

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, May 16, 2024
6:02 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, May 16, 2024, at 6:02 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 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 April 18, 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)

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the seven months ending April 30, 2024. Mrs. Jones addressed and explained the loss above the HAP expense line item as well as the HAP revenue and expenses.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Ron Miller provided updates on the construction projects.

Ron reported there is no status change on the Tarkiln Roof project. The Authority received clarification from the DCA regarding code requirements and it was in the Authority's favor. The design documents are not completed yet.

The Kidston and Olivio elevator projects are moving along well. The one car at Kidston Towers is almost ready to be put back in service. The contractors have been working on one car at Olivio Towers for one month with about two months of work remaining.

No new update on the Kidston and Olivio Towers water filtration. Regarding the fire pumps at Kidston and Olivio Towers, fire pumps are expected to start today with the Olivio Towers pump put in service first followed by the Kidston Towers pump. Ron has been in communication with the Fire Marshall regularly on how this will be coordinated.

The Geotech is set to begin next week at D'Orazio. The surveyor has done most of their work. The crawl space dehumidification plan was approved, and it was reviewed by the City code official. The Authority received approval to make some alterations. The contractor is pricing up all their rough plumbing and electrical. Change orders are expected in June.

Mrs. Jones provided a status of the Scattered Site homes. There are currently sixteen (16) homes remaining to be sold. Two (2) are waiting for new settlement dates. One (1) home will be sold as of May 30th. There are agreements of sale on two (2) others. Five (5) homes are currently listed, and an additional three (3) homes will be listed soon. Two (2) residents are moving into existing homes the Authority is keeping. There is one (1) problem tenant. The process is moving along relatively quickly. The sales prices are coming down slightly. Mrs. Jones is hoping to get through the sale of the homes by the end of the summer if not by the end of the calendar year. As a reminder, all these funds will go over to D'Orazio when the remainder of the Scattered Site homes are converted to RAD. Mrs. Jones believes this will happen in the first quarter of 2025 and then the Board can further discuss D'Orazio.

Commissioner Porter asked about the Tenant Services budget, what services are being offered to the residents. In the beginning of the fiscal year, the expense is higher due to holiday parties. There are tenant quarterly events with the Authority's Community Outreach personnel in conjunction with the Social Services Nurse, Social Worker, and RAD/Public Housing Manager. Events are being planned for the family sites for the summer. Meals are still being brought in for the residents as well.

Committee Report: Commissioner Chapman reported there were two (2) proposals received for Real Estate professionals to sell the remaining Scattered Site homes and only one (1) vendor that is capable of being awarded to as one (1) vendor has been disqualified. The recommendation is Vineland Realty.

Old Business: None.

New Business: None.

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

Resolution #2024-22
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,757,343.85. Chairman Ruiz-Mesa reviewed some of the higher items on the expenses this month. 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)

Resolution #2024-23
Authorizing Increase to Administrative Office Petty Cash Fund

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-23. A motion was made by Commissioner Porter; 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)

Resolution #2024-24
Award Real Estate Professional Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-24. 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 #2024-25
Approval of Compress Work Week Policy

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-25. Mrs. Jones reviewed and explained the compress work week policy. A motion was made by Commissioner Porter; 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)

Resolution #2024-26
Amend Personnel Policy - Overtime

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-26. Mrs. Jones explained the overtime policy amendment. A motion was made by Commissioner Acosta-Jimenez; seconded by Commissioner Chapman. The following vote was taken:

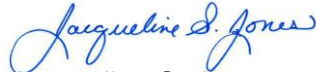
Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

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 Asselta. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:23 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer