

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, January 16, 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, January 16, 2025, 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	(Absent)
Commissioner Brian Asselta	
Commissioner Albert Porter	
Commissioner Iris Acosta-Jimenez	
Chairperson Mario Ruiz-Mesa	

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 December 19, 2024. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

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

Fee Account's Report:

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the three months ending December 31, 2024.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones requested an update from Ron Miller on the construction renovation projects. Ron Miller reported there is a meeting scheduled with the Authority's new architect J.W. Pedersen for the Tarkiln Acres roof project as well as to discuss all the Authority's projects. The Authority has already had preliminary discussions regarding the roof project, and they are aware of what to expect.

The elevator renovation project is far along. All the elevators are in service. The electrician, electrical engineer and consultant have done their punch list. It is in the punch list stage where the contractor goes back and fixes any minor defects found in the project. This will be ongoing, through next month.

Ron provided a brief update on the Kidston plumbing renovations relating to the water systems. The project consultant sent a letter to the contractor demanding a refund for the systems. He will provide an update to the Board as well as to Mr. Watson on the response.

The fire pump project will be sitting for several months. The Authority is waiting for the fuel station to be delivered. The fire department went through the building again today with no problems. Ron spoke with the Fire Marshall and stated everything was good. They are happy with everything. The new tags were placed on everything and there are boards with instructions that are hanging from the ceiling so if the fire department is in there, they can easily see how to shut everything down and turn everything on. There has been a lot of communication back and forth with the City on that project and they are happy with it.

Many of the Commissioners were able to tour Building #1 of D'Orazio prior to the meeting. Ron hopes everyone was satisfied with the renovation. The project is running up against a couple of weather delays due to the wintry weather. The site work is unable to be completed, which will push back the occupancy of the building. Even though the units will be completed they will not be able to be occupied until the site work is completed. It is too cold to pour the concrete even with additives. There are several drainage issues that need to be worked out. Unfortunately, lease up will probably not be until March.

The D'Orazio Terrace community room goes along with Tarkiln Acres roof with the project kick off next week. The initial stage of the community room will be to develop a floor plan. Once the floor plan is approved, then the design docs will begin, and all the professionals will be brought in.

Ron provided an update on Community Outreach. The staff had a successful event at the Corbin Center a few days before Christmas for the families. Gifts were provided for all the children. Food was also provided. It was really nice. Some new initiatives are being implemented. He is not sure if there will be an event in January or not, but some plans are coming up for the summer and there is an event planned for February which details are currently being worked out.

Mrs. Jones stated there is a Change Order for D'Orazio and it will be discussed at the Resolution portion of the meeting.

Mrs. Jones provided an update on the Scattered Site homes. There are two left to be sold, and the Authority is waiting for settlement dates on these. They are under contract and the Authority is waiting for the HUD documents, which typically takes several days to be received. The Authority is working towards the RAD conversion for the Scattered Sites. A tenant meeting is scheduled for February, and this is part of the process to communicate with the remaining residents about what is going to happen next. Their situation does not really change. The change is the way the Authority will receive its funding.

There have been previous discussions regarding the Section 8 funding and concerns about it not being sustained. Right now, the Authority is okay, and the program is being funded under a continuing resolution. The Authority will have to wait and see what happens with the new administration. The only thing that gives Mrs. Jones any hope is that being under the Section 8 umbrella with all the other private landlords that have a lot of properties that depend on HAP contracts giving us a little bit of a safe area. Whereas public housing, she believes it will take a cut.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2025-01
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$2,311,581.41. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2025-02
**A Resolution Designating an Official Newspaper for the
Publication of Business-Related Matters regarding the Housing Authority of the City
of Vineland Board of Commissioners and Advertisements
for Contracting Purposes and/or the Publication of Various Other Items**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-02. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2025-03
Approving Change Order #7 for Construction Renovations at D’Orazio Terrace

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-03. Ron Miller provided an explanation for the Change Order. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2025-04
Authorizing Entering into a Contract Agreement with Nielsen of Morristown

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-04. Ron Miller provided an explanation of this resolution. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

There is no need for an Executive Session.

Chairperson Ruiz-Mesa asked for comments from the press, public or any Board Member. No Comments.

With no further business to discuss, Chairperson 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 6:13 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer