

# Housing Authority of the City of Vineland

## REGULAR MEETING

Wednesday, August 3, 2022

(RESCHEDULED FROM AUGUST 18, 2022)

6:02 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Wednesday, August 3, 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	(absent)
Commissioner Brian Asselta	
Commissioner Jacqueline Cruz	
Commissioner Michael Green	(absent)
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 entertained a motion to approve the minutes of the Regular Meeting held on July 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	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa expressed sorrow regarding the passing of Commissioner Sheila Brown-Saunders who unfortunately was only able to attend one Board Meeting since being appointed to the Board.

**Financial Report:** None.

**Executive Director's Report:**

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided a few updates from her written report. The Fee Accountant's report will be ready around August 18<sup>th</sup>. It is not read today due to the change of meeting date being moved up early in the month. Mrs. Jones will have her normal meeting with Linda Avena and Heidi Burke. The Financial Report will be emailed to the Commissioners. Mrs. Jones thanked everyone for being available for this meeting due to the need to purchase these vehicles. If we miss placing the vehicle order now, it will be 2 years before we can purchase a vehicle.

The VHA had a bid opening for the elevator refurbishment at Kidston and Olivio. It was overpriced. Mrs. Jones confirmed with Ron Miller the consultants are back reviewing the specs for a redo.

The windows for Kidston and Olivio are expected to be delivered tomorrow, but there will be a delay on delivery of the sills. It is anticipated that there will be extension of time for completion of the exterior project with no change in cost due to delay of the materials.

The Kidston and Olivio Interior Project is moving along well and hoping to get the project finished by the end of September.

There are two more scattered site houses under contract and we are waiting for the appraisals for them. There is a slow-down in the market already. The houses were initially being shown to dozens of people and were receiving 15-17 offers. The interest rates have gone up and have put a lot of people out of the market. We are not receiving as many offers nor as high as a couple of months ago.

The classes for the new commissioners have been posted on the Rutgers Website. The Authority will assist with getting the new commissioners registered.

Mrs. Jones stated the Authority has some reserves in its Section 8 account. Last week the Authority mailed 2,200 post cards, which wipes out the Section 8 voucher waiting list. The Authority is working with applicants to lease up about 50 or so vouchers.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2022-47**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$808,148.32. 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 Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-48**  
**Rescinding Resolution #2021-71**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-48. Chairman Ruiz-Mesa stated this is for a vehicle that the vendor cannot deliver. 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 Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-49**  
**Authorizing Entering into a Contract Agreement with United Ford, LLC**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-49. 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 Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-50**  
**Approving Change Orders #12 for  
Kidston & Olivio Towers Interior and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-50. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

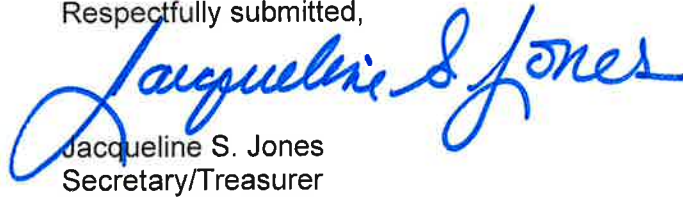
Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

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.

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 6:09 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer