

Housing Authority of the City of Vineland

REGULAR MEETING **Thursday, October 18, 2018** **7:05 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 18, 2018 at 7:05 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	(via phone)
Commissioner Rudolph Luisi	(Absent)
Commissioner Nicholas Fiocchi	
Commissioner Alexis Cartagena	
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, 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 September 20, 2018. A motion was made by Commissioner Fiocchi and 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	(Absent)
Commissioner Brian Asselta	(Absent)
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 twelve months ended September 30, 2018.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated she does not have any updates on her written report provided to the Commissioners in their Board Packet. She would like to talk about the RAD conversion and the bid rejection regarding the Soil Remediation Project in the Resolution section of the meeting.

Committee Reports: None.

Old Business: None.

New Business: None.

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

Resolution #2018-65
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$870,547.65. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-66
Resolution Authorizing Contracts with Approved National Contract Vendors

Mrs. Jones explained Resolutions 2018-66 and 2018-67 are resolutions that are passed at the beginning of every fiscal year to enable the VHA to use the National & State Contract Vendors.

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-66. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-67
Resolution Authorizing Contracts with Approved State Contract Vendors

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-67. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-68
Resolution Approving a Current Utility Allowance Schedule

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-68. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-69
Resolution Voiding checks not presented for payment as of September 30, 2018

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-69. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-70
Accounts Receivable Decead as Uncollectible

Mrs. Jones explained these uncollectible amounts are typically residents from the past year who have either moved out and didn't pay what they owed and/or residents that have passed away. Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-70. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa stated he will combine Resolution 2018-71 and 2018-73.

Resolution #2018-71

Resolution to Authorizing the Executive Director to Execute all Required Documents to Effectuate the RAD Conversion for Tarkiln Acres/Asselta Acres and to take all Actions Necessary to Complete the RAD Conversion Consistent with the Terms and Conditions Set Forth in the HUD RAD Conditional Commitment (RCC)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-71. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-73

Resolution to Authorize the Executive Director to Execute all Required Documents to Effectuate the RAD Conversion for Parkview Apartments and to take all Actions Necessary to Complete the RAD Conversion Consistent with the Terms and Conditions Set Forth in the HUD RAD Conditional Commitment (RCC)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-73. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-72

Resolution to Reject Bids for the Soil Remediation Project at 189 W. Chestnut Avenue

Mrs. Jones explained the rejection of the bids for the soil remediation project is due to the bids being over budget. This will go out to bid again. Mrs. Jones stated it is not urgent to have the soil remediation completed. It is tied to the RAD conversion, but it is not critical to have done prior to the conversion. The money for the remediation will be escrowed at settlement and it will be completed within the next couple of months. Capital Bank is aware of this issue.

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-72. A motion was made by Commissioner Cartagena; 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	(Absent)
Commissioner Brian Asselta	(Absent)
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. Commissioner Chapman apologized to the board members in lapsing in the recognition that today was the third Thursday of the month and was not physically present.

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 Fiocchi. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:15 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer