

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, March 21, 2024
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, March 21, 2024, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Chairperson Ruiz-Mesa turned the meeting over to solicitor, Michael Watson. Mr. Watson swore in reappointed Commissioner Albert Porter for reappointment to the Board.

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	

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.

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on December 14, 2023. A motion was made by Commissioner Asselta and seconded by Commissioner Porter. The following vote was taken:

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

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on January 18, 2024. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

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

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on February 15, 2024. A motion was made by Commissioner Porter and 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	(Abstain)

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the five months ending February 29, 2024. Mrs. Jones briefly discussed the Housing Assistance Payment (HAP) numbers. Discussed voucher relationship with landlord and a tenant. It is for one year and it is not like living in one of the Authority's properties. HUD states that when you are in a short fall situation you need to be prepared with how you will reduce your program. Several years ago, a resolution was passed by the Board and the decision was made the first on the program are the first off, but it would not affect anyone elderly, disabled or handicapped. It would be a family. Mrs. Jones does not see this ever happening because HUD has always funded the program. Mrs. Jones explained how tightly the VHA runs the program.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated Ron Miller will update the Board on all the ongoing projects. Ron reported the Tarkiln Acres roof project is still on track for April. The architect has been on site and the project team has met twice to review documents. The VHA is waiting for specifications to be put together and final details on the roof. Hopes to be out to bid in April.

The equipment for the Kidston/Olivio elevator project was received by OTIS. As the board may recall the equipment was shipped and it was actually in recall before it even arrived. The Authority received confirmation that is what not recalled. However, it has not been delivered to the building yet. The Authority was not able to process their application for payment. Work is expected to begin in the next 2-3 weeks. Work in both buildings will be done simultaneously. There will be an elevator car down in each building for a period of 10-12 weeks. The fire and police department will both be notified ahead of time. This may be an inconvenience to the residents.

No update on Kidston/Olivio interior renovation project. The fire pump is on track to be delivered next week. All the underground infrastructure is completed. Inspections and permits from the City have been completed for the replacement.

Mrs. Jones provided an update on the Scattered Sites. There are at least 7 houses listed for sale currently. A couple more will be listed for sale shortly. There will be 3 families that are moving in March. One family is buying a home and the other two received vouchers to move. There are a few other houses that are occupied and those residents will move into other homes the Authority is keeping in the next couple of months. This process is moving fairly quickly. The Authority is still receiving listing prices or over listing prices on all of the houses. There have been a couple of deals that fell apart, which is expected. There is a house or two that are not really in great shape and they are a little bit more difficult to sell, but things are moving well. The Authority hopes to have the houses sold by September 2024. Probably in the next couple of months discussions will be had in regard to the redevelopment of D'Orazio.

Ron Miller provided an update on D'Orazio. The Authority applied for the City to update the permits for the interior layouts of Building #1. Those changes were approved internally. The contractor did submit permit updates with the City. The interior framing is ongoing and the roof will be coming off the building in the next couple of days.

Commissioner Porter asked if the Authority has any security personnel at any of its locations, particularly Asselta. Mrs. Jones stated under the cooperation agreement with the City, the Authority is like any other neighborhood in the City and part of a patrol process. The recent incident at Asselta Acres involved people who do not live there.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2024-15
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,427,211.36. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. 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	(Yes)

Resolution #2024-16
Approval Extending Pest Control Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-16. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. 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	(Yes)

Resolution #2024-17
**Authorization of Immediate Repair & Replacement of Failed Generator Equipment
at Kidston Towers**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-17. Ron Miller provided a brief explanation. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. 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	(Yes)

Resolution #2024-18
Award Special Legal Services – Landlord/Tenant

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-18. Ron Miller stated the Landlord/Tenant counsel contract was awarded back in September of 2023 for a one-year period and technically the contract should still be valid. Unfortunately, the counsel that was working at that firm left the firm and the firm did not have anyone to represent landlord/tenant matters. Brown and Connery stepped in to assist in the interim. The Authority put an RFP out for a new term April 1, 2024 through March 31, 2025. There was only one response from Robinson and Robinson, LLC of Millville, NJ. This firm has experience with other Housing Authorities in landlord/tenant matters. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. 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	(Yes)

There is no need for an Executive Session.

Chairperson Ruiz-Mesa asked for comments from the press, public or any Board Member. No comments.

Tenant from Kidston 8K, Juan Perez Hams, present with interpreter regarding security concerns, lighting, and trash chute issues. This matter will be looked into and a staff member will contact the resident to produce a solution.

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:25 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer