

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, July 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, July 21, 2022, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Chairman Ruiz-Mesa turned the meeting over to solicitor, Harry Furman. Mr. Furman swore in the reappointed Commissioners Chapman and Asselta. He also swore in the new Commissioners Brown-Saunders, Cruz and Green. Mr. Furman congratulated everyone and wished them good luck.

Chairman Ruiz-Mesa welcomed all the new members. He asked each new member to introduce themselves. Ms. Jacqueline Cruz stated she resides at Tarkiln Acres and has done a lot of volunteer work for the Housing Authority and the Food Bank. Ms. Sheila Brown-Saunders indicated she was a former member of the VHA Board. Her father was a commissioner of the VHA for many years and she had initially replaced her father when he became ill. She enjoyed serving on the Housing Authority and she was heart-broken when she was not reappointed. When the opportunity came for her to serve again she said she most definitely would. She loves the people. She was born and raised in Vineland as well as lived in a Housing Authority home, which she rented with an option to buy many years ago.. She purchased the home and thanks the Vineland Housing Authority for the opportunity. Mr. Michael Green informed the Board he is a single parent of two children and resides at Asselta Acres. He is a member of the New Bethlehem Church and has worked as a cook for the past 22 years.

Chairman Ruiz-Mesa wanted to acknowledge that Dr. Arthur – City Council President was extremely helpful in getting the Board to full capacity.

The following Commissioners were present:

Commissioner Chris Chapman  
Commissioner Daniel Peretti (absent)  
Commissioner Brian Asselta  
Commissioner Sheila Brown-Saunders  
Commissioner Jacqueline Cruz  
Commissioner Michael Green  
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 June 23, 2022. Tabled for next month.

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the nine months ending June 30, 2022. Mrs. Jones informed the Board the VHA has a Section 8 reserve account for unspent Housing Assistance Payment fund and HUD will shorten the amount given to the Authority if it has money in reserve. The VHA's reserve amount is at about \$500,000. This is due to catching up from COVID vacancies and vouchers being issued to applicants that cannot find units. Mrs. Jones had a meeting today on how to use these funds by issuing vouchers.

**Executive Director's Report:**

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reviewed her written report. The Authority is still waiting on some windows for the Kidston and Olivio exterior project. For the benefit of the new Board Members, Mrs. Jones stated the plumbing at Kidston Towers is being replace from the inside out. She explained the process of moving tenants into "hotel units." There are three risers remaining to be completed, which consist of ten units in a riser. Along with the replacement of all the plumbing, everyone will be getting a new bathroom and the units are all being painted. There are two change orders on the agenda tonight for Kidston Towers for this project and she will explain them in the resolution section of the meeting.

The Authority has sold five Scattered Site homes and two are under contract. There are approximately 58 houses yet to be sold. The Authority will see if there is a possibility of grouping the homes to be sold to investors. The new commissioners were briefed on the selling of the Scattered Site homes prior to the meeting with Mrs. Jones and Chairman Ruiz-Mesa.

Mrs. Jones stated she will review the Operating and Capital Budgets during Resolution 2022-46. This Budget was reviewed with the new commissioners before the meeting as well.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2022-41**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$908,989.20. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones explained the bills are always reviewed prior to the meeting by the Chairman and/or another Commissioner if the Chairman is not available. Mrs. Jones stated there are approximately 5-6 people involved in the processing of every payment. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-42**  
**Approving Change Order #2 for Kidston & Olivio Towers Exterior Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-42. Mrs. Jones explained the sills needed are larger than anticipated or was not in the specifications correctly. 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 Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-43**  
**Approving Change Order #10 & #11**  
**for Kidston & Olivio Towers Interior and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-43. Mrs. Jones explained the rear mounted toilets are trying to be saved and reused, but there were ten toilets that need to be replaced. 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 Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-44**  
**Rescinding Resolution #2021-78**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-44. Chairman Ruiz-Mesa stated the vendor could not fill the order of the vehicle purchased on Resolution #2021-78. 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 Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-45**

**Authorizing Entering into a Contract Agreement with National Auto Fleet Group**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-45. Chairman Ruiz-Mesa stated this resolution is to reorder a vehicle in place of the vehicle the vendor could not supply from Resolution # 2021-78. 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 Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-46**

**Approving Budget 2022-2023 (Operating & Capital Budget)**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-46. Mrs. Jones reviewed and explained the budget. She also reviewed improvements and expenses from the Capital Budget. 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 Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

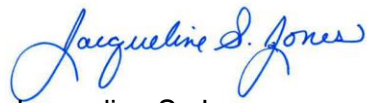
There is no need for Executive Session.

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 welcomed the new Board Members. He stated he has served the Board for approximately 30 years and it can be intimidating at times. Mrs. Brown-Saunders' father and him were in many Board Meetings when it was not just the fee accountant in the public. The meetings were packed and they were not always cordial. There can be and there is always the possibility of the meetings being adversarial with the public. He has been screamed at and called all kinds of names over the years. He has learned that people are passionate sometimes about the housing and asked them to keep an open mind. For the longest time now, it has been a very professional, cordial, administratively simple process, but things can happen and that if it does or if it does he forewarns them not to take it personally. If people come to the meeting, sometimes it can be upsetting and he wanted to give a forewarning. He suggests for them to just listen and ask questions. Commissioner Chapman has a tremendous amount of faith, having gone through approximately five different Executive Directors and different staff members over the years, and he believes the Authority is currently in very, competent hands with the ability of the Administration to deal with things professionally, openly and honestly. Commissioner Chapman welcome them and hopes that meetings can be held that are not adversarial, but occasionally it does happen.

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 6:39 p.m. As the meeting was adjourned, Mike Watson, Employment Attorney joined the meeting.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer