

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, March 16, 2023**  
**6:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, March 16, 2023, at 6:00 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 Daniel Peretti  
Commissioner Brian Asselta  
Commissioner Albert Porter  
Commissioner Iris Acosta-Jimenez  
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, 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 February 16, 2023. A motion was made by Commissioner Asselta and seconded by Commissioner Porter. The following vote was taken:

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

Chairman Ruiz-Mesa changed the order of the agenda and moved to Resolution # 2023-10 Authorizing Executive Session.

## **Resolution #2023-10** **Executive Session**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-10. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Mike Watson stated the resolution authorized Executive Session to discuss matters relating pending litigation, personnel issues and matters that fall under attorney client privileged. The minutes of the Executive Session will be kept and will be released to the public when the need for

confidentiality no longer exists. However, the minutes will be subject to redaction to maintain confidentiality and to maintain the attorney client privilege.

The Regular Meeting closed for Executive Session at 6:02 p.m.

The Regular Meeting reopened at 6:37 p.m. and proceeded with business.

**Resolution #2023-11**  
**Resolution Authorizing Settlement of Pending Litigation**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-11. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

|                                  |       |
|----------------------------------|-------|
| Commissioner Chris Chapman       | (Yes) |
| Commissioner Daniel Peretti      | (Yes) |
| Commissioner Brian Asselta       | (Yes) |
| Commissioner Albert Porter       | (Yes) |
| Commissioner Iris Acosta-Jimenez | (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 five months ending February 28, 2023.

**Executive Director's Report:**

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Board has not had a presentation of the year ending 2021 audit. The Audit is finished except for one piece, which was the post-employment benefit information the auditors are waiting for from the State of NJ. The Auditors just received the information in February and the Auditors are preparing for presentation of the audit to the Board in next month or May. There were no findings. The auditors cannot give an unqualified report until they have all the information. The State has been late on that information in the past, but normally the auditors have received it by the June deadline. We are hoping they catch up so this does not happen year after year. This causes a lot of problems with all the agencies that require a copy of the Authority's audit.

The tenants at Kidston and Olivio are back in their units from the renovation project. The Authority is in the processing of renting the 20 units that were used as "hotel" units during the project. There are a few items left to do such as the domestic water pump replacement, piping replacement at Kidston and the water filtration system at Kidston and Olivio. These items do not affect the residents and these projects are currently in progress. The buildings look great. Everyone received new windows and the buildings look great from the outside. The common bathrooms were replaced and are more modern with gray fixtures and tile vs. the bright yellow 70's tile from the time it was built. The Authority is working on replacing the community room furniture in both buildings.

Last month the scattered site project was discussed with consultant Rick Ginnetti. There are currently four homes that are vacant in the area where the VHA will retain homes. The Authority is working toward moving four families into these homes from homes that the Authority is going to sell. The Authority has approved plans from the City of Vineland for several homes to replace the septic systems.

Other upcoming projects are the roof replacements at Tarkiln Acres and the elevator refurbishment as well.

There is one vacancy at Melrose Court. There is a strong waiting list for Melrose which will enable the Authority to be able to move a family.

In the last 12 months, there have been two cooking fires at D’Orazio. The systems are working. Fire alarms and firestops operated properly.

Mrs. Jones reported filling vacant units has gotten more difficult. Responses are low. The Authority is getting close to 95% occupancy. Before COVID the Authority was at 98-99% occupancy. Having said this, Mrs. Jones would like to mention the properties that have been converted to RAD and are no longer public housing and there is no requirement to designate the properties for the elderly. The Authority is thinking about lowering the age to 55 and over to open the pool of applicants to a wider population to be able to serve more applicants. Often the Authority goes through the waiting list of Vineland residents and assists people that do not live in Vineland because there are not enough applicants. Commissioner Porter asked if there was a timeline the Authority is looking at to make this change. Mrs. Jones stated soon, possibly next month. This would not happen unless the Board agreed and a resolution would need to be passed.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2023-12**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,394,035.48. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2023-13**  
**Approving Change Orders #23, #24, & #25 for  
Kidston & Olivio Towers Interior and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-13. Mrs. Jones reviewed the change orders. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2023-14**  
**Transfer Ownership of Authority Owned Vehicle**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-14. Mrs. Jones explained the Ocean City Housing Authority will be purchasing this vehicle in the amount of \$16,000 from the VHA. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2023-15**  
**Resolution Awarding Pest Control Services Contract**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-15. Mrs. Jones reported the Pest Control Services bid received two bids. Elder Pest Control was the lowest bidder. A motion was made by Commissioner Chapman; seconded by Commissioner Porter. The following vote was taken:

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

**Resolution #2023-16**  
**Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-16. Mrs. Jones reviewed the items being disposed of. A motion was made by Commissioner Chapman; seconded by Commissioner Porter. The following vote was taken:

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

Chairman Ruiz-Mesa asked for comments from the press and/or public. No press or public comments. Chairman Ruiz-Mesa asked for comments from Board Members. Commissioner Chapman stated he always considered himself an apolitical individual for his 30+ years of services on the Board. Sadly enough, he expects to be in front of City Council on an issue related to him and he doesn't want it to be misinterpreted because of his association with the Housing Authority. He wanted to make the Board aware he would be in front of City Council speaking in regard to his manufacturing housing community. He imagines it will be in the newspaper and wanted all Board Members to know his representation in front of City Council is in no way, shape or form has anything to do with his association with the Authority. He is presenting as an individual owner

of a number of rentals. If this comes up in the paper and is misrepresented or misquoted, he will ask and hope that any Board Member would feel free to contact him with any questions. It is possible nothing may come up from this, but if it should Commissioner Chapman would speak openly and honestly about it. No further 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 Asselta; seconded by Commissioner Peretti. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:59 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer