

Housing Authority of the City of Vineland

REGULAR MEETING **Thursday, December 20, 2018** **5:40 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, December 20, 2018 at 5:40 p.m. at the Greenview Inn located at 4049 Italia 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	
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, Heidi Burk – 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 November 15, 2018. A motion was made by Commissioner Chapman and seconded by Commissioner Luisi. 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	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Executive Session held on November 15, 2018. A motion was made by Commissioner Cartagena and 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	(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 two months ended November 30, 2018.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones informed the Board that the VHA, VHDC and Melrose have been removed from the lawsuit that took place during the construction of Melrose Court.

Mrs. Jones reported issues during the REAC inspections were appealed and the outcome was favorable to the VHA. The increase in the Physical score for the properties assisted in increasing the Authority's overall Public Housing Assessment Score (PHAS). The Authority is once again rated as a High Performer with a score of 90 for the year-ending September 30, 2018.

Committee Reports: The Re-organization committee consists of Commissioners Chapman, Asselta and Ruiz-Mesa. Commissioner Chapman reported the re-organization committee met and it concluded it would recommend the officers that are identical to the previous year as follows: Chairman, Mario Ruiz-Mesa, Vice Chairman, Chris Chapman and Secretary/Treasurer, Jacqueline Jones.

Mr. Gabage requested any other nominations for those positions, seeing none he entertained a motion to close the nominations. Mr. Gabage requested a roll call vote in favor of the nomination. 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	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Old Business: None.

New Business: None.

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

Resolution #2018-78
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$1,344,093.55. 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	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-79
Resolution Approving Dates for 2019 Board Meetings

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-79. 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	(Yes)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-80
Resolution Appointing Jacqueline Jones as Joint Insurance Fund Commissioner for the Fund Year 2019

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-80. 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	(Yes)
Commissioner Brian Asselta	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-81
Extending Contract Agreement with Wheat Road Cold Cuts

Chairman Ruiz-Mesa called for a motion to approve Resolution #2018-81. A motion was made by Commissioner Cartagena; 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	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2018-82
Authorizing a Choice Mobility Letter Agreement with the Ocean City Housing Authority

Mrs. Jones explained the Choice Mobility Agreement, which is similar to the agreement the VHA currently has with the Buena Housing Authority. The OCHA does not have a Section 8 Program, therefore the VHA would administer the OCHA's vouchers. This would include approximately 121 vouchers and targeted conversion for 2019-2020. Chairman Ruiz-Mesa called for a motion to

approve Resolution #2018-82. A motion was made by Commissioner Chapman; seconded by Commissioner Luisi. 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	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

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 Fiocchi; seconded by Commissioner Chapman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:50 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer