

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, August 20, 2015
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, August 20, 2015 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 Elizabeth Gordon	
Commissioner Brian Asselta	
Commissioner Alexis Cartagena	
Commissioner Nicholas Fiocchi	
Commissioner Daniel Peretti	
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 June 18, 2015. A motion was made by Commissioner Asselta and seconded by Commissioner Cartagena. The following vote was taken:

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

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Executive Session held on June 18, 2015. A motion was made by Commissioner Asselta and seconded by Commissioner Cartagena. The following vote was taken:

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

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on July 16, 2015. A motion was made by Commissioner Asselta and seconded by Commissioner Fiocchi. The following vote was taken:

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

Chairman Ruiz-Mesa called for the Financial Report from Fee Accountant. Linda Cavallo reviewed the Financial Report for the ten months ended July 31, 2015.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Authority was awarded "high performer" status for the YE 2014. The Authority gained three points from last year. The reason for the increase is for the physical assessment. The physical assessments are the REAC inspections. The REAC inspections are very comprehensive. A couple years ago the Authority received some hits at the high rises for some minor issues, but major points. The Authority has been improving those inspections every year.

Request for Proposals went out for Professional Services and will be in the resolution section tonight. The Contract Committee met prior to the meeting and will report to the Board about those results.

Mrs. Jones does not have any major updates regarding any Capital Projects. Mrs. Jones reported the progress with the development of Melrose Court is continuing. The project is not as far along as the Authority hoped it would be. There have been some change on the on-site project manager. The builder is aware of the Authority's displeasure of the progress.

Mrs. Jones would like to discuss two of the Growth and Performance (GAP) issues; the disposition application for scattered site programs and the Rental Assistance Demonstration Program (RAD). The RAD program would convert the way the Housing Authority is funded. The Authority has an RAD application in for Parkview and the other application is for Tarkiln and Asselta Acres. The other developments did not meet the threshold at the time of application. There have been meetings held internally with the VHA's consultant about these projects. In addition to the meetings, HUD has assigned a consultant to each housing authority that has put in a RAD application and established monthly meetings with that person and HUD officials. The VHA is getting to the point where it will know if the RAD conversion will work for the Authority. Mrs. Jones anticipates having the VHA's consultant come to the board meeting in October to discuss what the staff is proposing as far as a strategic plan for the Authority properties. This discussion will included the RAD conversion as well as the disposition of the scattered site homes. These two GAP issues are being working on simultaneously. Even if the Authority sells all of its scattered site properties, the Authority will still not have enough money to fill the gap for completely renovating all the properties. In a nut shell, the Authority would like to move forward with the Parkview conversion to RAD because it will be a simple conversion because there is not a lot of work that needs to be done at this property. Although the Authority put in a RAD application for Asselta Acres and Tarkiln, nothing at those two sites is in danger of falling apart. The property in most need of repair is D'Orazio Terrace. The Authority has discussed working on a 9% tax credit application for that property because it needs so much work. The Authority may also need

to get a Federal Home Loan Grant as well. The bottom line is the Authority has another issue that covers all of these properties and that is the bond funding the Authority received about ten years ago. It is called the Capital Fund Financing Program. The Bond was a way to revitalize public housing properties and the Authority uses its Capital Fund money to pay the Bond off over a 20 year period. This Bond would have to be paid for any property prior to RAD conversion. The Authority feels it can pay off part of the bond by selling the scattered site homes, but it will cost money to sell them. Mrs. Jones would like to have the Authority's Consultant come in October to discuss all of these subjects with the board.

Contract Committee Report: Chairman Ruiz-Mesa reported Mrs. Gordon and himself met today and reviewed the recommended companies for the Authority's Professional Services Contracts. These recommendations will be discussed in the resolution portion of the meeting.

Old Business: None.

New Business: None.

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

Resolution #2015-35
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$1,115,251.74. Chairman Ruiz-Mesa called for a motion to approve the monthly expenses. A motion was made by Commissioner Asselta; seconded by Commissioner Fiocchi. The following vote was taken:

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

Resolution #2015-36
Resolution Awarding Management Fee Accountant Services Contract

The Authority received one proposal for the Management Fee Accountant Services Contract. Chairman Ruiz-Mesa called for a motion to award the Management Fee Accountant services contract to Linda M. Avena, CPA PA. A motion was made by Commissioner Asselta; seconded by Commissioner Fiocchi. The following vote was taken:

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

Resolution #2015-37
Resolution Awarding Auditing Services Contract

The Authority received one proposal for the Auditing Services Contract. Chairman Ruiz-Mesa called for a motion to award the Auditing Services contract to Bowman & Company. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2015-38
Resolution Awarding Legal Services Contract – General Counsel

The Authority received one proposal for the Legal Services Contract – General Counsel. Chairman Ruiz-Mesa called for a motion to award the Legal Services contract to Eisenstat, Gabage & Furman. A motion was made by Commissioner Asselta; seconded by Commissioner Cartagena. The following vote was taken:

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

Resolution #2015-39
Resolution Awarding Legal Services Contract – Labor Relations Counsel

The Authority received one proposal for the Legal Services Contract – Labor Relations Counsel. Chairman Ruiz-Mesa called for a motion to award the Legal Services contract to Brown & Connery LLP. A motion was made by Commissioner Fiocchi; seconded by Commissioner Peretti. The following vote was taken:

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

Resolution #2015-40
Resolution Awarding Architectural & Engineering Services Contract

The Authority received three proposals for the Architectural & Engineering Services Contract. Based on evaluation, Haley Donovan LLC has been recommended. Chairman Ruiz-Mesa called for a motion to award the Architectural & Engineering Services contract to Haley Donovan LLC. A motion was made by Commissioner Asselta; seconded by Commissioner Fiocchi. The following vote was taken:

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

Resolution #2015-41
Resolution Awarding Consulting Services Contract

The Authority received one proposal for the Consulting Services Contract. Chairman Ruiz-Mesa called for a motion to award the Consulting Services contract to The Brooke Group. A motion was made by Commissioner Peretti; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2015-42
Resolution Adopting State Budget – Fiscal Year 10/1/2015-9/30/2016

Mrs. Jones explained the operating budget and the State Budget. Several months ago, the Board approved the State Budget and it was submitted to the State for the approval. The State has approved the budget and now the Board must adopt the State Budget. Chairman Ruiz-Mesa called for a motion to approve Resolution #2015-42. A motion was made by Commissioner Peretti; seconded by Commissioner Fiocchi. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Daniel Peretti	(Yes)
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. Chairman Ruiz-Mesa asked for comments from any 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 Asselta; seconded by Commissioner Fiocchi. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:22 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer