

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, June 23, 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, June 23, 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, 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 May 25, 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 eight months ending May 31, 2022.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided an update on the Kidston and Olivio project. The Authority is still waiting for the arrival of the exterior material such as the windows due to supply chain issues. The Kidston interior plumbing is going well. There are approximately five risers left to complete with an anticipation of finishing by the end of the year.

There will be a settlement on Tuesday for another Scattered Site home. Another home will be listed in the next couple of days. There are four residents that want to become homeowners and it appears that they will be able to do purchase a home. Three of them would like to buy the home they are residing in and one of them would like to purchase a different home.

Mrs. Jones mentioned the VHA Board will probably have three new commissioners next month. Hopefully, they will be sworn in by then and if not Mr. Furman can swear them in. The Authority has not been notified by the City Clerk yet.

Chairman Ruiz-Mesa asked about the remaining Scattered Site homes due to the current market status. Mrs. Jones reported there has been discussion with the consultant about possibly marketing the homes to investors. HUD regulations are being reviewed on this matter.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2022-34
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended payment in the sum of \$982,695.55. 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 #2022-35
PHA Certification of Compliance – Annual Plan 2022-2023

Mrs. Jones stated the Annual Plan is updated every year for HUD advising HUD of the Authority's plans for the next year. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-35. 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 #2022-36
Amend the VHA Personnel Policy Dress Code

Mrs. Jones explained during COVID the Authority unofficially relaxed the dress code to permit jeans. It worked out well. It was also a good moral booster. The Authority wanted to make sure appropriate jeans were being worn. This Dress Code clarifies the wearing of jeans but also to make sure the Authority's inspectors are required to wear long pants for safety reasons. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-36. 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 #2022-37
Establishing Amendment to Capitalization Policy

Mrs. Jones stated the Authority's capitalization number has been \$2,000 for many years. The Authority's accountant has suggested it be increased to \$3,500. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-37. 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 #2022-38
**Approving Change Orders #9 for Kidston & Olivio Towers Interior
and Plumbing Renovations**

Mrs. Jones briefly explained the change in allowing the contractors to take over painting the bathrooms and removing the popcorn ceiling. The Authority's contract painter was doing the painting but has been unable to get qualified painters. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-38. 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 #2022-39
Awarding Elevator Maintenance Services Contract August 2022 – July 2023

Mrs. Jones briefly explained there were two bids received and the Authority's current vendor, Standard Elevator Corporation was the apparent qualified bidder. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-39. 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 #2022-40
Adopting Policies for the Municipal Excess Liability
Joint Insurance Fund Cyber Risk Management Compliance Program

Mrs. Jones explained the Authority's insurance company is requiring certain cyber policies to get to a certain level of insurability. Ron Miller has been working on this for the past year to get the Authority to the level where its premium will go down. These are policies that are suggested by insurance company. The Authority is at the level where it will receive the best price possible for the next coming year. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-40. 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. Chairman Ruiz-Mesa asked for comments from Board Members. Commissioner Chapman wanted to make the Board aware he was contacted by the City of Vineland and was asked if he would be willing to serve the VHA Board again as Commissioner. Commissioner Chapman wanted to make it clear that he advised the City he has served the VHA Board at the will of whomever appoints him. He has never solicited for the position. He made it clear to the City that if someone wants to reappoint me whether it be the Mayor or the Council he is more than willing and happy to serve at the will of the Council or the Mayor. It was referenced that Commissioner Asselta was reappointed and Commissioner Chapman is aware he personally has not been reappointment as of this moment, but he was certainly contacted to see if he would be willing to serve. Commissioner Chapman wanted to make sure that everyone was aware that he is certainly willing to, but it is again something he does not solicit. He is here to serve at the will of whoever wants him to serve and his mind and voice is independent without regard to other considerations. Commissioner Chapman stated if he is reappointed he is happy to serve and if he is not he respects the decision of the Mayor and the Council.

Commissioner Asselta asked who reappointed him. He was reappointed by Council. He was not contacted, but he of course wants to serve. He found out after that fact and is more than happy to serve. Commissioner Chapman stated he was the Mayor's appointment and this Mayor would make the 4th or 5th Mayor who has decided to appointment him if he so chooses to do so. Again, Commissioner Chapman is happy to serve and he will bring voice but without solicitation.

Chairman Ruiz-Mesa stated for the record he wrote to City Council back in November asking them to reappointment Commissioner Asselta and Commissioner Chapman indicating they are good Board Members and as a Chairman wanted them both reappointed. He was not contacted until about 3-4 weeks ago. Dr. Arthur, President of City Council, has been working with Chairman Ruiz-Mesa for the reappointments. She has been helpful in trying to get the VHA Board to a full board. Chairman Ruiz-Mesa provided the names of the three new appointments who are Sheila Brown-Saunders, Jacqueline Cruz and Mike Green. Chairman Ruiz-Mesa is hopeful Commissioner Chapman will be reappointed.

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 6:18 p.m. As the meeting was adjourned, Mike Watson, Employment Attorney joined the meeting.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jacqueline S. Jones". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jacqueline S. Jones
Secretary/Treasurer