

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, February 28, 2018
(Rescheduled from February 15, 2018)
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, February 28, 2018 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	(Absent)
Commissioner Rudolph Luisi	
Commissioner Nicholas Fiocchi	
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	

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.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on January 18, 2018. A motion was made by Commissioner Peretti and seconded by Commissioner Fiocchi. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Absent)
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 four months ended January 31, 2018.

Chairman Ruiz Mesa requested the Executive Administrative Report. Mrs. Jones updated the Board in reference to the fire at Kidston. There are four units that are down and will be worked on very shortly to enable the VHA to get them reoccupied. The common areas are put back together. There was a residual issue with one of the elevators that can only be attributed to water damage from the fire incident. The elevator car was getting stuck on the 4th floor. Parts and boards needed to be replaced. The good news is this is covered under the insurance claim. The VHA is waiting for the insurance check to come in for approximately \$20,000. The claim is substantially large and will be paid for by the insurance company.

In regards to the Rental Assistance Program, VHA is working towards the “close” of the Tarkiln/Asselta project which is being financed through a Bond via the CCIA that will then be purchased by Capital Bank. Capital Bank will be providing the mortgage. The Parkview project will be “closing” at the same time. Parkview will not have a mortgage, but the projects will be “closed” together for efficiency. A June 2018, closing is anticipated. This means the VHA will collect the Admin Fees for Section 8 on those units in January 2019.

The Audit is going very well and is in the process of being completed.

In reference to the federal budget and the allocations, the VHA will wait to see what happens in Washington. The big dollars have been approved now it is down to the department level to determine but what the budgets are and then it gets appropriated. Last year it was almost to the end of September before this wall complete.

A draft Smoke Free Policy was provided in the Board Packet. This policy was discussed with all the tenants that attended the meetings regarding the Smoke Free Policy. All tenants were invited, but not all tenants attended. There were some heated debates with some of the smokers and nonsmokers. The VHA will move forward with the policy for Board approval in April and it will be implemented July 1, 2018. The VHA is also working on some signage so all of the VHA’s properties inside and out will have signs. The VHA is not going with the traditional no smoking signs. The signs will be more of a friendly smoke free property sign with more a positive aspect.

The scattered site disposition is being worked on in a different angle. When the special application center in Chicago received our application they said that stating there was not enough money to fix the properties is not a good enough reason to dispose of them. The other way to dispose of the houses and get an easy yes is if every house is sold to someone that is 80% of area median income and below. 72 homes would have to be sold to low income individuals. This would take a long time and Mrs. Jones is not sure it is doable. The VHA will continue to work on this issue and a conversation will be held with the HUD Newark field office to see if we can get some guidance and support from them.

Melrose Court is going well. Mrs. Jones and Wendy met with Rick Ginnetti, Consultant, to review some of the finite points of the Management Agreement. Mrs. Jones anticipates providing the Board the final financial statement for the year ending December 31st next month. A portion of the development fee has been paid back and another amount will be paid as soon as a report is finished from the auditor. Mrs. Jones hopes to put some fencing behind the properties to provide a barrier between the adjoining backyards.

Mrs. Jones reminded the Board the March Board Meeting will be on the 4th Thursday of the month – March 22nd. A reminder email will be sent.

Committee Reports: None.

Old Business: None.

New Business: None.

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

Resolution #2018-09
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$713,982.90. A motion was made by Commissioner Peretti; seconded by Commissioner Fiocchi. The following vote was taken:

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

Resolution #2018-10
Resolution Extending Landscaping Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-10. Mrs. Jones stated this is the first of two allowable extensions of the contract. A motion was made by Commissioner Luisi; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2018-11
Resolution to Dispose of Furniture and Equipment

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-11. A motion was made by Commissioner Peretti; seconded by Commissioner Fiocchi. The following vote was taken:

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

Resolution #2018-12
Resolution Approving Revision to the 2016 Capital Fund Budget

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-12. A motion was made by Commissioner Peretti; seconded by Commissioner Fiocchi. Mrs. Jones stated there are certain funds that need to be obligated by April 12th. She briefly explained the reason and will secure there is no chance of losing any funds. Wendy Hughes explained the revisions to the line

items. Operations was increased, Management Improvements were decreased and Administration was decreased. The following vote was taken:


Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
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 Commissioners, 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 Peretti; 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 7:19 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer