

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, October 19, 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, October 19, 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	
Commissioner Nicholas Fiocchi	
Commissioner Alexis Cartagena	
Commissioner Daniel Peretti	(Absent)
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. A motion was made by Commissioner Fiocchi and seconded by Commissioner Cartagena. The following vote was taken:

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

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on September 21, 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	(Abstain)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Abstain)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Executive Session held on September 21, 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	(Abstain)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Abstain)

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the twelve months ended September 30, 2017.

Chairman Ruiz Mesa requested the Executive Administrative Report. Mrs. Jones stated in regards to the financial statement there are still some adjustments to be made for year-end as the staff and fee accountant work toward closing out the year ending September 30, 2017.

The Rental Assistance Demonstration Program (RAD) applications for Tarkiln, Parkview and Asselta are in process and the VHA is receiving a lot of questions from HUD as the applications are reviewed. It may be sometime before settlement. Most likely next year. The Kidston and Olivio RAD application is complete. There is a resolution for the RAD applications on the agenda for the meeting tonight. Two meetings were conducted at Kidston and Olivio to explain the program to the residents. In general, the meetings went well.

The VHA currently does not have a lot of active Capital Projects. Mrs. Jones reported the VHA had a REAC inspection yesterday at Tarkiln and Asselta. Last year the VHA received a score of 77. The score from yesterday inspection was received and the VHA scored a 91 this year. The concrete work, which was completed in the last few months really helped a lot to secure a high score. D'Orazio and Parkview are scheduled next for REAC inspections. Inspections at Kidston and Olivio will follow. This year the VHA spread out the inspections from HUD so that it doesn't drain the staff to do one right after the other. If all things goes well this will be the last REAC inspection at Tarkiln and Asselta because a score of 91 will mean no inspection is required for another three years.

Melrose is going well. The Authority is still working on the Scattered Site Disposition application. Mrs. Jones hopes to come back to the Board regarding the Scattered Site Disposition in the next month or so. Ocean City Housing Authority (OCHA) is going well and has calmed down in the last couple of months. Residents received their new rents and are paying them. Unfortunately, the OCHA has not been able to have a Board Meeting in two months. One commissioner resigned and another one passed away suddenly. New members will hopefully be appointed we will be back on track for a November meeting.

Mrs. Jones presented Commissioner Luisi with his certificate of successfully completing all courses of study established for Public Housing Authority Commissioners in the New Jersey Local Housing Authority and Redevelopment Agency Training Program.

Committee Reports: None.

Old Business: None.

New Business: None.

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

Resolution #2017-57
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$2,724,720.45. Commissioner Chapman asked why the amount is higher than normal. Mrs. Jones stated the VHA is moving \$1.8 million from Ocean First to BB&T because Ocean First will not sign the required HUD Depository Agreement as it stands. They want to make changes and no changes are allowed per HUD. BB&T does not have any problem signing the Depository Agreement and they will also give us a slightly better interest rate. 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	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2017-58
Resolution Authorizing Contracts with National Contract Vendors

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-58. Mrs. Jones stated once a year or when contract vendors are added to the National cooperative vendors to allow the Authority to buy off of certain predetermined pricing sheets for pricing advantage. There is a State Contract Vendors resolution as well that follows this one. A motion was made by Commissioner Chapman; seconded by Commissioner Cartagena. The following vote was taken:

Commissioner Chris Chapman	(Yes)
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 #2017-59
Resolution Authorizing Contracts with State Contract Vendors

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-59. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
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 #2017-60
Resolution to Void Checks not presented for Payment

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-60. Mrs. Jones explained these are called utility rent payments or negative rent. There are four checks this year that were not cashed ranging from \$4-\$20. This is when a tenant's rent is calculated and the utility allowance takes the calculation to a negative. The check the Authority gives the tenant is to go toward their utility bill. These checks were either lost or never cashed. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
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 #2017-61
Accounts Receivable Decead as Uncollectible

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-61. Mrs. Jones stated this is a year's period amount and it is higher this year than it normally is. There are several high amounts and this is a result of repayment agreements that were established with some of these residents. These residents had unreported income and the Authority discovered it. Repayment agreements were signed with these residents. Some of the residents are paying it and then skip and others agree to pay it and leave the next month. There are about six on the list with an amount of \$1,000 or more which will be referred to the solicitor for collection in civil court. This is something the Authority has never had to do before, but these are outrageous amounts. They will also be entered in the HUD data base so that any of these individuals try to get housing in another housing authority anywhere in the country they would have to pay the VHA off first before they get subsidized housing again. This represents only 1.24% of what the VHA's total rent roll was for the year. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
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 #2017-62
Resolution Approving Utility Allowances

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-62. Mrs. Jones explained every year the Authority is required to evaluate the utility allowances and make any changes if they are 10% higher or lower. The VHA currently uses the HUD schedule. Every year the Authority passes this schedule and it is used. In the future, Mrs. Jones would like to hire a company that does an engineering study. She used this company for the OCHA. It came that it was much more favorable to the Authority to use the engineered study vs. the blanket study from HUD. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
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 #2017-63

Resolution Authorizing Application to Convert Kidston & Olivio Towers to the Rental Assistance Demonstration Program (RAD)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-63. A motion was made by Commissioner Chapman; seconded by Commissioner Fiocchi. The following vote was taken:

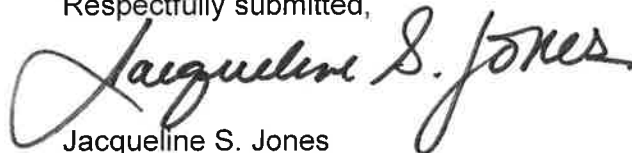
Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

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 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 7:22 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer