

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, August 17, 2017**  
**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 17, 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	<b>(Absent)</b>
Commissioner Nicholas Fiocchi	
Commissioner Alexis Cartagena	
Commissioner Daniel Peretti	
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, 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 May 18, 2017. Tabled for next month.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on July 20, 2017. A motion was made by Commissioner Chapman and seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Absent)
Commissioner Nicholas Fiocchi	(Abstain)
Commissioner Alexis Cartagena	(Abstain)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
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 ten months ended July 31, 2017.

Chairman Ruiz Mesa requested the Executive Administrative Report. Mrs. Jones reported the Rental Assistance Demonstration application for Tarkiln and Asselta is still being worked on. Closing will probably not be by the end of this calendar year. Applications will also be worked on for Kidston and Olivio once notification is received by HUD that units have been opened up for application.

Melrose Court is 100% occupied. Mrs. Jones drove by Melrose today. Melrose property looks good and the grass is filling in very nicely.

Mrs. Jones spoke to the Budget Committee when they met to review the operating budget in regards to the Shared Services Agreements. Currently, there are two shared services agreements. One with Buena Housing Authority and one with the Ocean City Housing Authority. Mrs. Jones would like to include in the Board Packet some information regarding those two agencies on an ongoing basis. In the past, when the VHA was managing Glassboro and hitting a rough patch, Mrs. Jones advised the Board on what was going on. Mrs. Jones believes it is a good idea if the Board knows what is going on with the other two agencies because they are actually a client of the VHA. Mrs. Jones also suggests that the Chair and the Vice Chairman reach out to the Chair and Vice Chairman of the two other agencies. It would be a good idea to form a relationship between the two agencies. This enables the VHA Board to know if whomever is the VHA Executive Director is providing accurate information back to the board. Mrs. Jones will provide a report in the board packet and she will also advise the Board of anything that is going on with the other two agencies.

As of right now, Buena Housing Authority is going really well. Buena converted to RAD last year and that is going well. They have more money than they did and more money that they can save. They don't have to worry about funds that HUD is going to recapture. Buena HA has joined the lawsuit from 2012 regarding the funds HUD recaptured from agencies that had too much in reserves. Buena had funds recaptured in the amount of approximately \$43,000. Many large housing authorities filed a lawsuit in 2012 and won. The court said it was in violation of the contract. There is a second round for filing a lawsuit for recaptured funds and Buena was notified it could join the lawsuit for \$1,000. Mrs. Jones believes it was a good investment and the Buena Board approved of the filing.

Ocean City Housing Authority (OCHA) also joined the lawsuit. The amount recaptured from the OCHA is about \$38-43,000. OCHA has the complete opposite of cash flow than Buena. Money is very tight. OCHA needs the Capital Fund money to come in so they can have a little bit of breathing room and some cash flow. There is still some items the VHA is uncovering at OCHA, but it is getting a lot better. The progress in the last 3 months have been excellent and Mrs. Jones is hearing that as well from the OCHA Commissioners. The Commissioners are pleased with the VHA's performance. The OCHA is being reorganized. Unfortunately one staff member had to be laid off. Ocean City HA is also working on a redevelopment plan to move 20 units that are in a flood area on 4<sup>th</sup> Street, which is the second lowest spot on the island. The 20 units would move to 6<sup>th</sup> & West where the high rise sits. There are some predevelopment funds that were granted to the OCHA from the NJHMFA for this planning process.

**Committee Reports:** Commissioner Chapman provided the Contract Committee report. Commissioner Chapman stated the Contract Committee was prepared to meet, but there was no need as the VHA only received one response for each of the Professional Request for Proposals for Accounting, Auditing, Legal – General Counsel, Legal – Special Counsel, Architectural/Engineering and Consulting Services.

Commissioner Asselta asked why this is and why anyone isn't trying to get this business. Commissioner Chapman explained that the RFP's are advertised and put out to the public. It is hard for a business to cut in on an established good professional relationship within a housing authority and most businesses know that. Unless there is wind of a poor relationship or that there is an attempt that the authority is trying to find new ground with a new professional. It is also very difficult for businesses to compete with regards to housing authority experience.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2017-38**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$812,369.01. Chairman Ruiz-Mesa called for a motion to approve the monthly expenses. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. 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	(Yes)

**Resolution #2017-39**  
**Resolution Awarding Management Fee Accounting Services Contract to Linda M. Avena, CPA, PA**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-39. 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	(Yes)

**Resolution #2017-40**  
**Resolution Awarding Auditing Services Contract to Bowman & Company**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-40. A motion was made by Commissioner Chapman; 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	(Yes)

**Resolution #2017-41**  
**Resolution Awarding Legal Services Contract – General Counsel to Eisenstat, Gabage & Furman**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-41. A motion was made by Commissioner Chapman; 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	(Yes)

**Resolution #2017-42**

**Resolution Legal Services Contract – Labor Relations Counsel to Brown & Connery LLP**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-42. A motion was made by Commissioner Chapman; 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	(Abstain)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2017-43**

**Resolution Awarding Architectural and Engineering Services Contract to Haley Donovan LLC**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-43. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. 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	(Yes)

**Resolution #2017-44**

**Resolution Awarding Consulting Services Contract to the Brooke Group**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-44. A motion was made by Commissioner Chapman; 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	(Yes)

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the Commissioners, press and/or public. Mr. Gabage thanked the Board for reappointing his firm. He stated he has enjoyed the many years serving the housing authority although there have been some moments that have been less enjoyable. The one thing he can say over the thirty something years of serving the housing authority is he has only had one occasion where any politician tried

to persuade him to go in a particular direction. Mr. Gabage stated he is also the solicitor for the Cape May Housing Authority and the Ocean City Housing Authority and has done some spot work for Housing Authorities that were in conflict and he believes the VHA staff is unbelievable and can't tell the Commissioners how many hours the staff has put in with the Ocean City Housing Authority issues. The VHA staff are very special people. It has been a blessing to Mr. Gabage to work with the VHA Staff.

Linda Avena also thanked the Board for her appointment. She agrees with Mr. Gabage regarding the VHA Staff. They are a pleasure to work with and always one step ahead.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:27 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer