

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, June 20, 2024**  
**6:01 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, June 20, 2024, at 6:01 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 May 16, 2024. A motion was made by Commissioner Porter and 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)

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

Tarkiln Acres Roof Project: Currently no new update.

Kidston & Olivio Towers Elevator Project: Olivio Towers is in good shape and making good progress. There is a little snag at Kidston Towers with Car #2. There are some issues with some card top boards and unfortunately it could not get inspected this week. The contractors are aware and are working on a solution right now.

Kidston Towers Water Filtration System: Currently no new update.

Kidston & Olivio Fire Pump Replacement System: Fire pumps are online at both buildings. There is a change order on the agenda tonight and will be explained at the resolution portion of the meeting. There is a potential for one other change order on this project. Otherwise, the City has been helpful on this project with the Authority.

D’Orazio Terrace: There has been a lot of progress on this project. There are a couple of changes orders tonight for this project and will be explained in more detail in the resolution portion of the meeting.

Mrs. Jones provided an update on the Scattered Site Disposition. Since the last board meeting there have been 6 settlements. There are 4 homes the Authority is waiting for a settlement date on, 4 other homes that are listed for sale and 3 remaining homes that have residents in them. There are plans for 2 of the 3 residents . The third is having difficulty finding a unit with her voucher. If all goes as anticipated, there will only be 7 homes left to sell and hopefully all will be sold by the end of the summer.

The Authority is at 97% occupancy.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2024-27**  
**Resolution to Approve Monthly Expenses**

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,491,753.38. 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 #2024-28**  
**Execution of Standard Board Resolution for the Congregate Housing Services Program**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-28. Mrs. Jones provided an explanation regarding the Congregate Housing Services Program. The budget amount received from the State will be decreasing due to less interest or need of the program currently. 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 #2024-29**  
**Approving Change Order #1**  
**for the Fire Pump Replacement Project at Kidston & Olivio Towers**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-29. Ron provided a brief explanation of the change order. 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 #2024-30**  
**Approving Change Order #2**  
**for Modernization of the Elevators at Kidston & Olivio Towers**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-30. Ron provided an explanation of the change order for a time extension on project. 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 #2024-31**  
**Approving Change Orders #4 & #5 for Construction Renovations at D’Orazio Terrace**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-31. Ron provided an explanation to the change orders. 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)

There is no need for an Executive Session.

Chairperson Ruiz-Mesa asked for comments from the press, public or any Board Member. Commissioner Chapman acknowledged that the Authority’s legal counsel is attending virtually. He said he is not opposed to this at all. Generally, if there were a legal pending matter in front of the board it is best to have legal counsel present at the meeting, but reiterated he is not opposed to counsel attending virtually. Mrs. Jones asked if the Board is okay with Mr. Watson, legal

counsel attending virtually unless there is a need for him to be present. The Board members present did not have any issues with Mr. Watson attending virtually unless there is a pending legal matter that requires in-person attendance. Mr. Watson will do whatever the Board requires of him.

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 6:17 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer