

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, February 15, 2024
6:03 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Vice Chairperson Chapman on Thursday, February 15, 2024, at 6:03 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 Daniel Peretti	(Absent)
Commissioner Brian Asselta	
Commissioner Albert Porter	
Commissioner Iris Acosta-Jimenez	
Chairperson Mario Ruiz-Mesa	(Absent)

Also, present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Ron Miller, Director of Affordable Housing, Michael Watson, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales Executive Assistant.

Vice Chairperson Chapman read the Sunshine Law.

Vice Chairperson Chapman entertained a motion to approve the minutes of the Regular Meeting held on December 14, 2023. Tabled for next month.

Vice Chairperson Chapman entertained a motion to approve the minutes of the Regular Meeting held on January 18, 2024. Tabled for next month.

Vice Chairperson Chapman called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the four months ending January 30, 2024.

Executive Director's Report:

Vice Chairperson Chapman requested the Executive Administrative Report. Mrs. Jones stated Ron Miller will update the Board on all the ongoing projects. Ron reported there was a kick-off meeting for the Tarklin roof project with the architects. The plans are pretty far along and anticipate this being out for bid March with hopefully award contract in May for construction over the summer.

The equipment is still on order for the Kidston and Olivio elevator refurbishment project. Some equipment came in and it is sitting in a warehouse but has been recalled. Unfortunately, this project is still on hold until they can determine the recall status on the equipment.

No new update on the interior renovations project or water filtration system.

The underground work for the fire pump replacement is 90% complete. All of the inspections were done by the City. The equipment is due to arrive in the middle of March. Once the equipment is received the new pump will be installed and this should be completed in about 5-6 weeks. The Authority will communicate with the fire department once the system is installed.

Mrs. Jones provided an update on the Scattered Site project. The Scattered Site project consists of 72 homes. The Authority will retain 38 of the homes. Currently, there are 14 sold, 3 pending

settlements, 1 under contract and 6 listed for sale. This would leave 10 remaining homes to sell. The 10 homes are currently occupied and the families are in various stages of moving out with a voucher or moving out on their own. Once the remaining 10 houses are sold, the Authority will use the funds for the D'Orazio redevelopment. At the same time, the Scattered Site project's funding source will be changed from Public Housing to Rental Assistance Demonstration. Consultant, Rick Ginnetti has started the application. There is a meeting next week with the 38 families that will be remaining in the homes. There will be another meeting in March. The Authority is required to inform residents of the process and their rights. A letter was sent with information regarding the conversion to RAD and meeting information. The conversion will more than likely happen next year.

Mrs. Jones reported in the winter the Authority has homeless population come into Kidston and Olivio to camp out in the stair towers. The Authority had some police participation in the last couple of years and sometimes not. The Authority has also hired security during the winter. The Authority is in the process of doing that again. Ron Miller updated the Board on his meeting with the police this past week. A meeting was held with a deputy chief, a sergeant from community policing and one of the community policing officers. The meeting was productive. Ron had his staff involved and prepared with all documentation for calls for service as well as informing them of the steps the Authority was taking. Private security will start next Tuesday in both buildings. It will consist of 30 hours a week and it is randomized hours. The Authority's Community Outreach employee will be spearheading this and will be meeting with the owner of the company on Tuesday to go over the schedule and expectations. The patrols will be tracked with QR codes. Vineland Police agreed to meet with the Authority security company on Tuesday at the building. They also agreed that we do not need to set up random patrol checks. Vineland Police will only give the Authority patrol checks every 3 days but would have to consistently call to set them up. They will now keep an ongoing patrol check schedule for the two buildings. The community police department is small in the City of Vineland. There are only three officers assigned to community policing. Patrol officers have been introduced to the VHA's staff members at the buildings. Ron has contact with the Chief who said if we have problems and are experiencing long response times to report it to him for him to address. Ron explained how the homeless are getting into the building by jamming their phone through the top of the door triggering the inside motion detector to open the doors. From the outside you need a FOB to enter the building, but from the inside when the motion detector eye sees you coming the doors will open. The Vineland Police have now agreed to arrest under the defined trespass statute, but the municipal prosecutor will not prosecute. They will be arrested but then released. If there are any active warrants on the individual they would hold them. Security company patrolling discussed. Residents will not be notified of the schedule to keep it completely random. The Authority also has to post no trespassing signs per the police indicating we will prosecute otherwise the police do not have the power to arrest.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2024-11
Resolution to Approve Monthly Expenses

Vice Chairperson Chapman stated the bills have been reviewed and are recommended for payment in the sum of \$1,506,865.61. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Absent)

Resolution #2024-12
Adopting Budget Resolution
Fiscal Year October, 1, 2023 – September 30, 2024

Vice Chairperson Chapman called for a motion to approve Resolution #2024-12. Mrs. Jones provided a brief explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Absent)

Resolution #2024-13
Amending Resolution #2023-42
Contract Agreement with All Risk, Inc. for the Construction Renovations
at D’Orazio Terrace – Bldg. #1 – Change Order #2 and #3

Vice Chairperson Chapman called for a motion to approve Resolution #2024-13. Ron Miller provided an explanation regarding the change orders. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Absent)

Resolution #2024-14
**Award Contract for Roof Replacement at 1810 Jackson Drive
to Costello Home Construction**

Vice Chairperson Chapman called for a motion to approve Resolution #2024-14. Mrs. Jones indicated this is one of the scattered site homes the VHA is retaining and it needs a new roof. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Absent)

There is no need for an Executive Session.

Vice Chairperson Chapman asked for comments from the press, public or any Board Member. No comments.

With no further business to discuss, Vice Chairperson Chapman entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:21 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer