

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, August 15, 2024
6:15 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, August 15, 2024, at 6:15 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	(Absent)
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, 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 July 18, 2024. A motion was made by Commissioner Asselta and seconded by Commissioner Acosta-Jimenez. The following vote was taken:

Commissioner Chris Chapman	(Absent)
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 ten months ending July 31, 2024.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported Ron Miller, Operations Director, will not be able to attend the meeting as he is in the building, but he is on a virtual court case regarding a resident placing improper trash at the curb of an Authority scattered site home.

Mrs. Jones informed the Board there is no status change in the Tarkiln roof project. Procurement procedures are being worked on before moving forward.

The Kidston and Olivio Towers refurbishment of the elevators is in motion as stated in the written report. Part of the project is completed and then they will switch over to another elevator car. One elevator remains in service at both buildings.

The last item with the Kidston and Olivio Towers interior plumbing project is the water filtration system. The Authority is looking for a specific engineering consultant to assist. There is an issue with the equipment that was procured.

The Kidston and Olivio fire pump replacement is substantially complete. There was a fueling station issue due to the delivery of the wrong piece of equipment. A replacement has been ordered. There was also a jockey pump that was replaced.

There is no new update on the Scattered Site disposition from Mrs. Jones report. There are five (5) agreements of sale waiting for settlement dates. This means that there are various documents that need to be completed. The declaration of trust needs to be released from HUD. Once the agreement is signed and it goes to HUD for sign off. It takes about 45 days to get the document back from HUD. There is one (1) house listed and one (1) house is vacant.

There are few payments on the bill list this evening for the ten (10) units being redeveloped at D'Orazio Terrace. A lot of work has been completed and there has been a lot of conversations with the architect. Mrs. Jones reminded the Board that this building will be the model building for the rest of the property. The Authority is also looking at curb appeal for this property. There may be some discussions at next month's meeting regarding working on the D'Orazio community room now rather than waiting for the tax credit process.

The waiting list is open for 0, 1-, 4-, 5- and 6-bedroom units. It will remain open until there are more applicants on the list. Mrs. Jones reviewed the current waiting list number. The Authority is at 98% occupancy.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2024-39
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,342,678.86. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

Commissioner Chris Chapman	(Absent)
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 further 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 Acosta-Jimenez. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:27 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer