

Housing Authority of the City of Vineland

REGULAR MEETING **Thursday, November 15, 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, November 15, 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	
Commissioner Rudolph Luisi	(arrived 7:03 p.m.)
Commissioner Nicholas Fiocchi	(arrived 7:05 p.m.)
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, 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 October 18, 2018. Tabled for next month.

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the one month ended October 31, 2018.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated she is hopeful the RAD closings for Tarkiln/Asselta and Parkview will take place tomorrow. Mrs. Jones pointed out that some of the budgeted figures on the financial statement are going to be a bit “off-budget” for the remainder of the year because the budget was written with an anticipated conversion date of October 1st. Although the conversion process has been somewhat painful, the VHA will continue with the Kidston and Olivio conversion.

The Kidston and Olivio RAD conversion process continues. Monthly calls with the VHA’s RAD transaction manager continue. The physical needs assessment has been completed and the next step is to review that and develop a financial plan.

In regards to the Scattered Sites, there are a lot of scattered site programs across the country facing the same problems as the VHA. HUD is now looking at the disposition of the scattered sites logically. The VHA would like sell the houses to residents that want to buy them and the rest of the residents would be issued vouchers. This would allow the VHA to sell the homes in the open market and with those funds the VHA would be able to pay off the bond as well as use the funds for gap financing for other redevelopment opportunities.

With everyone now in attendance, Chairman Ruiz Mesa returned to approving the October 18, 2018 minutes. Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular

Meeting held on October 18, 2018. A motion was made by Commissioner Cartagena and seconded by Commissioner Chapman. The following vote was taken:

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

Committee Reports: Chairman Mesa stated a Committee will need to be appointed for Re-Organization for the coming year. He appointed Commissioners Chapman, Asselta and himself to the Committee. The Committee will report to the Board next month.

Old Business: None.

New Business: None.

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

Resolution #2018-74
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$991,774.34. 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	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-75
Resolution Approving the Revision of 2018 Capital Fund Budget

Mrs. Jones stated this budget was revised to reflect the amount needed for the RAD conversion. The amount was reduced from the previous budget. Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-75. 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	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-76
Resolution Awarding Information Technology Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-76. 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	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-77
Executive Session

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-77. 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	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

The Regular Meeting closed for Executive Session at 7:13 p.m.

The Regular Meeting reopened at 7:38 p.m.

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 7:39 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer