

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, September 18, 2025
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, September 18, 2025, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Chairperson Mario Ruiz-Mesa introduced and welcomed new Board Member, Anthony Scott. Mr. Scott was previously sworn in at City Hall.

The following Commissioners were present:

Commissioner Chris Chapman
Commissioner Brian Asselta (Absent)
Chairperson Mario Ruiz-Mesa
Commissioner Iris Acosta-Jimenez
Commissioner Albert Porter
Commissioner Elizabeth Serrano
Commissioner Anthony Scott

Also, present were Jacqueline S. Jones, Executive Director, Wendy Hughes - Assistant Executive Director, Ron Miller - Director of Affordable Housing, Michael Watson - Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales - Executive Assistant.

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on August 21, 2025. A motion was made by Commissioner Chapman and seconded by Commissioner Acosta-Jimenez. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Abstain)

Fee Account's Report:

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eleven months ending August 31, 2025.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones asked Ron to provide update on all projects.

Ron reported the Tarkiln roof replacement is still on hold.

Lerch Bates and Otis along with Elevator Controls Corporation (ECC) met onsite regarding the Kidston elevators. The elevators were troubleshot all day. Ron spoke with Lerch Bates and they have not narrowed it down to variable frequency drives (VFD). They are not yet recommending

the replacement of the VFD's. They are expensive and they do not want to replace them if that is not the issue. They have contracted with additional field engineers but they will not be out until October to do additional troubleshooting along with Lerch Bates, Otis and ECC.

Commissioner Porter asked if the elevator at Kidston was down this weekend. Ron stated he was not aware if it was down and would have to look into it.

The Kidston Towers interior plumbing renovation project is closed out.

In the regard to the Kidston/Olivio Towers fire pump project, the fueling station was installed. This project is closed out. The administrative close out of the project is being processed, but all actual construction work is complete.

The RAD Physical Conditions Assessment on the Scattered Site homes have been completed. Ron and the VHA's Operations Manager met with the Brooke Group along with the AEI Consultants to start reviewing the RAD etool review to identify the critical needs.

D'Orazio Terrace Bldg. #1 project has been closed out. Punchlist work was completed and the parking lot is being striped.

No update on the D'Orazio Terrace Community Room.

D'Orazio Terrace Bldgs. # 2 & 4 tree damage project is close to being closed out. All the construction work is completed.

No update on Asselta Acres Building # 3.

Melrose is 100% occupied. Vineland Housing Authority properties as of today are 98.97% occupied.

In regard to Community Outreach, the resident meetings continue. There will be notices going out for the remainder of the year to notify all the residents of the meeting dates at all properties. Some of the properties that are adjacent to each other will have the opportunity to meet twice because they will be invited to the adjacent property.

Commissioner Porter asked if the Authority received notification that the elevator was down at Kidston Towers over the weekend. Ron stated he would have to look at the order history and is unable to answer at the top of his head. The Authority generates a lot of work orders. Ron informed Commissioner Porter he can get back to him shortly after the meeting with this information.

Mrs. Jones stated the Authority is still operating on a continuing resolution from Washington along with the rest of the Country. Theoretically, the Authority has been receiving funds through the year from Washington but the Authority does not know what the bottom line is going to be yet. It is not only the 2025 Budget that Washington has to resolve but the 2026 Budget as well. The problem with the 2025 Budget is the continuing resolution ends on September 30th, so this can mean the government could shut down. This does not mean the Authority will shut down. That means the government shuts down and there is no funds flowing. This could present a problem for the Authority's Housing Assistance Payments for the private landlords and could affect several of the Authority's properties as far as the income to the properties not receiving the subsidy portion of the rent. Hopefully, Washington will get it sorted out prior to September 30th.

The Audit FYE 2024 is complete but the auditor is waiting on the post-employment benefit information from the State to be able to finalize the audit. Once it is finalized the auditor will present the audit to the Board. There were no findings.

Mrs. Jones addressed some the issues that came up at the public portion of meeting last month. She is not going to mention names, buildings, or unit numbers. She will address the issues in a general matter. She would like to say the Authority does hear the residents' complaints and wants everyone to know that we are here to resolve the complaints as timely as possible.

The Authority has implemented a process where complaints are responded to in the sense that the complaint has been received it is understood, questions may be clarified about the complaint and the Authority is working diligently on the complaints. She believes the Authority is responding to complaints in less than 5 days. Having said that, she would like to say because the Authority gets a complaint does not mean it is going to be fixed overnight. There are a variety of different complaints and there are different processes needed to go through to correct behavior. Initially, the Authority would like to have a conversation with the resident to attempt to have them change their behavior. Sometimes this corrects the behavior and it does not have to go any further. If the behavior does not get corrected, the Authority will move forward with a Cease Notice Action which is a violation of the lease. It could be a violation of the lease that Staff has uncovered or it can come from another resident complaint. Once the Cease Notice is sent, the resident has 30 days to correct their behavior. If the behavior does not get corrected then the Authority moves to a notice to quit which means going to the judge. The issue with seeing the judge these days is that it takes almost 90 days to get a court date. This is the longest it has ever been and has gone upside down during COVID and it has not corrected itself yet. If residents have a complaint and they do not see it corrected right away, the resident must give the Authority a little time because it may take that long to get in front of the judge and get action. There is no reason the resident cannot follow up and call the Authority. The Authority may not be able to divulge what is being done to resolve the complaint, but the response may be that if it is an activity that is still happening the Authority is still working on the issue.

Mrs. Jones briefly reviewed a couple of the incidents that were complaints last month. In general, from last month's meeting, she has asked what is going on with the complaints and what the story is. Mrs. Jones in some instances has gone back again to get more clarification.

Commissioner Scott asked what the complaint process is and how it is generated. Ron Miller explained complaint forms can be requested by calling the office, in-person at the office or request by email/fax. Once the complaint form is completed and returned it goes to one of two people either the operations manager or the public housing manager. They in turn decide what the next course of action is or assign it to their staff. They are responsible to responding to the tenant. There is a tool that generates a letter that is uniform and consistent. This response is sent by USPS for guaranteed delivery to the tenant presenting the complaint. His understanding is that in the last 2 weeks the Authority has received about 2 complaints to our office and they have been responded to in 3 days or less. The Authority has also met with all the tenants at each property over the last 6 weeks. He attended the meetings along with the public housing manager and operations manager. These meetings were recorded and logged. Complaint requests forms were distributed and explained the process numerous times.

Mrs. Jones stated what is important about this process is that we know about the complaint. It is received, it is put in the system and someone is dispatched to work on it. If the Authority is not told about the complaint it cannot be fixed.

Mrs. Jones referred to the complaints from last month. She stated some of the complaints residents had appointments to come in and discuss it with staff and they did not show up. This was with a couple of the cases. New appointments were made, one person did come in, and the

other person did not. The Authority will continue to follow up. One resident that did come in regarding a transfer – the resident was placed on a transfer list and she did not understand this. She had another situation that is private. The Authority connected her with the Authority's social worker. Sometimes it is necessary to introduce a different person into the situation to possibly solve the problem. There has been an eviction since last month. It was a complaint that came in and it went to court. It has been resolved. There was a situation regarding infestation and treatment was refused. The treatment has been rescheduled. The complaint regarding a work order regarding a piece of an appliance that was missing. This piece was replaced, but this missing piece did not affect the functionality of the appliance.

Mrs. Jones was curious about the complaints being received and where they are coming from. She wanted to find out independently about the number of complaints and where they are coming from. The Authority has a compliance manager on staff and he is independent of the occupancy and maintenance staff. The compliance manager gathers the information and has no reason to not give Mrs. Jones facts. The top three complaints are smoking, unauthorized guests and unauthorized pets. Mrs. Jones has been in this business for 40 years and these are the same complaints over the years with the exception of the smoking complaints because back in the day smoking was permitted. All of these complaints, except for the pet issue, are a little tricky and will take some effort to investigate if they are smoking or not smoking in the apartment with evidence etc. This is when the conversations start and cease notices are issued. The Authority has gotten an eviction before on a smoking case but most of the time people will correct their behavior because they do not want to lose their housing. This is the point the Authority is here to house people not to evict people. The Authority wants to help people correct the behavior and maybe they do not know they are doing something wrong. Not everyone reads every piece of the lease. Once the Authority has a conversation with someone we hope that they realize they are doing something wrong and they are putting their housing in jeopardy. In regard to unauthorized guests, the Authority has to know who it is and their name in order to name them in the cease notice. This has become a bigger problem over the last few years because housing is hard to get and we know people do not want to refuse their kids, their sister or brother etc., but this is putting their housing in jeopardy if they are allowing people to live in their unit unauthorized. This creates a parking problem which is also on the list of complaints. The parking issue is understood. People abusing the handicap parking spots, etc. The Authority has asked the police to help with that but it is not a high priority for the police due to other things happening in town. Unfortunately, these are issues that happen when you live in a multiple dwelling building. Everyone has to figure out how to live together. In some cases there are some residents who do not interact well with one another. This becomes another problem. They are behavioral problems and common issues. Mrs. Jones wants the residents to understand the Authority hears them and we know it is an issue and we know there are problems.

Of the 38 complaints received in August, 13 were at Kidston Towers. They were mostly parking complaints and unauthorized people in the building. The complaints get tracked on another workbook; there is a minimum of a monthly lease enforcement meeting where every case is reviewed. These meetings sometimes take hours. Every action is tracked on this spreadsheet. This has been done for years. The complaints have increased over the years. The economy, the world and people have changed therefore all these complaints have increased. This is a world issue, not just in Vineland. Mrs. Jones hopes to put this information in the next few months on the statistics report for the Commissioners to see monthly. Cease notices are also tracked the same way as complaints. Some complaints may turn into a cease notice.

Commissioner Scott asked if there was some type of tenant handbook residents sign off on regarding rules and regulations. Mrs. Jones stated the House Rules were updated when properties were converted to RAD and residents were given this information.

Mrs. Jones stated the Authority will continue to do what it is doing and enforce the lease. Not everyone is happy with the Authority all the time and some people deny any wrongdoing. The Authority will gather the statistics and provide them to the board on a regular basis to track them better at this level.

Committee Report: Vice Chairperson Chapman reported there are a number of items on the resolutions tonight for awarding professional services contracts. The committee is recommending all that were point scored for these RFP's for Architectural & Engineer (2 responses) – award to Donovan Architects, Accounting (one response) – award to Linda Avena, Auditing (one response) – award to Bowman and Company, Consulting Services (two responses) – award to The Brooke Group, Legal Counsel – General Counsel (one response) – award to Brown and Connery and Legal Counsel – Labor Relations Counsel (two responses) – award to Brown and Connery.

Old Business: None.

New Business: None.

Resolution #2025-53
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,585,821.97. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes) – abstain on Brown & Connery invoices.
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-54
Authorizing JIF Membership Renewal

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-54. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-55
Awarding Fee Accounting Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-55. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-56
Awarding Auditing Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-56. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Abstain)

Resolution #2025-57
Awarding Architectural & Engineering Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-57. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-58
Awarding Legal Services Contract – General Counsel

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-58 A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Abstain)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-59
Awarding Legal Services Contract – Labor Relations Counsel

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-59 A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Abstain)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-60
Awarding Consulting Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-60 A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-61
Dispose of Furniture & Equipment Utilizing the Disposition Policy

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-61. A motion was made by Commissioner Chapman; seconded by Commissioner Porter. Ron Miller provided explanation of resolution. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-62
Approving Change Order #9 for Construction Renovations at D'Orazio Terrace

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-62. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. Ron Miller provided explanation of resolution. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

Resolution #2025-63
Approving Transfer of Ownership of Authority Owned Vehicle to Cape May H.A.

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-63. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. Ron Miller provided explanation of resolution. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

There is no need for an Executive Session. Chairperson Ruiz-Mesa asked for comments from the press and/or public.

Salvatore Payan KT #10A – Expressed concerns on parking issues. Suggested color coded parking stickers between Kidston and Olivio Towers residents. Stated there are also handicap parking spot issues. He stated he had brought pictures to the Authority and never heard back. Mrs. Jones stated the Authority will work on this.

Becky Payan KT #10A – Ms. Payan would like the Commissioners to come to Kidston Towers to do a walk through from the 10th floor down. The halls are cracking and falling apart. The ceilings are also falling apart. She stated the elevators were out all weekend. On Thursday Ms. Payan stated she had to call the Fire Department because there was an alarm going off and she was not sure what alarm it was. She found out it was a medical alarm in one of the apartments. She stated if the lights were working, she would have known what the alarm was, but the light was not working. Elevator #1 is a major elevator that has to be up running at all times. The Medical Squad brought home a tenant from the hospital and had a hard time putting the stretcher on the smaller elevator #2. Ms. Payan stated every year she does Holiday Dinners. She has over 250 meals that come in and she serves Olivio, Kidston, Parkview and sometimes Asselta Acres. She also sends trays of food to the Vineland Polic Department. She has been doing this for 10 years. The issue she has is the kitchen has been made smaller, no counter space and they took the stove out which was unacceptable because the fire department advised her as long as she was not cooking that stove could have stayed there. She never cooked on that stove. She receives 120 turkey donated for tenants/families with children. Last year she collected over 100 brand new toys as well as \$200 worth of \$10 Wawa gift cards. She does not understand why housing never gave them to the children for Christmas but this she will not turn anything over to housing under no circumstances nor will they get her connections. If housing has an issue with her giving out food and collecting toys for the children, they can definitely give her a letter writing because she is sure the news and paper would love to read it. She stated she goes above and beyond for the tenants since the day she has moved in. She agreed she has a mouth and has Mrs. Jones stated some tenants do not get along. She stated she does not have to talk to a tenant if she does not want to, but if they come at her she will not stand there and take. She will come back at them. Ms. Payan said smoking is not an issue. The issue is drugs. She said there is so many drugs there and as long as her eyes are open she will not allow Kidston Towers to go down like the Atlantic City property. The parking issue should have been resolved a long time ago. Years ago there wasn't any issues when Dan was in tenant relations. Unauthorized vehicle were just be towed. The past 3 years the Kidston Towers has declined. Residents have no respect for housing or the workers. Mrs. Payan doesn't want to receive a letter from housing stating her complaint was received. She wants them to do something about the complaint. She expressed her concerns about security. There was no security labor day weekend. There is not enough security. She states the residents want 24/7 security with winter coming and she does not care how the Authority gets the money. They want to live a comfortable safe life.

Commissioner Porter asked who Dan was. Mrs. Jones explained Dan was in the lease enforcement position for the Authority. She stated no one was towed in that matter and that was not the process.

Magdalena Soto KT #3G – concerns regarding trash, unregistered vehicles and lighting needed.

Luis Santiago KT #6K – Rachel Mercado interpreted for Mr. Santiago. Mr. Santiago has lived there for 15 years. He has never taken anyone to his apartment. He has been taking care of his mother from the morning into the night for the past 6 years. He received a letter stating he has an unauthorized person living in his unit and he does not. He has reports from the police that he was robbed 8 times and nothing was done. They have stolen money and jewelry.

Angela Gould KT #4I – She received a certified letter stating she was smoking. She stated she does not smoke. She reported the elevators smell and they need to be cleaned.

Kendelyn Heath KT #9D – Every morning when he leaves for work he smell drugs. The elevators smell like urine constantly. Reported there are water leaks and cracks through the ceiling as well as trash all over the place. He stated there is not enough security. He has reported all his concerns to the Authority.

Manuel Castro KT #4B – Mr. Castro stated he has a video of the parking lot. He does not understand why he has to park in the back of the building. He has filed complaints and nothing has been done. He has also called about the elevators issues. Stated he has gotten stuck in the elevator. Commissioner Porter advised Mr. Castro when he calls the Authority it is important to take the name of the person he spoke to.

Sandra Shaver KT # 7G – She stated she has to put furniture against her unit door because of the drug people. She lives right by the stairwell. The drug people come out of the stairwell and go around to shake everyone's door. It is after 5 p.m. at night and it goes all weekend. She stated you can smell the chemicals of somebody cooking meth. She came from Salem to Vineland thinking she was going to have a good place to live. Her bathroom was flooded several times and her walls are cracked. Maintenance has come in and looked but no one has done anything. She is concerned about mold. Expressed concerns about parking issues and need for more security.

Commissioner Porter asked when was the last time she submitted a complaint. She stated 2 months ago. Commissioner Porter asked if she received a response. She stated she has never received a response for any complaint she has submitted.

Patricia D'Ambrosia OT #207 – Expressed issue with bugs. She stated a woman stole from her and she does not feel safe living in a building from a woman who stole from her. She has not filled out her paperwork and she does not know what to do about it. She was told to hold off and wait until court. She took the woman to court, but she still does not feel comfortable that this woman is still living in the building.

Rachel Mercado PV #2 -- Ms. Mercado stated the main issue at Parkview is the pets and parking issue. There is not enough signs regarding parking. Parking lines are needed as well as more handicap parking spots. Residents are not cleaning up after their pets.

Mrs. Jones stated she wanted to acknowledge the complaints and she believes the theme is unauthorized guests which are creating a parking problem. They may also be creating the drug issue. When she spoke about smoking she did not say cigarette smoking she believes there is a combination. She believes the tenants and knows they know what they are smelling. The Authority is aware. The Authority is working on how to find out where these smells are coming from. If the residents have any indication they should report it. The Authority does not use anyone's name when you report the problem. That will never be divulged. The Authority needs assistance to find out where the issues are coming from – what apartments. The Authority needs the residents' help to help the Authority improve their home. She understand the parking issues and it is overcrowded. The Authority does have a parking decal system. She has some thoughts and ideas regarding the parking issues. It will be discussed internally and there are ways to fix this issue. Mrs. Jones also hears the security concerns regarding the hours and the weekends. She asked for the residents to give the Authority some time to figure this out and she believes the Authority can produce some solutions. It was mentioned that within the last 3 years it has gotten bad. In the last 3 years at the high rise there were a lot of renovations going on and there were 20+ apartments empty plus apartments that became empty during COVID which were not filled. There were 30+ vacancies out of 103 units that were vacant, and therefore roughly 30% of residents have changed and it can become difficult. Residents that are housed into the properties are vetted. They do not have criminal records when they move in. Kidston Towers has a unique system on the locks. If you walk out of your apartment without your key, you are not getting back in. If you are getting back in with a screwdriver then you have broken the lock. If the resident thinks their lock is not safe, please call a work order in. Often times residents at Kidston Towers get locked out of their apartments because of the way the system is designed from a security perspective.

Commissioner Porter asked if security hours could be provided. Mrs. Jones stated the Authority cannot because the hours are varied. They are varied and they move around so they are not identifiable.

Mrs. Jones expressed to all, the Authority hears all the residents' concerns and asked for some time to address them. She requested if the residents could give the Authority some information on where the drug smells is coming from that this would be helpful. She stated a resident stated they received a cease notice for smoking and they indicated they do not smoke. Someone turned that in and may have reported the wrong apartment. The Authority is going by the information it is given. Mrs. Jones reiterated to please help the Authority with a little bit more of information if they have it. She stated their name and apartment would not be used. Mrs. Jones stated residents do not need to wait until next month's meeting to report issues. If the Authority doesn't know about an issue, the Authority cannot fix the issue.

Chairperson Ruiz-Mesa asked for additional comments from Administration and/or Board Members.

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez.

The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Absent)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Albert Porter	(No)
Commissioner Elizabeth Serrano	(Yes)
Commissioner Anthony Scott	(Yes)

The Regular Meeting of the Board of Commissioners was adjourned at 7:05 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer