

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, February 20, 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, February 20, 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	(Absent)
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 January 16, 2025. A motion was made by Commissioner Porter and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Absent)
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 four months ending January 31, 2025.

## **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 reported quotes were received for the community room furniture and are being reviewed.

Staff met with the new architect regarding the Tarkiln Acres roof and are waiting on the fee proposal from the architect.

There was a meeting today on the elevator project. This project is in a close-out phase. It is anticipated an amendment to this contract will be presented at the March Board meeting. There is a maintenance component to this project for the next two years after substantial completion and in order to close the project we have to amend the contract. It is not going to change any of the scope or numbers. It needs to be amended in order to close out the AIA, which is the payment application. The punch list was reviewed with elevator consultants.

Kidston and Olivio water filtration equipment was removed by the general contractor from the building. It was sent back to the manufacturer and it is being programmed. The general contractor also went under contract with South Jersey Water to reinstall equipment to test it and make sure it works.

No new update on the fire pump replacement. As mentioned last month, the fueling station for the pump replacement remains incomplete.

The weather is delaying the pouring of concrete at D'Orazio Terrace, building #1. The general contractor is hoping to pour next week with the upcoming warmer weather. All the appliances were installed into all units today. Final cleaning of the units will probably be next week.

The staff met with the architects regarding the D'Orazio Terrace Community Room. The VHA is awaiting a proposal to layout the floor plan.

Ron explained building #3 at Asselta Acres is a unique building. This building contains all 6-bedroom units. Currently, the VHA has a total of four 6-bedroom units in its inventory, and they are all in this building. There is not a need for this size units anymore. Family sizes do not dictate the need for these size unit. Currently, two of these units are empty. They have been taken offline and they happen to be right next to each other. There is a big demand for two bedroom and one-bedroom units. There are only a couple of one-bedroom units in the VHA's inventory available for those that are not elderly or do not have a disability. The VHA staff along with the architects are looking into converting two 6-bedrooms into four units (2 - 1-bedroom, 2 - 2-bedrooms) enabling the Authority to house more families. An initial look at this appears the conversion would be possible. This would require zoning approval from the City. It appears there is enough parking on-site.

The Authority is working with an electrical engineer and architect to install new cameras at Kidston and Olivio Towers. The existing cameras were installed in 2005. It is possible to use the same infrastructure. Both buildings were wired together with fiber optics underground.

No community events were held in January. It is hard during the winter months to do anything outside with the families. There was an event in February and the Board will be updated at that March meeting.

Mrs. Jones reported there are two scattered site houses left to be sold. They are both actively under contract and just awaiting a settlement date. There is a resolution tonight to award a physical conditions assessment on the 39 scattered site homes the Authority is keeping. This assessment has to be completed on every property being converted to RAD. This will be part of the application to HUD. The RAD conversion is a bit of a concern because of what is going on in Washington. Hopefully, there are enough people left that know the RAD conversion process.

Another issue in Washington is the continuing resolution which expires March 13<sup>th</sup>. Right now, the whole country is operating without a budget. Keep in mind that the Authority has the scattered sites under Public Housing as well as D'Orazio. Public Housing will be affected by budget cuts. Section 8 is less likely to be affected by budget cuts.

There are two more payments left on the Capital Bond.

The Authority is at 99.30% occupancy. This occupancy rate is where the rate was pre-COVID. The occupancy and maintenance departments are doing a good job. The Authority is housing as many people as it can house. Maintenance is turning units over quickly and a lot of the backlog of work orders has been reduced.

Section 8's funding was caught up right before the new administration came in. All of the administrative funds the Authority used for HAP payments were replaced and last week the Authority was taken off the naughty list. The Authority can lease if a voucher is released, and the funds are available.

Commissioner Porter asked if the Authority has had any conversations with Congressman Van Drew about the Authority's concerns. Mrs. Jones stated she has had a conversation through a channel.

Chairperson Ruiz-Mesa stated as Board Members he believes congratulations are in order for Mrs. Jones and her staff for selling all of the scattered sites homes which was a big task. Mrs. Jones stated a lot of effort came from Ron and his staff as well as the Brooke Group, consultant.

Commissioner Porter asked regarding the status of the furniture for the Towers and resident input. Mrs. Jones stated this is being reassessed because the immediate need is chairs. The chairs will be replaced the chairs and the tables at Olivio will be assessed for replacement. Ron stated he and the occupancy manager visited the site and engaged verbally with the tenants inquiring what type of things they need and the tenants also provided input on what type of furniture does not work. Mrs. Jones stated the Authority was waiting to make sure there was enough funds left after all the projects.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2025-05**  
**Resolution to Approve Monthly Expenses**

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,493,217.24. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

**Resolution #2025-06**

**Awarding Contract for RAD Physical Condition Assessment – Scattered Site Project**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-06. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

**Resolution #2025-07**

**Authorizing Use of Contract #120122-RNG (RingCentral)**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-07. Ron Miller provided explanation of this resolution in regard to the Authority's phone lines. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

**Resolution #2025-08**

**Authoring Member Participation in a Cooperative Pricing System  
(Camden County Educational Services Commission)**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-08. Ron Miller explained the resolution as well as the following resolution. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

**Resolution #2025-09**  
**Authorizing Use of Contract RFT#FY21-01 (Peterson Service Company)**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-09. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

**Resolution #2025-10**  
**Approving Change Order #8 for Construction Renovations at D'Orazio Terrace**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-10. Ron Miller provided an explanation of 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	(Absent)
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 Chapman; seconded by Commissioner Acosta-Jimenez. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:25 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer