

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, December 15, 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, December 15, 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 (Absent)
Commissioner Daniel Peretti (Absent)
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 (*via telephone*), 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 November 17, 2022. A motion was made by Commissioner Green and seconded by Commissioner Porter. The following vote was taken:

Commissioner Chris Chapman (Absent)
Commissioner Daniel Peretti (Absent)
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 two months ending November 30, 2022.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported there is some activity on the Tarkiln Acres roof project. The Authority has been wanting to replace the roofs. The architect has started to get those plans together and we will work on this in 2023. There are 150 units at Tarkiln and it will be a big job.

Mrs. Jones stated there are some outstanding items for the Kidston/Olivio Exterior Renovation Project and elevator work. These items are listed on the Executive Director's report. It has not changed too much since last month and delays mostly due to supply chain issues.

The Kidston/Olivio Interior Project, which is mostly the plumbing project. The project is down to one riser, which is the "I" riser. It was expected this riser would be completed by January, but Mrs. Jones was informed a few days ago that it will be pushed to February. Everyone should be back in their own units by the end of January. Then the main supply line will be replaced, which

is all part of this plumbing project. This will cause some inconvenience to the residents over a series of days of water shut offs. The shut off time will probably be 8 hours during working hours. The Authority will try to minimize this as much as possible. The Authority may bring in some lavatories on a trailer. Drinking water will be provided.

The Authority had one other settlement of a scattered site home on Monday. There is a total of 7 houses sold. The Authority will be taking a look at houses it has that are vacant the it intends to keep as well as look at the houses that will be sold that are currently occupied and try to move those families from the outskirts of Vineland into the houses the Authority is going to keep. The Authority then can begin to sell the houses in the outskirts of Vineland. Once they are sold the funds will go towards D'Orazio Terrace renovations project. It is anticipated the Authority's consultant, Rick Ginnetti will present to the Board a broader view of the project and how it will work.

In general, the Authority is filling up its vacancies and close to getting back to normal since pre-pandemic. The only property with a large majority of vacancies is Kidston because we kept 2 risers empty for "hotel" units to move tenants in and out of their units while their units were being fixed. The Authority has residents lined up for when those units are ready to be filled. There will be about 18 new residents in the building. There are some furniture and appliances that were used in the "hotel" units the residents are interested in. Once the project is finished the Authority will have some sort of party and raffle off all the items the residents are interested in. Some of the items are not reusable and will be disposed of. Anything that does not want or doesn't go, it will be donated to the Cumberland County Habitat for Humanity Restore in Vineland.

Commissioner Porter asked if there was a waiting list for Melrose properties and asked what the number is. Mrs. Jones stated there is a waiting list and it is very strong. She does not have the exact number off the top of her head, but it is strong and heavy. Probably about 100 people for 17 units. Since its opening in 2017, about 5 units have turned over.

Commissioner Porter asked if there was an accommodation for seniors who cannot apply online. Mrs. Jones stated that anyone who cannot apply online when the waiting list is open, a paper application can be provided. The online application is faster and allows the Authority to communicate with applicants more efficiently.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2022-80
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,115,476.19. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2022-81
Resolution Approving Dates for 2023 Board Meetings

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-81. Chairman Ruiz-Mesa stated if there is no objection the December 2023 meeting will be held on December 14 rather than December 21. All Commissioners present agreed. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

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

Resolution #2022-82
Resolution Appointing Jacqueline S. Jones as the Housing Authority of the City of Vineland's Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund (JIF) for the Fund Year 2023

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-82. Mrs. Jones explained every year the Authority has to approve someone to represent the Housing Authority on the Commission and traditionally it is the Executive Director. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

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

Resolution #2022-83
**Approving Change Orders #4 – #5
for Kidston & Olivio Towers Exterior Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-83. Mrs. Jones reviewed the change orders. A motion was made by Commissioner Asselta; seconded by Commissioner Green. The following vote was taken:

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

Resolution #2022-84
Approving Change Order #22
for Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-84. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Daniel Peretti	(Absent)
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 Porter; seconded by Commissioner Green. 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