

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, August 17, 2023
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, August 17, 2023, 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
Commissioner Albert Porter
Commissioner Iris Acosta-Jimenez
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 July 20, 2023. A motion was made by Commissioner Porter and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Abstain)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(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 ten months ending July 31, 2023.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported there is not a lot of updates from what she indicated in her written report. There have been meetings regarding the elevator contract and the elevators are underway for refurbishment at Kidston and Olivio Towers. Paperwork is being wrapped up on the exterior work at Kidston and Olivio Towers. The Authority insuring the subs are paid and the project will then be closed out. In regard to the interior project at Kidston, we are still waiting on the water filtration system parts due to backorder. The Authority is also waiting for the Kidston/Olivio fire pump replacement. The initial bid was rejected because it was over the budget amount. It is out again for bid. After two bids for the fire pump replacement, the Authority can negotiate with the vendor to get the project within budget.

There are still about nine (9) families at the scattered sites houses in some sort of process of moving either with a voucher or to a home the VHA is keeping. Some residents may be interested in buying a home. Some of the nine (9) families are over housed and can be relocated to the Authority's complexes with one (1) bedroom. The Authority needs to free up the homes in order

to sell them. There are currently four (4) homes that are listed for sale. Hopefully, by next month, they will be under contract.

Last month Mrs. Jones mentioned the Authority was looking into getting a price from the contractor working on the fire damaged unit at D'Orazio to refurbish the other 8 units that are not covered under the insurance due to the fire. The number came in today at 3 o'clock. Ron Miller and herself have not had a chance to review the quote. It will be presented next month. Preliminarily, Mrs. Jones believes it is doable and the Authority has some funds from the old homeownership account, which are the proceeds from the original homeownership project, which could be used to further affordable housing.

Mrs. Jones reported the audit is finished. The auditor couldn't present this month because the audit is still in review in-house, but it was filed on time. The numbers are good, but there is going to be a finding on the Kidston/Olivio project for a misclassification of an expense. The auditor will explain the finding, but it has been corrected.

The Authority's occupancy rate is almost 98%. The financials, especially on the Affordable Housing side, were a little light on the tenant rent side because of those vacancies due to COVID and some from the construction at Kidston/Olivio.

In regard to the Kidston/Olivio furniture, Mrs. Jones concern is the fire pump cost. She has been told it is possibly in the \$500,000 range. The construction budget and reserve account will be tapped out after the elevator project. Once the bids are received for the fire pump and the contract is negotiated it will be brought to the Board to request to use some of the homeownership money to replace the fire pump. There is furniture at both locations and it is usable furniture. It is not a priority, but it is important and it is on the agenda.

The furniture that was used for the hotel units during reconstruction at Kidston/Olivio has been kept in storage. Ron's assistant, Lexy in Operations organized an event for the tenants at Kidston and Olivio to raffle the furniture. The tenants received tickets to place on the items they wanted for a drawing. Lunch was also provided. The event was a huge success.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2023-39
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,330,445.24. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for an Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. Carol Fanelli from the public stated she is requesting assistance with her relative in regarding to applying for housing and being placed on a waiting list. Mrs. Jones informed her Wendy Hughes would get her contact information and have someone contact her for assistance. Chairman Ruiz-Mesa asked for comments from Board Members. No comments.

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 Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:14 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer