

# **Housing Authority of the City of Vineland**

## **REGULAR MEETING Thursday, May 17, 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, May 17, 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	<b>(Absent)</b>
Commissioner Rudolph Luisi	
Commissioner Nicholas Fiocchi	
Commissioner Alexis Cartagena	
Commissioner Daniel Peretti	<b>(Absent)</b>
Commissioner Brian Asselta	
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, Rick Ginnetti, The Brooke Group 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 February 28, 2018. Tabled for next month.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on March 22, 2018. A motion was made by Commissioner Asselta and seconded by Commissioner Luisi. The following vote was taken:

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

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Executive Session held on March 22, 2018. A motion was made by Commissioner Asselta and seconded by Commissioner Cartagena. The following vote was taken:

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

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on April 19, 2018. Tabled for next month.

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the seven months ended April 30, 2018.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated the profit increase in the financial statement is due mostly because the Operating Subsidy was higher because HUD is starting to catch up on the pro-rated amount the VHA is receiving this year. The VHA has not been notified on the amount it will actually receive this year, but HUD is starting to release some more of the subsidy.

Kidston Towers all of the (5) units that were affected by the fire on November 30, 2017 are back online and will be occupied soon.

Updates on the Rental Assistance Demonstration Program (RAD) and the Scattered Sites will be presented by the VHA's consultant, Rick Ginnetti of the Brooke Group.

The Audit is almost finished and we will be meeting with auditors in June. The auditors will report to the Board in July or August.

As a reminder, the Smoke-Free Policy will be going into effect July 1, 2018. All of the smoke-free signs have been ordered and will be installed prior to July 1, 2018. All residents have been informed. Mrs. Jones stated the VHA's nurse has contacted some agencies and a smoking cessation program will be held. A brief discussion regarding medical marijuana was held.

**Committee Reports:** None.

**Old Business:** Mr. Ginnetti updated the board. Last month the bond resolution was passed in regards to Tarkiln/Asselta RAD Conversion for the bond issuance. Mr. Ginnetti is fully engaged in preparing all the paperwork for closing. Due to an oil tank issue and title issues, closing will probably not take place in August. Mr. Ginnetti is hopeful for a September closing. The first draft bond documents have been completed. The bond documents should be ready for Capital to review by close of business tomorrow. Mr. Ginnetti is preparing the remainder of the RAD transaction documents for Mr. Gabage to review. There is a resolution on the agenda tonight for an approval for a surveyor to perform a land survey, which needs to be completed before closing.

Parkview RAD Conversion is a little easier. A survey must also be completed. The environmental issues are fine and there is no financing. The only reason Parkview is not moving faster is because it was planned to close at the same time with Tarkiln/Asselta for efficiency for all the professionals involved and VHA staff.

Kidston and Olivio was awarded a Commitment to enter into a Housing Assistance Payment (CHAP) for RAD in the last round approximately 30-40 days ago. The VHA was assigned a transaction manager. An official kick-off meeting for KT/OT RAD conversion meeting will be held in the beginning of June. Mr. Ginnetti believes he mentioned to the Board in the past that there is a possibility of some financing that can be obtained for some rehabilitation. Mr. Ginnetti briefly discussed HOTMA (Housing Opportunity Through Modernization Act). HOTMA is changing Section 8 Project Based Vouchers where you can put additional vouchers into a project based program. What is published on HOTMA so far does not deal with RAD, but RAD is a Section 8 Program and it is believed that HUD is going to incorporate HOTMA regulations into RAD if not enough housing authorities, in HUD's opinion, are doing major rehabilitation.

D'Orazio is a much more difficult property. A few months ago it was discussed that when the calculation for the RAD was changed there was not enough income under RAD to pay D'Orazio's expenses. D'Orazio and Parkview are a part of each other. Parkview needs to close to find out for real what D'Orazio will be. He feels the numbers will go up and will enable the VHA to plan a project at D'Orazio for rehabilitation. Some patience on these 100 units is needed because some things that are going through HUD can make a big difference on what the ultimate plan is on these 100 units. Under current HUD regulation, HUD will not allow you to demolish those buildings. D'Orazio will be a rehabilitation project. HUD pushes for rehabilitation vs. demolition.

Scattered Sites are difficult for the VHA to maintain. A year ago an application for disposition of these homes was submitted to allow the VHA to sell them. HUD did not approve unless the housing authority can say where they are going to build another 72 units because they do not want to lose public housing. Under previous administration notices, HUD believes there are options and money available to fix and up keep these properties. All of the options do not work for scattered sites. Just in the last couple of months a new HUD notice came out on disposition that specifically addresses scattered sites. The notice stated that HUD acknowledges that scattered site units cannot benefit in some of the financing solutions. Mr. Ginnetti's understanding of the notice is that the VHA should be able to go back to HUD and have them reconsider the VHA's disposition application. HUD will most likely come back and ask if the VHA has the ability to build other units somewhere. Somethings such as land and city cooperation are needed, but if HUD says they would like some replacement units, even if it is not 72, the Authority needs the ability to maybe look at doing some replacement units. Mr. Ginnetti believes now there are options open for the Scattered Sites to go in a look at disposition again.

**New Business:** None.

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

**Resolution #2018-26**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$1,023,845.07. A motion was made by Commissioner Asselta; seconded by Commissioner Cartagena. The following vote was taken:

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

**Resolution #2018-27**  
**Resolution of Compliance (Board of Commissioners and Executive Director)**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-27. A motion was made by Commissioner Asselta; seconded by Commissioner Cartagena. Mrs. Jones stated this an annual requirement certifying the Executive Director and the Board of Commissioners are all trained with the Rutgers training. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)

Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

#### **Resolution #2018-28**

#### **Resolution Awarding Land Survey Services Contract**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-28. A motion was made by Commissioner Cartagena; seconded by Commissioner Asselta. The following vote was taken:

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

#### **Resolution #2018-29**

#### **Executive Session**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-29. Mr. Gabage stated there is an item the Executive Director has brought to his attention in the last view days and he believes it would be best to discuss in Executive Session. A motion was made by Commissioner Asselta; seconded by Commissioner Cartagena. The following vote was taken:

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

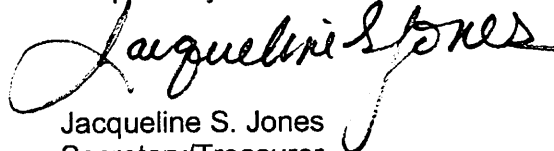
The Regular Meeting closed for Executive Session at 7:35 p.m.

The Regular Meeting reopened at 7:50 p.m.

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 Asselta; seconded by Commissioner Cartagena. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:51 p.m.

Respectfully submitted,

  
Jacqueline S. Jones  
Secretary/Treasurer