it is believed that no data at all was taken. The incident was reported to the State Police and a report was filed with the FBI.

Mrs. Jones stated there will be an Executive Session tonight for two topics.

Committee Reports: None.

Old Business: None.

New Business: None.

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

Resolution #2017-45
Resolution to Approve Monthly Expenses

Vice Chairman Chapman stated he reviewed all the bills and recommended payment in the sum of \$683,716.08. Vice Chairman Chapman called for a motion to approve the monthly expenses. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2017-46
Resolution Approving Amended Shared Service Agreement with Cumberland County Improvement Authority for Refuse and Recycling Collections Services

Mrs. Jones stated this amended agreement will add the pickup of the trash at Kidston and Olivio Towers. CCIA is able to now pick up the trash at these locations since the new dumpsters were purchased. Vice Chairman Chapman called for a motion to approve Resolution #2017-46. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2017-47

Resolution to Dispose of Equipment Utilizing the Rules Set Forth in NJSA 40a:11-36(2)

Dispose of (1) one dumpster to the Ocean City Housing Authority. Vice Chairman Chapman called for a motion to approve Resolution #2017-47. A motion was made by Commissioner Asselta; seconded by Commissioner Cartagena. The following vote was taken:

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

Resolution #2017-48

**Resolution Authorizing Entering into a Contract Agreement
with RPM Landscape Contractor, LLC (Tree Trimming & Removal Services)**

Vice Chairman Chapman called for a motion to approve Resolution #2017-48. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2017-49

Resolution Extending Extermination Services Contract

Vice Chairman Chapman called for a motion to approve Resolution #2017-49. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2017-50
Resolution Extending Painting Services Contract

Vice Chairman Chapman called for a motion to approve Resolution #2017-50. A motion was made by Commissioner Asselta; seconded by Commissioner Fiocchi. The following vote was taken:

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

Resolution #2017-51
Resolution to Dispose of Furniture & Equipment Utilizing the Disposition Policy

Mrs. Jones briefly reviewed the items to be disposed. Vice Chairman Chapman called for a motion to approve Resolution #2017-51. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2017-52
Resolution Adopting State Budget

Vice Chairman Chapman called for a motion to approve Resolution #2017-52. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2017-53
Resolution Designating Banks of Depository

Mrs. Jones stated this is a formality indicating the banks the VHA will be doing business with. Vice Chairman Chapman called for a motion to approve Resolution #2017-53. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2017-54
Resolution Authorizing Executive Session

Vice Chairman Chapman called for a motion to approve Resolution #2017-54. A motion was made by Commissioner Cartagena; seconded by Commissioner Fiocchi. The following vote was taken:

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

Vice Chairman Chapman entertained a motion to close the Regular Meeting with the understanding that it will be reopened after Executive Session. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

The Regular Meeting closed for Executive Session at 7:17 p.m.

Vice Chairman Chapman entertained a motion to reconvene the Regular Meeting. A motion was made by Commissioner Fiocchi; seconded by Commissioner Peretti. The following vote was taken:

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

The Regular Meeting reopened at 7:32 p.m.

Mr. Gabage stated the Board is out of Executive Session.

Resolution #2017-55
Resolution between the Vineland Housing Authority & Yardi

Vice Chairman Chapman called for a motion to approve Resolution #2017-55. A motion was made by Commissioner Cartagena; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2017-56
Resolution Approving One-Time Compensation Bonus Payments to Certain Authority Employees Based on Increased Hours and Responsibilities in Connection with the Authority's Shared Services Agreements, Management Agreements and Housing Assistance Payment Agreements

Vice Chairman Chapman called for a motion to approve Resolution #2017-56. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Vice Chairman Chapman asked for comments from the Commissioners, press and/or public. No comments.

With no further business to discuss, Vice Chairman Chapman entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Fiocchi; seconded by Commissioner Peretti. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:33 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer