

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, February 16, 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, February 16, 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	<i>(Absent)</i>
Commissioner Rudolph Luisi	
Commissioner Nicholas Fiocchi	
Commissioner Alexis Cartagena	<i>(Absent)</i>
Commissioner Daniel Peretti	
Commissioner Brian Asselta	<i>(Arrived 7:04 p.m.)</i>
Chairman Mario Ruiz-Mesa	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, Esquire, Solicitor and Dan Avena – Accountant.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on January 19, 2017. 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 at time of roll call)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Executive Session held on January 19, 2017. A motion was made by Commissioner Peretti and seconded by Commissioner Luisi. 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	(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 four months ended January 31, 2017. Mrs. Jones commented on the slight loss in the financial statement. There was a slight loss last month and this month. The budgeted amount of the Capital Fund allocation for Operations has not been drawn down for this budget period yet. However, these funds are available to the Operating Budget if needed.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported everything is good at Melrose Court. The audit and the year-end financial statements are in motion by the VHA's auditors. Those reports should be completed very shortly. The Federal Home Loan Bank loan for Melrose Court was approved for \$263,500. The authority's consultant is working toward submission of final documents to the Federal Home Loan Bank to be able to receive these funds.

The VHA is under a continuing resolution with regard to funding from Washington. The continuing resolution is valid until the end of April. There is concern in the industry that housing funds will be cut this year in order to fund defense spending.

As discussed some time ago, the VHA is moving to tenant paid utilities in any unit where it is possible. This is in motion and will be bringing the proposal back to the Board for final approval.

The VHA has an opportunity to increase its Administrative Fees in the Section 8 program. There is an apartment complex known as Tarkiln Park that is owned by a private entity. The complex has had a HUD contract for years and they are not renewing the HUD contract. There are ten (10) residents in the apartment complex that are eligible for vouchers due to the owner's funding change. The vouchers are known as Tenant Protection Vouchers. HUD contacted the VHA to inquire if we would be interested in administering the vouchers. Fees earned from the process will be about \$10,000 a year.

Capital Bank who is the tax credit investor for Melrose Court contributed the \$1.4 million in equity (tax credits) last month, which pays off the construction loan for Melrose. In addition, part of this payment is for the final payment to the contractor, a tax credit fee, and \$25,000 will go into an operating reserve that is set up for Melrose in case there is some operating difficulties in the first couple of years. In addition, part of the developer's fee will be paid from this contribution. There is one final equity contribution from Capital Bank that will be due, which is about \$160,000.

Committee Reports: None.

Old Business: None.

New Business: None.

Resolution #2017-07
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$1,022,934.92. Chairman Ruiz-Mesa 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	(Absent)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2017-08
Resolution to Dispose of Furniture & Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-08. A motion was made by Commissioner Asselta; 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	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2017-09

Resolution Awarding Landscaping/Grounds Keeping Services to RPM Landscaping Contractor LLC

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-09. A motion was made by Commissioner Luisi; seconded by Commissioner Peretti. The following vote was taken:

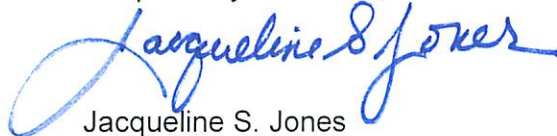
Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Abstain)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the Commissioners, press and/or public. 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 Peretti. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:13 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer