

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, November 17, 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, November 17, 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
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, 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 October 20, 2022. A motion was made by Commissioner Porter and 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)

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the one month ending October 31, 2022. Brief discussion regarding the HUD reserve line item. Mrs. Jones explained the HUD reserve funds are included in the report because these are funds that HUD is holding for the Authority for Section 8 Subsidy. Some funds are held locally, and some funds are held by HUD. Including the reserve funds in the report most accurately reflects the Authority's financial position.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Authority is still working on some specs for Olivio Towers elevator renovations. The Authority has a consultant who specializes in this.

The Kidston Towers project, which mainly involved the plumbing project is coming to an end. There are two risers that are under construction now that are the last two to be completed. The very last riser should be completed in early January. There will be eighteen units to rent, and the Authority is ramping up now to find applicants to lease these units. There is a resolution tonight for a group of change orders for this project. Some are positive and some are negative.

Regarding the Scattered Sites, there was a settlement on October 30th and there is another scheduled for November. The Authority continues to work on the project to keep about thirty-five of the scattered site homes. A conference call was held with HUD's Special Application Center in Chicago. During this call, the HUD representatives provided some direction on what to do next. Rick Ginnetti and Mrs. Jones are working on this plan to bring back to the board either next month or at the January meeting. The other issue is selling the homes that are on the outskirts of Vineland, which are the properties that have wells and septic tanks. The Authority is working on replacing some of the septic tanks.

Committee Report: Chairman Ruiz-Mesa stated a committee will need to be appointed for Re-Organization for the coming year for the election of officers. The committee will consist of Commissioners Chapman, Asselta and himself. The Committee will report to the Board next month.

Old Business: None.

New Business: None.

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

Resolution #2022-77
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,162,282.23. 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 #2022-78
Approving Change Order #14 – #21
for Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-78. A motion was made by Commissioner Asselta; seconded by Commissioner Green. Mrs. Jones briefly discussed the change orders. 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 #2022-79
Resolution Awarding Information Technology Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-79. A motion was made by Commissioner Chapman; 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)

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. 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 6:16 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer