

Housing Authority of the City of Vineland

REGULAR MEETING
Wednesday, May 25, 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 Wednesday, May 25, 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 April 21, 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 seven months ending April 30, 2022. Mrs. Jones stated the loss is not a true loss because it does not reflect all the HAP funds in reserve. When the VHA has Section 8 funds in the bank, HUD sends less for the Section 8 program.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated the Kidston and Olivio exterior renovations project is waiting for window delivery due to supply chain issue. Hopefully, they will be received next month.

The Kidston and Olivio Interior Renovations is in full swing. Two risers have been cleared and were outfitted as “hotel” units. Two complete risers of residents were moved into the outfitted “hotel” units. Their units were fixed and they are already back in their units. The next set of two risers have moved into the “hotel” units. There are several staff members working on this to make it happen. There was one bed bug issue and this issue was taken care of to avoid the spread of the bed bugs into other units. The Authority hopes this project is finished by the end of December.

Mrs. Jones reviewed the status of the selling of the Scattered Site houses. Three houses have been sold with a total amount of approximately \$600,000. Another house is under contract. The Authority is running into termite issues and repairs that need to be made to some of the homes. The Authority is doing what it needs to do to get to settlement. Two other homes are listed and

there is a 14-day period to take offers. After the 14-days, the best offer is reviewed and processed for closing. Once this group of homes are sold, it is likely the sales will slow as residents who have been issued vouchers cannot find homes to move to due to the inventory shortage. These will be sold relatively quickly and then most likely will hit a wall because there is not anywhere for the existing residents to move due to the lack of units in this area and elsewhere. The only other way to relieve the houses for sale is if the existing scattered site residents want to move into Parkview or Asselta. Another possible option is selling the homes occupied with a lease along with the resident having a voucher. There might be investors that may be interested in this.

The Authority met with approximately fifteen scattered site residents that are interested in homeownership. Rick Ginnetti presented the session on homeownership. Another session will be held in about 5 weeks with ongoing discussions regarding credit and being ready for homeownership.

Mrs. Jones stated Mike Watson, Labor Attorney was to attend the meeting via Zoom to discuss the collective bargaining agreement between the VHA and CWA (maintenance department). The contract expired at the end of December of 2021, and have been in negotiations for the past couple of months. An agreement has been made if the Board approves it. Mr. Watson was going to explain the agreement, but Mrs. Jones stated she can explain it to the Board if he is not available to attend.

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 #2022-25
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended payment in the sum of \$1,014,676.30. 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 #2022-26
Award Real Estate Sales Professional Services

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-26. Wendy Hughes explained this was the bid for the Real Estate Agencies to sell the scattered site homes. Only one agency has responded. 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 #2022-27
2022 Capital Budget

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-27. Wendy Hughes explained this resolution is for the funds received for its public housing units for Capital Expenses. Currently D'Orazio and the Scattered Sites will be receiving these funds in the amount of \$577,828. 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 #2022-28
**Authorizing Execution of Standard Board Resolution
for the Congregate Housing Services Program**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-28. Wendy Hughes explained this is a yearly resolution for the Congregate Housing Services Program that is required by the State indicating the VHA does not have access to any HIPPA information. 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 #2022-29
**Resolution Rejecting Bids for Elevator Maintenance and Modernization
at Kidston and Olivio Towers**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-29. Mrs. Jones the bids will be rebid. 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 #2022-30

Authorizing Emergency Replacement of the Fire Sprinkler Pump at Olivio Towers

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-30. Mrs. Jones explained that during the annual inspection of the fire pump at Olivio Towers the fire pump failed the inspection. The Authority is in the process of the best way to repair or replace the pump with the assistance of the new Fire Marshall. There are a couple of options for a longer-term fix, but the immediate plan is to fix the existing pump to get through the next few months. The longer-term fix is going to be a bit more expensive, which is basically buying a new pump that can handle both buildings on its own generator with a transfer switch. There are five professionals working on this to come up with the correct solution and a cost to fix it. It is anticipated that the solution will cost \$200,000+-. The fire department is informed of the situation and is in agreement with the temporary fix. More information will be provided next month. 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 #2022-31

Approving Change Orders #8 for Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-31. Mrs. Jones reviewed the change order. 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 #2022-32

Executive Session – VOID

Resolution #2022-33

**Approving the Union Contract (Memorandum of Agreement) between the Communication Workers of America (CWA) and the Housing Authority of the City of Vineland
January 1, 2022 – December 31, 2025**

Mrs. Jones reviewed the highlights of the Memorandum of Agreement. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-33. 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 6:26 p.m. As the meeting was adjourned, Mike Watson, Employment Attorney joined the meeting.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer