

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

## ***REGULAR MEETING*** **Thursday, April 21, 2022** **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, April 21, 2022, 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  
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 March 24, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
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 six months ending March 31, 2022.

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

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Kidston and Olivio renovations involving replacement of windows and caulking is in a holding pattern while waiting for the windows due to supply chain issues. Hoping for a June delivery.

Regarding the Kidston and Olivio Interior Plumbing Renovations, in the last 2 weeks the first eighteen residents from E & F risers moved to the “hotel units” while their units are under repair. Work on the E and F risers has begun and will hopefully be a 4-to-5-week process.

There are agreements of sale for three Scattered Site homes. There is some difficulty with HUD releasing the Declaration of Trusts, which is the lien on the property. There are also two other houses for sale right now. There are vouchers issued to Scattered Site existing residents. There is low rental inventory, which is delaying the moves for existing residents.

Mrs. Jones stated everyone has been back in the office for several weeks now since the beginning of the pandemic. The Authority is working on several evictions as a result of non-payment of rent through the pandemic.

Mrs. Jones will discuss Resolutions in the resolution section of the meeting.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2022-20**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended payment in the sum of \$1,062,029.46. 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)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-21**  
**Award an OMNIA Cooperative Contract with Trane Building Solutions**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-21. Mrs. Jones stated Trane Building Solutions is an approved cooperative contract vendor who will be used to repair one of the two air conditioning systems in the office. It will be repaired for now and will need to be replaced because it is almost beyond repair. 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)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-22**  
**Award As-Needed Electrical Services**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-22. Mrs. Jones stated this contract is for general electrical needs when needed, as needed. Four vendors will be utilized for this service. 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)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-23**  
**Approving Change Orders #6 and #7 for Kidston & Olivio Towers Interior  
and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-23. Mrs. Jones reviewed the change orders. 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)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-24**  
**Approving the Executive Director and/or Assistant Executive Director  
and/or Chairman to Take All Actions Necessary to Bring up to Code, Market and Sell the  
Scattered Site Homes consistent with the U.S. Department of Housing and Urban  
Development (HUD) Approved Inventory Removal Application**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-24. Mrs. Jones stated a resolution in December was passed by the board that permitted the Executive Director to approve all contracts related to the Scattered Site project, but she will be going out of the country on vacation. The is resolution will allow flexibility for settlements to proceed allowing not only the Executive Director to take action, but Assistant Executive Director as well as the Chairman if needed. 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)
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 press or public 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 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 6:13 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer