

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, April 17, 2025
6:04 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, April 17, 2025, at 6:04 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, Michael Watson. Mr. Watson swore in the new Commissioner Elizabeth Viera. Chairman Ruiz-Mesa welcomed Ms. Viera to the Board.

The following Commissioners were present:

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

Also, present were Jacqueline S. Jones, 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 March 20, 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	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Viera	(Abstain)
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 six months ending March 31, 2025. Mrs. Jones explained the Consultant line item.

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 that the community room project at Kidston and Olivio Towers is complete, and both rooms are 100% set up as of today. The tenants are happy with the new tables and chairs.

There is no new update on the Tarkiln roof project.

The punch list was completed for the elevator refurbishment project at Kidston and Olivio Towers. The Authority is waiting for final inspections from the consultant to make sure the punch list is completed to be able to complete close out on the project.

The Water Filtration System equipment for Kidston and Olivio Towers are being reprogrammed and there is no new update this month.

The fire pump project remains the same as last month. The Authority is waiting on the fueling station.

The last Scattered Site house was sold. The remaining homes will have a RAD Physical Conditions Assessment. Every home will be evaluated. There was a kickoff meeting with the contractor and the inspections are scheduled to start in May.

D'Orazio Terrace was occupied 100% on April 1st including building #1. It is still under construction. There were some issues with the site work due to concrete issues. All the concrete should be completed next week. Residents are being kept up to date and they all have safe passage to their units. As of today, there is one (1) vacancy.

No update on D'Orazio Terrace community room. No update on Asselta Acres building #3.

There is a resolution tonight in regard to the camera replacement project at Kidston and Olivio Towers. This resolution was scheduled to go before the Board in May. Because of what is happening at the federal level with tariffs, the Authority was informed that there was going to be 40% increase on the materials for this project. This increase would put it out of budget range for the Authority to even do the project. They agreed to hold the contract price until April 30th, but the purchase order has to be signed before April 30th. The Authority met with the electrical engineer because the proposal needed to be approved and vetted. The electrical engineer approved the proposal and provided a letter which is attached to the resolution recommending the award.

Melrose Court is 100% occupied, but there was a vacancy in April. It was turned in two weeks and reoccupied.

In regard to community outreach, there has been some meetings with the senior sites this month. The Authority continues to rotate these meetings through the sites providing coffee and donuts to get feedback from residents as well as address the concerns that we can. Those concerns we may not be able to address we explain why.

There is a spring holiday event coming up next week for the families at the Corbin Center since the kids are on Spring break.

Commissioner Porter asked if the residents' meetings are with the advisory council. Ron stated there is not a resident advisory council that is active. There would have to be a resident to show interest to get a resident advisory council active. They would need to come to the office and the Authority can instruct them on how to inform the resident advisory council. Mrs. Jones explained there is a \$25 per unit amount that is recommended by HUD, but it is technically not supposed to be used for refreshments. When the Authority hosts holiday parties for the residents, it is using non-federal funds. The \$25 per unit is to be used for types of improvements for the residents or education. The Authority would like to have some educational components during holiday parties.

Mrs. Jones reported that the entire Housing Authority is 99.31% occupied.

Mrs. Jones stated that when the Authority properties converted to RAD part of the rule is to have a reserve for replacement fund for capital improvements. Recently, HUD has reached out to

Executive Directors who have RAD properties to make sure the Board has seen the activity in the Reserve for Replacement Account and has also reviewed the budget. Every year the Board reviews and approves the budget. Going forward Mrs. Jones will incorporate the reserve for replacement account information annually with the budget process. In addition to not only reviewing Vineland's reserve for replacement, Buena and the Ocean City Housing Authority's reserve for replacement will be reviewed because Vineland is the contract administrator for the vouchers in those buildings. The contract administration of the vouchers is a separate component of the shared services agreement. The shared services agreement can go away, but the Section 8 contract management piece would remain. Mrs. Jones explained and reviewed the reserve for replacement accounts. The financial statements, which contain the annual budgets, for Ocean City and Buena Housing Authority for the past few years, were also provided. All of the Authorities are financially sound as Vineland is as well. With Vineland as the contract administrator the Board is to be made aware of this information. Mrs. Jones can now certify that the Board is aware of this information.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2025-17
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$2,035,369.08. Mrs. Jones reviewed the monthly expenses due to the higher-than-normal amount this month. 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) — abstain on Brown & Connery invoices.
Commissioner Elizabeth Viera	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

Resolution #2025-18
Award As-Needed Electrical Services

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-18. Ron Miller provided an explanation for this resolution. 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)
Commissioner Elizabeth Viera	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

Resolution #2025-19
**Authorizing Entering into a Contract Agreement with GOGO Security for
Security/Surveillance System Replacement at Kidston and Olivio Towers**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-19. Ron Miller provided an explanation for this resolution. 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)
Commissioner Elizabeth Viera	(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 6:28 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer