

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, October 20, 2022
6:01 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, October 20, 2022, at 6:01 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, Robert DeSanto. Mr. DeSanto swore in new Commissioner Albert Porter. Chairman Ruiz-Mesa welcomed Mr. Porter to the Board.

The following Commissioners were present:

Commissioner Chris Chapman
Commissioner Daniel Peretti
Commissioner Brian Asselta
Commissioner Michael Green
Commissioner Albert Porter
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Robert DeSanto, 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. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Abstain)
Commissioner Albert Porter	(Abstain)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on August 3, 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	(Abstain)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Abstain)
Commissioner Albert Porter	(Abstain)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on September 15, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Abstain)
Chairman Mario Ruiz-Mesa	(Abstain)

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report FYE September 30, 2022.

Executive Director’s Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Kidston and Olivio project is moving along. There may be some supply chain issues for Kidston interior work that is being done. The projects are on schedule and should be completed by the end of this year. The exterior project is also moving along. There are some unusual items needing work that were not part of the project. They are down to 1 or 2 risers at Kidston for the plumbing improvements. There are about 15-20 units that were being used as “hotel units” to move the residents in and out of during renovations. These units were outfitted with furniture and household items. Once the project is completed the thought it to gather all the items that could be used and have a raffle event for the residents to give the items away. Mrs. Jones will bring more information to the Board on this.

It was discussed last month about a new plan for the Scattered Site homes. Six homes have been sold and one more will be going to settlement. Thirty-five homes have been identified to be retained by the Authority and converted to the RAD program. Authority Staff and consultant are currently working on a presentation to change the status of the thirty-five homes from disposition to a RAD conversation.

Mrs. Jones reported there is a resolution tonight for approval of revised organization chart and approval of two new job descriptions.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2022-65
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,848,743.82. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-66
Entering into a Contract Agreement with Mall Chevrolet (2023 Malibu)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-66. Mrs. Jones explained this resolution is for purchase of a vehicle which was previously cancelled to due to availability. 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 Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-67
Authorizing Renewal of New Jersey Public Housing Joint Insurance Fund Membership

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-67. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-68
Authorizing Contracts with Approved National Contract Vendors

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-68. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-69
Authorizing Contracts with Approved State Contract Vendors

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-69. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-70
**Authorizing Choice Mobility Letter Agreement
with the Ocean City Housing Authority – Pecks Beach Family RAD Conversion**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-70. Mrs. Jones stated this is a similar resolution that the VHA passed for the Bayview Manor and Speitel Ocean City properties a couple of years ago. When the properties are converted to RAD the vouchers need to be administered by an Authority that has a Section 8 voucher program. VHA will administer these vouchers for OCHA and will get a fee paid by HUD to administer them. A motion was made by Commissioner Peretti; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-71
Approving Change Order #13
for Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-71. Mrs. Jones explained this change order is for asbestos testing. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-72
Authorizing Emergency Replacement of Failed Security Equipment

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-72. Mrs. Jones stated the camera equipment at Asselta was hit directly by lightning. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-73
Voiding Checks not presented for payment as of September 30, 2022

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-73. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-74
Accounts Receivable Decead as Uncollectible

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-74. A motion was made by Commissioner Green; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-75
Dispose of Furniture and Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-75. This resolution is for disposal of an old VHA vehicle. 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 Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-76
Approving New Job Descriptions / Revised Organizational Chart

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-76. Mrs. Jones explained and reviewed the revised organizational chart and the new descriptions. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(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 Porter stated he was impressed with the orientation Mrs. Jones provided him as well as the organization chart. He looks to forward to serving on the board.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:23 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer