

Housing Authority of the City of Vineland

REGULAR MEETING **Thursday, June 21, 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, June 21, 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	(Absent)
Commissioner Rudolph Luisi	(Absent)
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, 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 April 19, 2018. Tabled for next month.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on May 17, 2018. A motion was made by Commissioner Cartagena and seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Abstain)
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 May 17, 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	(Absent)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Abstain)

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 eight months ended May 31, 2018. Mrs. Jones stated there were three payrolls in the month of May so payroll looks higher than usual. The subsidy is also up because HUD changed the proration to 93.27% and the Authority budgeted at 89%.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones discussed the operating fund and capital fund. The operating fund subsidy is being funded at 93.27%. Last year the Authority received \$770,000 in capital funds and this year it is \$1,060,000. This is good news for the Authority.

Mrs. Jones reported the audit will be filed by the end of this month. Wendy and Mrs. Jones met with the auditors and accountants in an exit conference this past week. All is well. There are no comments and no findings. It is a clean audit. The interesting thing about this audit is the post-employment pension liability, which this number comes from the State of NJ and it was dramatically lower than last year. The Authority's liability went down a half of million dollars. It is not just the VHA it is across the State. The pension liability is also less for this year. The auditors will present to the Board in August.

Everything is going well at Melrose Court. The property looks great. As of this report there are no vacancies and is financially sound. One notice to vacate was recently received.

Committee Reports: None.

Old Business: Mr. Ginnetti updated the board. The RAD conditional commitment due diligence documentation for Tarkiln/Asselta was submitted today. This puts the Authority on target for an August closing. Mrs. Jones asked if closing is in August, does this mean there is one month in this fiscal year as RAD. Mr. Ginnetti stated he did the HAP agreements for October 1st. You are allowed under RAD to move the HAP contract around a little bit. Closing in August will allow time for the new leases to get signed.

Parkview documents for submission will begin next week. Parkview is a much simpler transaction.

Kidston and Olivio are being working on as well. The rumor at HUD is that they are going do a 75/25 transaction for RAD. They have realized the RAD Commitment to Enter into a Housing Assistance Payment (CHAP) rents are a little low. They are not getting as much rehab as they had wanted. They are willing to allow you to have 25% of the vouchers at full market rent only if you do 4% low income housing tax credits. Mr. Ginnetti ran some quick numbers and he came up with about an \$11.5 million dollar budget completely redoing everything in the interior of all 203 units. It is essentially about \$170,000-180,000 of additional rental income. The authority can borrow a much bigger loan and still have the cash flow. This would be done through the Vineland Housing Development Corporation because you need the outside developer and allow them to be the nonprofit co-developer. Allow them to do all the applications for tax credits and to procure a general contractor. If these numbers completely hold and prove out, the Authority could completely rehab the building. This same concept can possibly be done at D'Orazio to possibly completely rehab the property. A new RAD notice will come out to advise if this is going to be allowed. This may change the strategy on the remaining housing projects. The tenants will continue to pay 30% of their adjusted gross income whether it's a RAD voucher or a tenant protection voucher. Scattered sites are still on hold.

New Business: None.

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

Resolution #2018-30
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$984,365.06. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Absent)
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 #2018-31
PHA Certifications of Compliance with the PHA Annual Plan

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-31. Mrs. Jones explained the Authority has to submit an Annual Plan to HUD on what the Authority plans to do next year at the Housing Authority in reference to policies changes, RAD, redevelopment etc. A motion was made by Commissioner Cartagena; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Absent)
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 #2018-32
Acknowledging Finding of Local Finance Board

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-32. Mrs. Jones stated on April 11th the VHA presented to the Local Finance Board for the Bond Sale for Tarkiln/Asselta. This is a resolution that acknowledges they approved that bond sale. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Absent)
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 #2018-33
Granting an Official Leave of Absence (Workman's Compensation)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-33. Mrs. Jones stated the VHA had a maintenance employee out on Workman's Compensation for the last few weeks. This resolution is required by the Division of Pensions so the employee can pay his portion of the Life Insurance. He will actually be returning on Monday, June 25. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

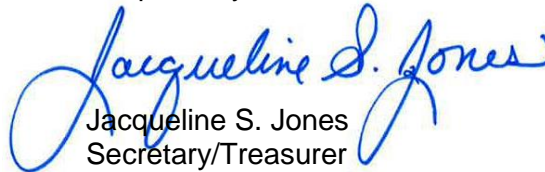
Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the Commissioners, press and/or public. 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 Cartagena; 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 7:26 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer