

# **Housing Authority of the City of Vineland**

## ***REGULAR MEETING*** **Thursday, November 19, 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, November 19, 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	<b>(absent)</b>
Commissioner Gary Forosisky	
Commissioner Daniel Peretti	<b>(arrived 5:11)</b>
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 Pomaes 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 15, 2020. 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, 2020.

### **Executive Director's Report:**

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided an update to her written report. She reported the Kidston and Olivio RAD closing was held on November 5<sup>th</sup>. She thanked Mr. Gabage and Chairman Ruiz-Mesa for attending the closing. This means the Kidston and Olivio properties will be converted to RAD effective December 1<sup>st</sup>, 2020. Kidston, Olivio, Tarkiln, Asselta and Parkview properties are all now converted to RAD. There is a lot of construction work to be completed at Kidston and Olivio that is part of the RAD conversion and financing. For now, the Authority is getting the specifications wrapped up but are not going to enter tenant units at this time. Any work that has to do with entering tenant's units will be put off until probably after Christmas. The Authority will see what the status of COVID is and will go from there. The Authority will begin work on roof replacement at both Kidston and Olivio.

Regarding the scattered site disposition, which was discussed last month, the next step is reviewing a request for proposal for realtors/brokers to list the homes. The RFP has not been reviewed yet and has not been advertised. This should be completed in the next 30-45 days. The VHA consultant is working on the relocation plan for residents who may be moving because they may be using a voucher they will be issued because they can not or do not want to buy the home that they are currently living in.

The VHA received notification about additional funding it will be receiving for Section 8 Vouchers. Approximately 2 months ago, an email came out that there was some funding for some "Mainstream Vouchers", which target non-elderly disabled families. The VHA received 40 of these vouchers in the value of about \$329,000/yr. This means the 40 non-elderly disabled applicants will come from the existing Section 8 waiting list. This funding increases the VHA's voucher program capability with assisting additional families in the City of Vineland and will assist with administrative expenses to administer the program.

### **Committee Report**

Chairman Ruiz-Mesa stated a Committee will need to be appointed for Re-Organization for the coming year for the election of officers. 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 #2020-67** **Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$806,369.37. 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	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

### **Resolution #2020-68** **Resolution Awarding Information Technology Services Contract**

Chairman Ruiz-Mesa reported that Commissioner Chapman, Commissioner Cartagena and himself. Commissioner Chapman stated they discussed the four proposals received and their recommendation is to award the Information Technology Services Contract to Miles Technologies. Chairman Ruiz-Mesa called for a motion to approve Resolution #2020-68. 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	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Commissioner Dan Peretti entered the meeting.

There is no need for Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. 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 Asselta; 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 5:12 p.m.

Respectfully submitted,

A handwritten signature in blue ink, reading "Jacqueline S. Jones". The signature is written in a cursive, flowing style.

Jacqueline S. Jones  
Secretary/Treasurer