

Housing Authority of the City of Vineland

REGULAR MEETING **Thursday, August 20, 2020** **5:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order via video teleconference by Chairman Ruiz-Mesa on Thursday, August 20, 2020 at 5:00 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 Alexis Cartagena | <i>(joined @ 5:06)</i> |
| Commissioner Gary Forosisky | <i>(joined @ 5:01)</i> |
| Commissioner Daniel Peretti | <i>(absent)</i> |
| 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 – Accountant 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 June 18, 2020. A motion was made by Commissioner Chapman and seconded by Commissioner Cartagena. The following vote was taken:

| | |
|-------------------------------|-----------|
| Commissioner Chris Chapman | (Yes) |
| Commissioner Rudolph Luisi | (Abstain) |
| Commissioner Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (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 July 23, 2020. A motion was made by Commissioner Chapman and seconded by Commissioner Asselta. The following vote was taken:

| | |
|-------------------------------|-----------|
| Commissioner Chris Chapman | (Yes) |
| Commissioner Rudolph Luisi | (Yes) |
| Commissioner Alexis Cartagena | (Abstain) |
| Commissioner Gary Forosisky | (Abstain) |
| Commissioner Daniel Peretti | (Absent) |
| 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 ten months ended July 31, 2020.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided an update on the RAD conversion of Kidston and Olivio. Last month it was reported that the Local Finance Board approved the issuance of the Bond for the Kidston and Olivio project. The conversion is moving right along. Ocean First approved the loan for the repairs to Kidston and Olivio for up to \$3.6 million. It will actually be in the \$3.3 million range. The Authority hopes to have closing before the end of 2020. The goal is to get to closing so that by January the Authority will be able to collect the administrative fees on the Section 8 side for those properties. The Authority is working with Bond Counsel and Mr. Gabage will work with the bond counsel in representing the VHA. Discussion regarding the issuance of specifications for work being done and the temporary relocation of some residents during the construction period. Consideration will be given to the scheduling of work that requires entering occupied units due to the pandemic.

There are two resolutions tonight. 2020-51 will authorize Mrs. Jones to move forward with the RAD conversion for Olivio and Kidston Towers and complete all necessary documents. 2020-52 is authorizing the issuance of the sale of the Bond for up to \$3.6 million.

Mrs. Jones stated the Authority will have almost all the properties converted to RAD after Olivio and Kidston Towers. This will leave scattered sites and the plan is to move forward with the sale of those properties probably in 2021. In September the Authority will evaluate getting together to discuss the D'Orazio Terrace project.

Committee Reports: Commissioner Chapman provided a Contract Committee report. The Contract Committee reviewed the Professional Services Contract proposals received virtually. Commissioner Chapman reported on the responses received. The Committee recommends to award the auditing services contract to Bowman and Company, the general legal counsel to Eisenstat, Gabage and Furman, the consulting services to The Brooke Group, the fee accountant to Linda M. Avena, CPA, the architectural and engineering to Kitchen and Associates and special legal-labor relations to Brown and Connery for the VHA. No questions from any Board Members.

Old Business: None.

New Business: None.

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

Resolution #2020-41
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$947,389.93. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-42
Resolution Authorizing Execution of Standard Board Resolution for the Congregate Housing Services Program

Chairman Ruiz-Mesa called for a motion to approve Resolution #2020-42. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-43
Resolution Awarding Management Fee Accountant Services Contract

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-43. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-44
Resolution Awarding Professional Auditing Services Contract

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-44. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-45
Resolution Awarding Legal Services Contract – General Counsel

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-45. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-46
Resolution Awarding Special Legal Services Contract – Labor Relations Counsel

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-46. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Abstain) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-47
Resolution Awarding Architectural and Engineering Services Contract

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-47. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-48
Resolution Awarding Consulting Services Contract

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-48. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-49
Resolution Extending Extermination Services Contract

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-49. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-50
Resolution Approving Shared Service Agreement with Cumberland County Improvement Authority for Refuse and Recycling Collections Services

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-50. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Abstain) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-51
Resolution to Authorize the Executive Director to Execute the RAD Conversion Commitment (RCC) for Kidston Towers and Olivio Towers and to take all Actions Necessary to Complete the RAD Conversion Consistent with the Terms and Conditions Set Forth in the RCC

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-51. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-52

Resolution Authorizing the Issuance and Sale by the Housing Authority of the City of Vineland of One Series of a Housing Revenue Bond (Rental Assistance Demonstration Project), Series 2020 (or such other year designation at time of issuance), in a Principal Amount not to Exceed \$3,600,000, and Authorizing and Approving the Execution and Delivery of Agreements and Related Instruments and Determining Other Matters in Connection Therewith

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-52. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

Resolution #2020-53

Resolution Adopting State Budget 2020-2021

Chairman Ruiz-Mesa call for a motion to approve Resolution #2020-53. 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 Alexis Cartagena | (Yes) |
| Commissioner Gary Forosisky | (Yes) |
| Commissioner Daniel Peretti | (Absent) |
| Commissioner Brian Asselta | (Yes) |
| Chairman Mario Ruiz-Mesa | (Yes) |

There is no need for Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No comments. No additional comments from Board Members.

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 5:25 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer