
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



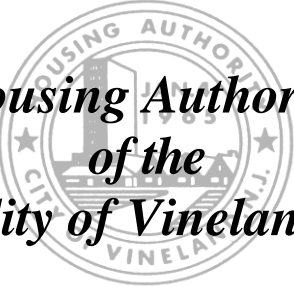
Board of Commissioners'

Meeting

March 18, 2021

5 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Daniel Peretti
Alexis Cartagena
Gary Forosisky
Rudolph Luisi
Charles W. Gabage, Esquire – Solicitor



**Housing Authority
of the
City of Vineland**

Administration Building
191 W. Chestnut Avenue
Vineland, New Jersey 08360

Telephone: 856-691-4099
Fax: 856-691-8404
TTY: 800-852-7899

Jacqueline S. Jones, Executive Director

March 12, 2021

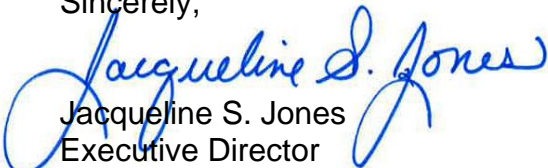
The Board of Commissioners
Housing Authority of the City of Vineland
Vineland, New Jersey 08360

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held via Zoom video/tele-conference Thursday, March 18, 2021 at **5:00 p.m.**

The Board may go into executive session to discuss personnel matters and any other housing business that meets the criteria for an executive session. Formal action may be taken.

Sincerely,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority *of the* City of Vineland

A G E N D A

Thursday, March 18, 2021

5:00 p.m.

Via Zoom Video/Tele-Conference

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on February 18, 2021
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2021-14 Monthly Expenses (**updated**)
 - # 2021-15 Award Asselta Acres – Security Camera Project
 - # 2021-16 Award Moving Services Contract
 - # 2021-17 Award Towing Services Contract
- Executive Session if required*
11. Comments from the press and/or public (*limited to 5 minutes for each speaker*)
12. Comments from Board Members
13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, February 18, 2021
5:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order via video teleconference by Chairman Ruiz-Mesa on Thursday, February 18, 2021 at 5:00 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	<i>(absent)</i>
Commissioner Rudolph Luisi	<i>(absent)</i>
Commissioner Alexis Cartagena	
Commissioner Gary Forosisky	
Commissioner Daniel Peretti	
Commissioner Brian Asselta	
Chairman Mario Ruiz-Mesa	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomaes Executive Assistant.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on October 15, 2020. A motion was made by Commissioner Asselta and seconded by Commissioner Forosisky. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Abstain)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on January 21, 2021. A motion was made by Commissioner Asselta and seconded by Commissioner Forosisky. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Alexis Cartagena	(Abstain)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Special Meeting held on February 1, 2021. A motion was made by Commissioner Asselta and seconded by Commissioner Forosisky. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Alexis Cartagena	(Abstain)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the four months ending January 31, 2020.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided an updated on the Scattered Site disposition. There are a lot of steps the Authority needs to continue to take as it moves toward sale of the homes. The Authority is working on scheduling meetings with the residents to provide them with an update. The meetings will be Zoom meetings and most likely in the evening. The meetings will probably be limited to 10-12 residents per meeting in order to have a meaningful conversation. The Authority will also have meetings in Spanish if needed. A reservation system will be used for the meetings. Going forward the Authority will start to meet with residents individually to find out if they are interested in buying a home or not. If they want to take the voucher and relocation, the Authority will work with them on that. The Authority is also coming up with a list of homes the Authority would like to maintain and rent for affordable purposes. There are about 6 homes on West Avenue that the Authority cannot sell due to the environmental issues that are attached to those homes. Mrs. Jones stated the Authority may retain 12-14 homes as subsidized units for families that are at or below 80% area median income. Those homes would be transferred to a non-profit such as the VHDC. By doing this, it will allow vouchers to be attached to each of those units, which will permit a fair market rent income. Fair market rent is a lot higher than the RAD rent. The Authority feels it will be able to maintain those units with those rents and properly fund reserve amounts. The RFP for a realtor or realtors is very close to being complete and being published. There are a couple of homes that are already vacant. These vacant homes will be the first homes to be put on the market. Mrs. Jones wants to finalize the relocation and homeownership plans to bring back to the Board for discussion and approval.

Kidston and Olivio renovation projects are moving forward. The roofs have been awarded, but the weather has delayed the work on the roofs. Some work has begun. There is a resolution tonight to approve two different changes orders associated with the roofs. This will be further discussed in the resolution section of the meeting. The Authority is also getting ready to put out a bid specification for other major work at Kidston and Olivio Towers, which includes the internal plumbing replacement project as well as the specifications for the windows and brick pointing. A lot of renovation/construction work will be happening over the next 12-18 months.

The funds from the Scattered Site disposition will need to be used to redevelop D'Orazio or the Authority will have to return the funds back to HUD because D'Orazio is the Authority's last public housing project. In regard to the RAD application for D'Orazio - HUD consistently changes the rules on how RAD projects can be completed. When authorities apply for a RAD application a rental income value is given for each unit. The rental numbers for D'Orazio are very low - in the \$700 range per unit per month. This is what the Authority would receive each month for each unit between the tenant's portion and the subsidy portion. This makes a property difficult to finance.

However, the recent change in the RAD rules allows for 80% of the units to be assigned a Fair Market Rent. This would mean that 80 of the 100 units would receive a rent at about \$1,100 each per month. The tenant's portion of approximately 30% of their income for rent would not change. This changes the options for financing for this development. The Authority will continue to work on this concept as we move forward and start to dispose of the scattered sites. Continued updates will be provided to the board regarding progress.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2021-10
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$957,879.62. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-11
Resolution Approving Change Order for Olivio Tower's Roof

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-11. Mrs. Jones stated the reason for the change order is the Olivio Tower roof membrane has started deteriorating and sandbags were needed to keep it secure. The higher dollar item is the lightning protection system that is on top of the buildings that need replacement. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-12

Resolution to Dispose of Furniture & Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-12. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-13

Board Resolution Authorizing Sell of Scattered Site Homes

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-13. Mrs. Jones stated the Authority's consultant requested this resolution to summarize the process that the Board will permit the Executive Director to take any action necessary to bring the homes up to code to market and sell at fair market value. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Rudolph Luisi	(Absent)
Commissioner Alexis Cartagena	(Yes)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No additional comments from Board Members.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Forosisky. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:25 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2021

	ANNUAL BUDGET	BUDGET THRU FEB	ACTUAL THRU FEB	FROM BUDGET (+OVER/-UNDER)
<u>INCOME</u>				
TENANT RENT	964,500	466,508	444,967	(21,541)
UTILITY REIMB.	(1,000)	(417)	(770)	(353)
EXCESS UTILITIES	600	600	555	(45)
LAUNDRY AND VENDING	3,550	2,996	4,275	1,279
OTHER INCOME MISC.	7,560	3,698	(4,783)	(8,481)
PHA OPERATING SUBSIDY	458,020	264,528	297,802	33,274
SECTION 8 ADMIN. FEE INCOME	790,000	329,167	255,747	(73,420)
CAPITAL FUNDS	324,990	135,412	0	(135,412)
ROSS GRANT	90,000	37,500	0	(37,500)
FSS GRANT-PH	70,000	29,167	29,167	0
CSP-CONGREGATE SERVICES INCOME	87,070	37,067	38,036	969
INVESTMENT INCOME	12,760	5,643	2,774	(2,869)
CF MANAGEMENT FEE	155,430	64,763	0	(64,763)
MGMT FEE-PH	301,000	125,417	87,909	(37,508)
MGMT FEE-SEC 8	133,200	55,500	47,472	(8,028)
MGMT FEE-MELROSE	12,000	5,000	5,055	55
MGMT FEE-RAD	106,000	44,167	95,713	51,546
BOOKKEEPING FEE	33,330	13,888	8,872	(5,016)
BOOKKEEPING FEE-SEC 8	83,250	34,688	29,670	(5,018)
ASSET MGMT FEE	45,000	18,750	12,660	(6,090)
ROOFTOP RENTALS	9,000	9,000	9,115	115
SHOP RENT	64,800	27,000	27,000	0
INCOME FROM OTHER AUTHORITIES	241,910	100,796	107,230	6,434
SERVICE INCOME FROM MELROSE	34,000	14,167	14,682	515
MISCELLANEOUS INCOME	200	83	10,224	10,141
TRANSFERS IN	1,680	700	0	(700)
TOTAL INCOME	4,028,850	1,825,788	1,523,372	(302,416)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	836,050	358,078	318,658	(39,420)
PAYROLL TAXES	140,490	60,171	24,016	(36,155)
HEALTH BENEFITS	273,960	117,557	89,036	(28,521)
PENSION EXPENSE	56,530	24,383	28,664	4,281
CRIMINAL BACKGROUND CHECKS	6,000	2,500	27	(2,473)
TNT/EMPL SCREENING	1,000	417	4,651	4,234
LEGAL-GABAGE	25,830	10,955	6,958	(3,997)
LEGAL-OTHER	5,000	2,083	1,745	(338)
STAFF TRAINING	17,500	7,583	696	(6,887)
TRAVEL	3,420	1,524	0	(1,524)
ACCOUNTING	85,000	35,417	35,417	0
AUDITING	32,900	14,583	14,583	0
PORT OUT ADMIN FEES	4,000	1,667	1,370	(297)
MANAGEMENT FEES	297,380	139,874	135,381	(4,493)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2021

	ANNUAL BUDGET	BUDGET THRU FEB	ACTUAL THRU FEB	FROM BUDGET (+OVER/-UNDER)
BOOKKEEPING FEES	105,580	46,325	38,541	(7,784)
ASSET MGMT FEES	20,640	10,350	12,660	2,310
CONSULTANTS	8,000	3,333	1,006	(2,327)
IT CONSULTANTS	90,670	38,753	17,167	(21,586)
CONSULTANTS-RAD	8,000	3,333	0	(3,333)
RAD CONVERSION EXPENSES	6,000	2,500	0	(2,500)
MEMBERSHIP DUES/FEES	7,370	3,170	1,607	(1,563)
PUBLICATIONS	2,470	1,128	0	(1,128)
ADVERTISING	5,030	2,288	1,237	(1,051)
OFFICE SUPPLIES	9,920	4,378	1,331	(3,047)
COMPUTER & SOFTWARE EXPENSES	110,170	46,587	55,722	9,135
FUEL-ADMIN	4,670	2,045	0	(2,045)
PHONE AND INTERNET	44,870	19,087	14,935	(4,152)
POSTAGE	9,800	4,375	3,904	(471)
COPIER SUPPLIES	6,170	2,962	2,875	(87)
SMALL OFFICE EQUIPMENT	2,000	833	1,618	785
APPLICATION FEES	1,000	417	0	(417)
INSPECTION FEES	17,710	8,861	8,595	(266)
MISCELLANEOUS EXPENSES	59,350	25,167	7,926	(17,241)
TOTAL ADMINISTRATION EXPENSES	<u>2,304,480</u>	<u>1,002,684</u>	<u>830,326</u>	<u>(172,358)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,600	19,000	15,236	(3,764)
PAYROLL TAXES	3,650	1,521	1,152	(369)
MEALS	44,000	18,333	15,791	(2,542)
FSS ESCROWS-PH	4,800	2,000	1,690	(310)
OTHER	11,370	4,738	2,612	(2,126)
TOTAL TENANT SERVICES	<u>109,420</u>	<u>45,592</u>	<u>36,481</u>	<u>(9,111)</u>
UTILITIES:				
WATER	39,630	19,184	19,185	1
ELECTRIC	182,940	89,257	83,404	(5,853)
GAS	48,400	32,125	19,422	(12,703)
GARBAGAE/TRASH REMOVAL	19,870	8,279	8,208	(71)
SEWER	73,530	38,413	36,509	(1,904)
TOTAL UTILITIES EXPENSE	<u>364,370</u>	<u>187,258</u>	<u>166,728</u>	<u>(20,530)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	242,870	114,263	96,005	(18,258)
PAYROLL TAXES	28,900	14,241	7,131	(7,110)
HEALTH BENEFITS	60,190	29,653	28,697	(956)
PENSION EXPENSE	31,280	14,544	9,226	(5,318)
MAINT. TRAVEL/TRAINING	200	83	0	(83)
VEHICLE GAS, OIL, GREASE	13,300	5,542	5,863	321
VEHICLE PURCHASES	35,000	14,583	0	(14,583)
MATERIALS	163,370	80,385	32,149	(48,236)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2021

	ANNUAL BUDGET	BUDGET THRU FEB	ACTUAL THRU FEB	FROM BUDGET (+OVER/-UNDER)
CONTRACT-COSTS	206,820	98,565	50,314	(48,251)
REPAIRS-VEHICLES	3,410	1,567	4,570	3,003
RENT EXPENSE	22,230	11,392	11,392	0
EXTERMINATION	10,680	5,430	2,302	(3,128)
TRASH REMOVAL	8,770	4,920	5,661	741
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	827,020	395,168	253,310	(141,858)
GENERAL EXPENSES:				
BAD DEBTS	2,000	833	833	0
COMPENSATED ABSENCES	28,480	12,492	11,883	(609)
FSS ESCROWS-SEC 8	19,350	8,063	10,024	1,961
INSURANCE	103,050	50,194	51,283	1,089
INTEREST EXPENSE	15,000	6,250	0	(6,250)
OTHER GENERAL EXPENSES	1,500	625	625	0
PAYMENTS IN LIEU OF TAXES	64,800	29,917	30,125	208
PORT-IN HAP EXPENSE	500	208	0	(208)
REPLACEMENT RESERVES	95,000	39,583	39,585	2
RETIREE HEALTH BENEFITS	63,240	28,392	24,097	(4,295)
TOTAL GENERAL EXPENSES	392,920	176,557	168,455	(8,102)
TOTAL OPERATING EXPENSES	3,998,210	1,807,259	1,455,300	(351,959)
PROFIT (LOSS) EXCLUDING HAP	30,640	18,529	68,072	49,543
		0		
HAP REVENUES	6,026,990	2,511,246	2,461,519	(49,727)
HAP EXPENSES	6,007,640	2,503,183	2,371,782	(131,401)
NET HAP (LOSS)	19,350	8,063	89,737	81,674
GRAND TOTAL PROFIT (LOSS)	49,990	26,592	157,809	131,217

Housing Authority of the City of Vineland

Administrative Report

DATE: March 11, 2021

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for February 2021)

PERIOD: February 11, 2021 to March 11, 2021

COVID-19 Pandemic – Operating Status

The COVID-19 Operating Status as reported last month remains in effect. This status will remain in effect for the foreseeable future as we continue to monitor information from the Governor’s daily updates. The goal is to maintain a safe environment for Authority residents and staff to live and work.

Rental Assistance Demonstration (RAD) Conversions - Status

Below is a table with the RAD Conversion Status for each property. Tarkiln Asselta Acres, Parkview Apartments, Kidston Towers and Olivio Towers have been converted to RAD. These properties are no longer considered “Public Housing” and are now known as Project Based Section 8 properties.

Development	CHAP Award Date	RAD Closing Date	RAD Effective Date
Kidston/Olivio	02/13/2018	11/6/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
D’Orazio	12/07/2018	TBD	TBD

Contracts for Award

The following contracts are presented in the Resolution section for board consideration:

- Security Camera Project – Asselta Acres – Funding for this project is from the RAD Conversion – Construction Account Funds
- Moving Services Contract – Kidston Towers – Funding for this project is from the RAD Conversion – Construction Account Funds
- Towing Services Contract – This contract is for Authority wide towing services;

Kidston & Olivio Towers – Renovation Projects

The following renovation projects are part of the required improvements as a result of the RAD conversion:

Scope of Work

- a. Replacement of Roofs - Kidston & Olivio Towers**
 - **Contract awarded; Work is in process;**
- b. Kidston Towers**
 - a. New lobby windows; stair tower window;
 - b. Façade caulking/sealing & selective repointing;
 - i. Request for Bids about to be published with a possible April 2021 award.**
 - c. Interior plumbing renovations
 - i. Phased replacement of plumbing stacks;
 - ii. Domestic water filtration system;
 - iii. New fire-rated plumbing access panels;
 - iv. Complete bathroom replacements;
 - v. Accessibility upgrades to common area restrooms;
 - vi. HVAC circulation pumps replaced;
 - 1. Request for Bids about to be published with a possible May 2021 award.**

Kidston & Olivio Towers – Renovation Projects – (continued)

Scope of Work

c. Olivio Towers

- a. Replace A/C sleeves;
- b. Complete window replacement in units & common areas;
- c. Replace window unit stool throughout;
- d. Domestic water filtration system;
- e. Domestic water pump;
- f. Accessibility upgrades to common area restrooms;

Update: The responses from moving companies were received and a resolution to award the relocation services is on the Agenda for board consideration.

D’Orazio Terrace - Redevelopment

Update: The board discussion regarding the D’Orazio Terrace will continue. The Scattered Site homes are to be sold prior to the redevelopment of D’Orazio Terrace; The proceeds from the sale of the Scattered Site homes will be used in the D’Orazio Terrace redevelopment, but the sales must occur prior to redevelopment or the Authority must return the sales proceeds to HUD.

Scattered Site Disposition - Status

Update: The Scattered Site disposition application was approved; An RFP for Realtors has been published; Award for Realtors is anticipated for April 2021 to begin to sell the Scattered Site homes.

Zoom meetings are being scheduled with the Scattered Site residents to update all on the status of the disposition and their options under this disposition plan.

Melrose Court

The property currently has one vacancy and is financially sound. An intent to vacate has been received by a resident that is purchasing a home. This will create another vacancy. The waiting list is strong with applicants.

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed
Chris Chapman	Completed
Alexis C. Cartagena	Completed
Gary Forosisky	In Progress – To be Completed by 7/15/2021*
Skip Luisi	Completed
Mario Ruiz-Mesa	Completed
Daniel J. Peretti, Jr.	Completed

- **The Spring 2021 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes is now available on line at: <https://cgs.rutgers.edu/programs/housing> and the courses are listed below. Please contact Gloria Pomales at (856) 691-4099 x 106 to Register for these courses.**

NJ Local Housing Authority and Redevelopment Agency
Training Program

Course Schedule

All registrations for online/distant learning and in-person courses must be received NO LATER than two business days before the class begins. Late registrations will not be accepted.

Please visit the [Registration page](#) for important information regarding online course expectations and registration.

ETHICS

Course Code	Dates	Time	Instructor	Fee	Location
HA-3002-SP21-1	3/5	9am-4pm	Walter McNeil	\$205	Online Webex
HA-3002-SP21-2	4/10	9am-4pm	John Clarke	\$205	Online Webex

EXECUTIVE HOUSING MANAGEMENT

Course Code	Dates	Time	Instructor	Fee	Location
HA-3005-SP21-1	2/23, 2/24	9am-4pm	Jacqueline Jones	\$390	Online Webex

FINANCIAL ISSUES & PROCEDURES

Course Code	Dates	Time	Instructor	Fee	Location
HA-3003-SP21-1	3/20	9am-4pm	Vernon Lawrence	\$205	Online Webex
HA-3003-SP21-2	5/12	9am-4pm	Eric Chubenko	\$205	Online Webex

MAINTENANCE MANAGEMENT

Course Code	Dates	Time	Instructor	Fee	Location
HA-3008-SP21-1	4/15	9am-4pm	Walter McNeil	\$205	Online Webex

NEGOTIATING REDEVELOPER AGREEMENTS

Course Code	Dates	Time	Instructor	Fee	Location
HA-3017-SP21-1	2/27	9am-12pm	Philip Abramson	\$113	Course Canceled

PHAS/SEMAP

Course Code	Dates	Time	Instructor	Fee	Location
HA-3004-SP21-1	2/19	9am-3pm	Vernon Lawrence	\$175	Online Webex
HA-3004-SP21-2	4/30	9am-3pm	John Clarke	\$175	Online Webex
HA-3004-SP21-3	5/15	9am-3pm	John Mahon	\$175	Online Webex

PLANNING & DEVELOPMENT OF AFFORDABLE HOUSING

Course Code	Dates	Time	Instructor	Fee	Location
HA-3013-SP21-1	4/9, 4/10	9am-12pm	Philip Abramson	\$205	Online Webex

PRINCIPLES OF REDEVELOPMENT

Course Code	Dates	Time	Instructor	Fee	Location
HA-3010-SP21-1	6/5	9am-4pm	Tyrone Garrett	\$205	Online Webex

PUBLIC RELATIONS/COMMUNICATIONS

Course Code	Dates	Time	Instructor	Fee	Location
HA-3015-SP21-1	3/27	9am-4pm	Jacqueline Jones	\$205	Online Webex

SKILLS FOR COMMISSIONERS

Course Code	Dates	Time	Instructor	Fee	Location
HA-3001-SP21-1	3/13	9am-4pm	John Clarke	\$205	Online Webex
HA-3001-SP21-2	5/21	9am-4pm	Walter McNeil	\$205	Online Webex

STRATEGIC PLANNING

Course Code	Dates	Time	Instructor	Fee	Location
HA-3007-SP21-1	6/10, 6/11	9am-12pm	Vernon Lawrence	\$205	Online Webex

Program Statistics Report

10/2020 - 10/2021

Feb2021

Jan2021

Dec2020

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	0	17
Tenant Relations			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	0	0	9
Total number of units inspected year-to-date - all sites	220	220	220
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	N/A	N/A	N/A
Annual Unit Turnaround Time (For Fiscal Year)	214	214	214
Monthly - Number of Vacancies Filled (this month)	0	0	0
Monthly - Average unit turnaround time in days for lease up	36	36	36
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	16	16	16
PIC Score	99.35%	97.47%	86.34%
Occupancy Rate	89.67%	91.67%	92.83%
Public Housing Waiting List Applicants			
Families - OPEN FOR 3,4,5 & 6 Bedrooms; 2 Bedroom List Remains Closed;	379	379	487
Elderly (Seniors - 62+)/Disabled - OPEN FOR 0 & 1 Bedrooms	443	443	1,358
Average work order turnaround time in days - Tenant Generated			
Average work order turnaround time in days - Tenant Generated	0.16	0.24	0.21
Number of routine work orders written this month	347	401	378
Number of outstanding work orders from previous month	18	40	62
Total number of work orders to be addressed this month	365	441	440
Total number of work orders completed this month	365	441	440
Total number of work orders left outstanding	0	0	0
Number of emergency work orders written this month	1	0	2
Total number of work orders written year-to-date	756	756	756
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	4	4	8
Section 8			
Level of leased units of previous month was:	711	694	704
Level of leased units this month is:	707	711	694
Number of increased leased-units over last month	-4	17	-10
Total number of units inspected this month	0	0	3
Programs (Voucher):			
ABA Utilization %	108%	98%	106%
Repayment Agreements	7	7	7
Total repayments due YTD	\$ 21,745	\$ 21,745	\$ 21,745
Total repayments received YTD	\$ 10	\$ 10	\$ 10
PIC Score (Oakview added 10/13)	95.89%	95.89%	95.89%
Section 8 Housing Choice Voucher Waiting List Applicants - CLOSED	4132	4132	4,131
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	276	276	385
Section 8 Project Based Waiting List Applicants- Buena HA - OPEN - to Close 12/31/19	176	176	178
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	73%/27%	71%/29%	71%/29%
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	4	8	7
The number of residents signed on to the program. (FSS Contracts).	31	31	26
The number of FSS Participants with established escrow accounts.	13	13	14
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	3
The number of meetings, workshops and case management services	6	4	0

Program Statistics Report

10/2020 - 10/2021

Feb2021

Jan2021

Dec2020

Congregate Services			
Number of Clients in the Congregate Program	31	31	32
Number of clients on Meal Program	18	18	17
Number of clients on Homemaking Program	22	22	22
Number of clients on Laundry Services (This service is included in housekeeping)	13	13	10
Number of clients on Shopping Services (This service is included in housekeeping)	7	7	5
Registered Nurse			
Number of clients served this month	99	128	122
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	3	8	9
Meds Supervision	36	43	41
VHA - ROSS (FAMILY)			
Number of Resident on ROSS (Family)	42	42	43
Number of residents that received case management services	10	14	6
Number of Meetings	0	0	0
Number of residents enrolled in academic/employment workshops (FSS)	2	2	3
VHA - ROSS (MEDICAL)			
Number of residents received health assessments for the month	3	8	0
Number of residents - health activities of daily living assessments	4	2	0
ROSS - residents medical monitoring for the month	36	13	41
ROSS / self-sufficiency - improve living conditions	4	1	2
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	2	2
Number of ongoing clients	72	72	72
Total clients currently being served this month	10	4	50
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	29%	29%	29%
Low 50%-31% (MFI)	23%	23%	23%
Very Low 30%-0% (MFI)	20%	20%	20%
Client Demographics			
White	9	9	9
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	57	57	57
Non-Hispanic	15	15	15

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-14

A Resolution Approving Regular Monthly Expenses

WHEREAS, the Housing Authority of the City of Vineland incurred various financial obligations since the last meeting; and it is the desire of the Commissioners of said Authority to have their obligations kept current; and,

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of **\$866,036.37**.

NOW, THEREFORE, BE IT RESOLVED that the Secretary-Treasurer be and is hereby authorized to pay the monthly bills that are presented to the Board of Commissioners for consideration on this date.

ADOPTED: March 18, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 18, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
LIST OF CHECKS
 03/18/21

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
SECTION 8 HAP PROGRAM		
2992 - 3016	LANDLORD/TENANT CHECKS AND OTHER	\$ 13,646.00
15487 - 15629	DIRECT DEPOSITS-LANDLORDS HAPS	517,146.00
SECTION 8 ADM FEE ACCOUNT		
557 - 563	LANDLORD/TENANT CHECKS AND OTHER- Ocean First	28,402.58
-	LANDLORD/TENANT CHECKS AND OTHER- BB&T	0.00
SECTION 8 NHOP		
-	COMPUTER CHECKS	0.00
NHOP INVESTMENTS		
-	COMPUTER CHECKS- Ocean First	0.00
-	COMPUTER CHECKS- BB&T	0.00
CAPITAL BANK SECURITY DEPOSIT		
186 - 190	COMPUTER CHECKS	53,793.68
CAPITAL BANK FSS ESCROW		
-	COMPUTER CHECKS	0.00
CAPITAL BANK GEN/FUND PH		
2225 - 2235	COMPUTER CHECKS	77,853.85
COCC CASH ACCOUNT		
9309 - 9382	COMPUTER CHECKS	76,581.86
COCC EXPENDITURES		
	PAYROLL/PAYCHEX INVOICES	02/19/21 - 03/05/21 712.00
	PAYROLL TAX LIABILITY	02/19/21 - 03/05/21 34,771.57
	HEALTH BENEFITS PAID	Mar-21 53,690.15
	PENSION PAYMENTS	Feb-21 9,438.68
TOTAL		\$ 866,036.37

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	2992	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	2/19/2021	02-2021	3,640.00	
sec8hap - Section 8 HAP	2993	0caguas - CAGUAS OF MUNICIPALITY	3/2/2021	03-2021	739.00	
sec8hap - Section 8 HAP	2994	0canell - CANDELARIA	3/2/2021	03-2021	194.00	
sec8hap - Section 8 HAP	2995	0osccos8 - OSCEOLA COUNTY HOUSING	3/2/2021	03-2021	1,287.00	
sec8hap - Section 8 HAP	2996	t0000613 - ALEJANDRO	3/2/2021	03-2021	18.00	
sec8hap - Section 8 HAP	2997	t0000627 - BRAGG	3/2/2021	03-2021	47.00	
sec8hap - Section 8 HAP	2998	t0001053 - MEDINA	3/2/2021	03-2021	84.00	
sec8hap - Section 8 HAP	2999	t0001469 - RAMIREZ	3/2/2021	03-2021	49.00	
sec8hap - Section 8 HAP	3000	t0001548 - SOTO	3/2/2021	03-2021	11.00	
sec8hap - Section 8 HAP	3001	t0002922 - LANE	3/2/2021	03-2021	37.00	
sec8hap - Section 8 HAP	3002	t0005188 - MELENDEZ	3/2/2021	03-2021	45.00	
sec8hap - Section 8 HAP	3003	t0005571 - CARABALLO	3/2/2021	03-2021	126.00	
sec8hap - Section 8 HAP	3004	t0005666 - BALDWIN	3/2/2021	03-2021	150.00	
sec8hap - Section 8 HAP	3005	t0005719 - STAFFORD	3/2/2021	03-2021	70.00	
sec8hap - Section 8 HAP	3006	t0005731 - HAROLD	3/2/2021	03-2021	153.00	
sec8hap - Section 8 HAP	3007	t0008506 - HARRIS	3/2/2021	03-2021	66.00	
sec8hap - Section 8 HAP	3008	t0008553 - CARLO	3/2/2021	03-2021	77.00	
sec8hap - Section 8 HAP	3009	t0010164 - RIVERA MARTINEZ	3/2/2021	03-2021	41.00	
sec8hap - Section 8 HAP	3010	t0010166 - ORTIZ	3/2/2021	03-2021	195.00	
sec8hap - Section 8 HAP	3011	t0010665 - ORTIZ	3/2/2021	03-2021	16.00	
sec8hap - Section 8 HAP	3012	t0012395 - DAVIS	3/2/2021	03-2021	39.00	
sec8hap - Section 8 HAP	3013	vf1033 - SEMINOLE COUNTY	3/2/2021	03-2021	1,148.00	
sec8hap - Section 8 HAP	3014	vf1093 - ORANGE COUNTY HOUSING & C D	3/2/2021	03-2021	1,422.00	
sec8hap - Section 8 HAP	3015	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	3/2/2021	03-2021	1,747.00	
sec8hap - Section 8 HAP	3016	0housin - VINELAND HOUSING AUTHORITY	3/5/2021	03-2021	2,245.00	
sec8hap - Section 8 HAP	15487	02llbtw - BTW 2 LLC	3/3/2021	03-2021	950.00	
sec8hap - Section 8 HAP	15488	0537grap - 529-537 GRAPE STREET,LLC	3/3/2021	03-2021	517.00	
sec8hap - Section 8 HAP	15489	0abrawi - ABRAHAN & AWILDA HEREDIA	3/3/2021	03-2021	886.00	
sec8hap - Section 8 HAP	15490	0acojor - ACOSTA	3/3/2021	03-2021	1,778.00	
sec8hap - Section 8 HAP	15491	0acupam - PHILIP AND MARIBEL ACUTANZA	3/3/2021	03-2021	1,760.00	
sec8hap - Section 8 HAP	15492	0ahcpv - AFFORDABLE HOUSING CORPORATION	3/3/2021	03-2021	9,782.00	
sec8hap - Section 8 HAP	15493	0ahctaaa - AFFORDABLE HOUSING CORPORATION	3/3/2021	03-2021	66,049.00	
sec8hap - Section 8 HAP	15494	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	3/3/2021	03-2021	66,939.00	
sec8hap - Section 8 HAP	15495	0albreb - REBECCA C THOMPSON-ALBERT	3/3/2021	03-2021	370.00	
sec8hap - Section 8 HAP	15496	0andcar - ANDUJAR	3/3/2021	03-2021	760.00	
sec8hap - Section 8 HAP	15497	0andron - RONALD ANDRO	3/3/2021	03-2021	838.00	
sec8hap - Section 8 HAP	15498	0aparab - AB APARTMENTS LLC	3/3/2021	03-2021	585.00	
sec8hap - Section 8 HAP	15499	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	3/3/2021	03-2021	5,583.00	
sec8hap - Section 8 HAP	15500	0barric - RICHARD BARSUGLIA	3/3/2021	03-2021	957.00	
sec8hap - Section 8 HAP	15501	0behhar - HARRY & BARBARA BEHRENS	3/3/2021	03-2021	563.00	
sec8hap - Section 8 HAP	15502	0beredw - EDWIN C & SAVALYN BERGAMO	3/3/2021	03-2021	998.00	
sec8hap - Section 8 HAP	15503	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	3/3/2021	03-2021	4,650.00	
sec8hap - Section 8 HAP	15504	0berobe - OBED BERMUDEZ	3/3/2021	03-2021	997.00	
sec8hap - Section 8 HAP	15505	0blorob - BLOUGH	3/3/2021	03-2021	960.00	

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All C

sec8hap - Section 8 HAP	15506	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	3/3/2021	03-2021	2,037.00
sec8hap - Section 8 HAP	15507	Obrewst - BREWSTER GARDEN APARTMENTS LLC	3/3/2021	03-2021	1,100.00
sec8hap - Section 8 HAP	15508	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	3/3/2021	03-2021	14,867.00
sec8hap - Section 8 HAP	15509	Ocamnil - NILZA R CAMACHO	3/3/2021	03-2021	783.00
sec8hap - Section 8 HAP	15510	Ocarjas - CARRIS	3/3/2021	03-2021	367.00
sec8hap - Section 8 HAP	15511	Ocarjos - CARVALHO	3/3/2021	03-2021	465.00
sec8hap - Section 8 HAP	15512	Ocarmar - SIMOES	3/3/2021	03-2021	1,657.00
sec8hap - Section 8 HAP	15513	Ocasros - CASTILLO	3/3/2021	03-2021	567.00
sec8hap - Section 8 HAP	15514	Ocdgard - CD GARDENS INC.	3/3/2021	03-2021	2,076.00
sec8hap - Section 8 HAP	15515	Ochainv - CHAAD INVESTMENTS LLC	3/3/2021	03-2021	864.00
sec8hap - Section 8 HAP	15516	Ochajos - JOSEPH T CHAMBERS	3/3/2021	03-2021	950.00
sec8hap - Section 8 HAP	15517	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	3/3/2021	03-2021	2,925.00
sec8hap - Section 8 HAP	15518	Ocorjua - CORTES	3/3/2021	03-2021	325.00
sec8hap - Section 8 HAP	15519	Ocridan - DANA CRISS	3/3/2021	03-2021	657.00
sec8hap - Section 8 HAP	15520	Ocruoma - OMAR CRUZ/KIARA Y CRUZ	3/3/2021	03-2021	1,117.00
sec8hap - Section 8 HAP	15521	Odamjos - DAMATO	3/3/2021	03-2021	720.00
sec8hap - Section 8 HAP	15522	Odelsia - SIAN DELUCA	3/3/2021	03-2021	395.00
sec8hap - Section 8 HAP	15523	Odocmar - MARTINS DOCK LTD LIABILITY CO	3/3/2021	03-2021	1,198.00
sec8hap - Section 8 HAP	15524	Odondel - DELROY T DONALDSON	3/3/2021	03-2021	780.00
sec8hap - Section 8 HAP	15525	Odouale - DOUKHNAI	3/3/2021	03-2021	332.00
sec8hap - Section 8 HAP	15526	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	3/3/2021	03-2021	383.00
sec8hap - Section 8 HAP	15527	Oedwdip - EDWARD DIPALMA	3/3/2021	03-2021	800.00
sec8hap - Section 8 HAP	15528	Oegbjos - JOSEPH C EGBEH	3/3/2021	03-2021	488.00
sec8hap - Section 8 HAP	15529	Oeinmar - MARTIN JAY EINSTEIN	3/3/2021	03-2021	616.00
sec8hap - Section 8 HAP	15530	Oestros - ESTATE OF LUIS A ROSADO-TORRES	3/3/2021	03-2021	532.00
sec8hap - Section 8 HAP	15531	Ofarmay - MAYERFELD FARMS MANAGEMENT LLC	3/3/2021	03-2021	277.00
sec8hap - Section 8 HAP	15532	Ofeleus - FELICIANO	3/3/2021	03-2021	718.00
sec8hap - Section 8 HAP	15533	Ofeljoh - JOHNY FELICIANO	3/3/2021	03-2021	1,031.00
sec8hap - Section 8 HAP	15534	Oflodor - FLOWERS	3/3/2021	03-2021	925.00
sec8hap - Section 8 HAP	15535	Ogarabn - ABNER GARCIA	3/3/2021	03-2021	69.00
sec8hap - Section 8 HAP	15536	Ogaritz - ITZAMAR GARCIA	3/3/2021	03-2021	1,292.00
sec8hap - Section 8 HAP	15537	Ogarsal - GARCIA	3/3/2021	03-2021	2,001.00
sec8hap - Section 8 HAP	15538	Oglejam - JAMAL GLENN	3/3/2021	03-2021	639.00
sec8hap - Section 8 HAP	15539	Ohcrealt - H & C REALTY LLC	3/3/2021	03-2021	654.00
sec8hap - Section 8 HAP	15540	Ohemtom - BTW 4 LLC	3/3/2021	03-2021	1,058.00
sec8hap - Section 8 HAP	15541	Ohereri - 123 SOUTH 4TH STREET LLC	3/3/2021	03-2021	824.00
sec8hap - Section 8 HAP	15542	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	3/3/2021	03-2021	1,100.00
sec8hap - Section 8 HAP	15543	Ohfprop - HF PROPERTY MANAGEMENT	3/3/2021	03-2021	3,080.00
sec8hap - Section 8 HAP	15544	Ohofjoh - HOFMAN	3/3/2021	03-2021	1,145.00
sec8hap - Section 8 HAP	15545	Oholasm - ASM HOLDINGS LLC	3/3/2021	03-2021	500.00
sec8hap - Section 8 HAP	15546	Oholbull - BULLSEYE HOLDINGS LLC	3/3/2021	03-2021	998.00
sec8hap - Section 8 HAP	15547	Ohomhec - HECS HOMES LLC	3/3/2021	03-2021	230.00
sec8hap - Section 8 HAP	15548	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	3/3/2021	03-2021	614.00
sec8hap - Section 8 HAP	15549	Ointers - VINELAND ASSOCIATES LLC	3/3/2021	03-2021	578.00
sec8hap - Section 8 HAP	15550	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	3/3/2021	03-2021	2,350.00
sec8hap - Section 8 HAP	15551	Ojhorn - JOHN HORNER	3/3/2021	03-2021	166.00

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All Cl

sec8hap - Section 8 HAP	15552	Ojosber - BERNADETTE P JOSEPH	3/3/2021	03-2021	2,269.00
sec8hap - Section 8 HAP	15553	Okapala - PANDA REALTY GROUP LLC	3/3/2021	03-2021	1,254.00
sec8hap - Section 8 HAP	15554	Okatjay - JAY-KAT INVESTMENTS, LLC	3/3/2021	03-2021	596.00
sec8hap - Section 8 HAP	15555	Okkrent - K C RENTAL INC.	3/3/2021	03-2021	1,013.00
sec8hap - Section 8 HAP	15556	Okotmir - KOTZIN	3/3/2021	03-2021	913.00
sec8hap - Section 8 HAP	15557	Olandic - LANDICINI 566 LLC	3/3/2021	03-2021	919.00
sec8hap - Section 8 HAP	15558	Olebzai - LEBRON	3/3/2021	03-2021	2,061.00
sec8hap - Section 8 HAP	15559	Olegmay - MAYERFELD LEGACY TRUST	3/3/2021	03-2021	1,240.00
sec8hap - Section 8 HAP	15560	Olhrent - L & H RENTALS	3/3/2021	03-2021	657.00
sec8hap - Section 8 HAP	15561	Ollciig - IIG-1 LLC	3/3/2021	03-2021	911.00
sec8hap - Section 8 HAP	15562	Olondav - DAVID LONGINI	3/3/2021	03-2021	549.00
sec8hap - Section 8 HAP	15563	Olopyad - YADIRA LOPEZ	3/3/2021	03-2021	643.00
sec8hap - Section 8 HAP	15564	Omanlaw - LAWRENCE W MANN	3/3/2021	03-2021	697.00
sec8hap - Section 8 HAP	15565	Omarjoe - JOEL MARTIN	3/3/2021	03-2021	723.00
sec8hap - Section 8 HAP	15566	Omayerf - MAYERFELD SUPPLY COMPANY	3/3/2021	03-2021	750.00
sec8hap - Section 8 HAP	15567	Omelrose - MELROSE COURT LP	3/3/2021	03-2021	17,747.00
sec8hap - Section 8 HAP	15568	Omenbre - MENDEZ	3/3/2021	03-2021	330.00
sec8hap - Section 8 HAP	15569	Omillvil - MILLVILLE REALTY CORPORATION	3/3/2021	03-2021	2,677.00
sec8hap - Section 8 HAP	15570	Omiryar - MIRANDA	3/3/2021	03-2021	1,341.00
sec8hap - Section 8 HAP	15571	Omorgan - GENESIS X MORCELO	3/3/2021	03-2021	600.00
sec8hap - Section 8 HAP	15572	Onegcar - CARLOS NEGRON JR	3/3/2021	03-2021	959.00
sec8hap - Section 8 HAP	15573	Ooakview - OAKVIEW APARTMENTS LLC	3/3/2021	03-2021	121,606.00
sec8hap - Section 8 HAP	15574	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	3/3/2021	03-2021	15,539.00
sec8hap - Section 8 HAP	15575	Oochapn - OCEAN CITY HSING AUTH - PECKS NORTH	3/3/2021	03-2021	10,667.00
sec8hap - Section 8 HAP	15576	Oolilui - LUIS A OLIVERAS	3/3/2021	03-2021	1,368.00
sec8hap - Section 8 HAP	15577	Oortdan - DANNY ORTIZ	3/3/2021	03-2021	580.00
sec8hap - Section 8 HAP	15578	Oorteli - ELIEZER ORTIZ	3/3/2021	03-2021	1,000.00
sec8hap - Section 8 HAP	15579	Opareas - EAST PARK APTS LLC	3/3/2021	03-2021	6,017.00
sec8hap - Section 8 HAP	15580	Oparkto - PARK TOWNE APTS LLC	3/3/2021	03-2021	12,546.00
sec8hap - Section 8 HAP	15581	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	3/3/2021	03-2021	333.00
sec8hap - Section 8 HAP	15582	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	3/3/2021	03-2021	603.00
sec8hap - Section 8 HAP	15583	Oprotim - TIMARIA PROPERTIES LLC	3/3/2021	03-2021	1,500.00
sec8hap - Section 8 HAP	15584	Oquince - QUINCE REALTY LLC	3/3/2021	03-2021	514.00
sec8hap - Section 8 HAP	15585	Orafbar - RAFES	3/3/2021	03-2021	1,000.00
sec8hap - Section 8 HAP	15586	Oramchr - RAMOS	3/3/2021	03-2021	850.00
sec8hap - Section 8 HAP	15587	Oramnic - NICHOLAS P RAMBONE	3/3/2021	03-2021	1,030.00
sec8hap - Section 8 HAP	15588	Oreasar - SARA REAVES	3/3/2021	03-2021	557.00
sec8hap - Section 8 HAP	15589	Oreasun - SUNFLOWER REALTY LLC	3/3/2021	03-2021	476.00
sec8hap - Section 8 HAP	15590	Oredres - A4 RESIDENTIAL REDEVELOPMENT	3/3/2021	03-2021	951.00
sec8hap - Section 8 HAP	15591	Oregche - REGENCY CHESTNUT COURT	3/3/2021	03-2021	8,361.00
sec8hap - Section 8 HAP	15592	Oregeas - REGENCY EAST LLC	3/3/2021	03-2021	2,052.00
sec8hap - Section 8 HAP	15593	Orenaco - ACOSTA RENTAL LLC	3/3/2021	03-2021	619.00
sec8hap - Section 8 HAP	15594	Orenokg - K G RENOVATIONS LLC	3/3/2021	03-2021	1,024.00
sec8hap - Section 8 HAP	15595	Orivdie - DIEGO A RIVERA	3/3/2021	03-2021	465.00
sec8hap - Section 8 HAP	15596	Orivisr - ISREAL J RIVERA	3/3/2021	03-2021	956.00
sec8hap - Section 8 HAP	15597	Orivvic - VICTORIANO RIVERA JR	3/3/2021	03-2021	584.00

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All C

sec8hap - Section 8 HAP	15598	Oroceli - ELIZABETH ROCHE	3/3/2021	03-2021	651.00
sec8hap - Section 8 HAP	15599	Orodhen - HENRY RODRIGUEZ	3/3/2021	03-2021	837.00
sec8hap - Section 8 HAP	15600	Orogsal - SALVATORE W ROGGIO	3/3/2021	03-2021	835.00
sec8hap - Section 8 HAP	15601	Oromvic - VICTOR M ROMAN	3/3/2021	03-2021	799.00
sec8hap - Section 8 HAP	15602	Orpjpro - RPJ PROPERTIES LLC	3/3/2021	03-2021	10,830.00
sec8hap - Section 8 HAP	15603	Oruppab - RUPERTO	3/3/2021	03-2021	899.00
sec8hap - Section 8 HAP	15604	Orusnic - RUSSO JR	3/3/2021	03-2021	494.00
sec8hap - Section 8 HAP	15605	Osaldasda - DAMIAN & ELAINE SALAS	3/3/2021	03-2021	795.00
sec8hap - Section 8 HAP	15606	Oschowr - W R SCHOCK LLC	3/3/2021	03-2021	1,142.00
sec8hap - Section 8 HAP	15607	Osimseb - SIMONE	3/3/2021	03-2021	572.00
sec8hap - Section 8 HAP	15608	Oskgcom - SKG & CO	3/3/2021	03-2021	2,547.00
sec8hap - Section 8 HAP	15609	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	3/3/2021	03-2021	895.00
sec8hap - Section 8 HAP	15610	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	3/3/2021	03-2021	738.00
sec8hap - Section 8 HAP	15611	Ospring - SPRING GARDENS ASSOCIATES LLC	3/3/2021	03-2021	8,152.00
sec8hap - Section 8 HAP	15612	Osqulan - LANDIS SQUARE SR APTS	3/3/2021	03-2021	1,721.00
sec8hap - Section 8 HAP	15613	Oswaway - WAYNE SWANSON	3/3/2021	03-2021	915.00
sec8hap - Section 8 HAP	15614	Otarkpp - TARKILN PARK PARTNERS LLC	3/3/2021	03-2021	6,605.00
sec8hap - Section 8 HAP	15615	Otayver - TAYLOR	3/3/2021	03-2021	876.00
sec8hap - Section 8 HAP	15616	Othapau - ALBERTA A QUAIROLI ESTATE	3/3/2021	03-2021	1,054.00
sec8hap - Section 8 HAP	15617	Otimesus - SUSAN V TIMMRECK	3/3/2021	03-2021	726.00
sec8hap - Section 8 HAP	15618	Ovasdap - DAPHNE VASSALOTTI	3/3/2021	03-2021	803.00
sec8hap - Section 8 HAP	15619	Ovinlan - VINELAND VILLAGE APTS	3/3/2021	03-2021	5,818.00
sec8hap - Section 8 HAP	15620	Ovitdor - VITALO	3/3/2021	03-2021	952.00
sec8hap - Section 8 HAP	15621	Owaca - WACA INVESTMENTS LLC	3/3/2021	03-2021	1,045.00
sec8hap - Section 8 HAP	15622	Owalnut - WALNUT REALTY ASSOCIATES LLC	3/3/2021	03-2021	7,355.00
sec8hap - Section 8 HAP	15623	Owassey - SEYMOUR WASSERSTRUM	3/3/2021	03-2021	983.00
sec8hap - Section 8 HAP	15624	Owatrob - ROBERT H WATSON	3/3/2021	03-2021	1,350.00
sec8hap - Section 8 HAP	15625	Owayest - ESTATE OF WAYNE F ST AUBYN	3/3/2021	03-2021	976.00
sec8hap - Section 8 HAP	15626	Owebdia - DIANN WEBBER	3/3/2021	03-2021	1,109.00
sec8hap - Section 8 HAP	15627	Owhejon - WHEELER	3/3/2021	03-2021	512.00
sec8hap - Section 8 HAP	15628	Owrialf - ALFRED WRIGHT	3/3/2021	03-2021	720.00
sec8hap - Section 8 HAP	15629	Oyangli - LI YING YANG	3/3/2021	03-2021	221.00

530,792.00

Payment Summary

erty=.all AND Bank=sec8adm AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8adm AND Section 8 Admi	557	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	2/19/2021	02-2021	273.90
sec8adm AND Section 8 Admi	558	0caguas - CAGUAS OF MUNICIPALITY	3/2/2021	03-2021	54.78
sec8adm AND Section 8 Admi	559	0osccos8 - OSCEOLA COUNTY HOUSING	3/2/2021	03-2021	54.78
sec8adm AND Section 8 Admi	560	vfl033 - SEMINOLE COUNTY	3/2/2021	03-2021	54.78
sec8adm AND Section 8 Admi	561	vfl093 - ORANGE COUNTY HOUSING & C D	3/2/2021	03-2021	54.78
sec8adm AND Section 8 Admi	562	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	3/2/2021	03-2021	109.56
sec8adm AND Section 8 Admi	563	vha - HOUSING AUTHORITY CITY OF VINELAND	3/5/2021	03-2021	27,800.00

28,402.58

Payment Summary

erty=.all AND Bank=capsecdp AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check	Post	Total Date
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Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Date	Month	Amount	Reconciled
capsecdp - PH Sec Dep Acc	186	vha - HOUSING AUTHORITY CITY OF VINELAND	11/30/2020	11-2020	182.70	12/31/2020
capsecdp - PH Sec Dep Acc	187	ahcvktot - AFFORDABLE HOUSING CORPORATION	2/26/2021	02-2021	0.00	
capsecdp - PH Sec Dep Acc	188	vha - HOUSING AUTHORITY CITY OF VINELAND	2/26/2021	02-2021	459.98	
capsecdp - PH Sec Dep Acc	189	ahcvktot - AFFORDABLE HOUSING CORPORATION	12/28/2020	12-2020	53,141.91	
capsecdp - PH Sec Dep Acc	190	ahcvktot - AFFORDABLE HOUSING CORPORATION	1/31/2021	01-2021	9.09	
					53,793.68	

Payment Summary

erty=.all AND Bank=capgenfd AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total	Date
capgenfd - Public Housing C	2225	sjgas - South Jersey Gas Company	2/22/2021	02-2021	2,552.96	
capgenfd - Public Housing C	2226	vmu - Vineland Municipal Utilities	2/22/2021	02-2021	17,718.19	
capgenfd - Public Housing C	2227	vmu - Vineland Municipal Utilities	2/26/2021	02-2021	159.17	
capgenfd - Public Housing C	2228	t0005001 - CALDERON	3/1/2021	03-2021	154.00	
capgenfd - Public Housing C	2229	vha - HOUSING AUTHORITY CITY OF VINELAND	3/5/2021	03-2021	54,400.00	
capgenfd - Public Housing C	2230	sjgas - South Jersey Gas Company	3/5/2021	03-2021	223.62	
capgenfd - Public Housing C	2231	vmu - Vineland Municipal Utilities	3/5/2021	03-2021	1,116.44	
capgenfd - Public Housing C	2232	t0010496 - SCAMOFFO	3/5/2021	03-2021	116.66	
capgenfd - Public Housing C	2233	t0002309 - MAYSONET	3/5/2021	03-2021	116.91	
capgenfd - Public Housing C	2234	vha - HOUSING AUTHORITY CITY OF VINELAND	3/5/2021	03-2021	257.00	
capgenfd - Public Housing C	2235	vmu - Vineland Municipal Utilities	3/12/2021	03-2021	1,038.90	
					77,853.85	

Payment Summary

property=.all AND Bank=cocc AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total	Date
cocc - Central Office Cost	9309	axaequ - Equitable	2/19/2021	02-2021	2,225.00	
cocc - Central Office Cost	9310	browco - Robert M Browne Court Officer	2/19/2021	02-2021	122.29	
cocc - Central Office Cost	9311	browco - Robert M Browne Court Officer	2/19/2021	02-2021	27.68	
cocc - Central Office Cost	9312	cwa - Communications Workers of America	2/19/2021	02-2021	259.32	
cocc - Central Office Cost	9314	sjgas - South Jersey Gas Company	2/22/2021	02-2021	1,311.64	
cocc - Central Office Cost	9315	vmu - Vineland Municipal Utilities	2/22/2021	02-2021	2,221.31	
cocc - Central Office Cost	9316	canfin - Canon Financial Services Inc	2/26/2021	02-2021	313.00	
cocc - Central Office Cost	9317	ccia - Cumberland Co Improvement Auth	2/26/2021	02-2021	84.20	
cocc - Central Office Cost	9318	cintas - Cintas Corporation #100	2/26/2021	02-2021	120.13	
cocc - Central Office Cost	9319	combus - COMCAST	2/26/2021	02-2021	243.35	
cocc - Central Office Cost	9320	dagost - D'Agostino's Water Solutions, LLC	2/26/2021	02-2021	625.25	
cocc - Central Office Cost	9321	daily - The Daily Journal	2/26/2021	02-2021	43.86	
cocc - Central Office Cost	9322	hdsupp - HD Supply Facilities Maintenance LTD	2/26/2021	02-2021	1,309.78	
cocc - Central Office Cost	9323	homedepot - Home Depot Credit Services	2/26/2021	02-2021	2,152.62	
cocc - Central Office Cost	9324	miles - Miles Technologies	2/26/2021	02-2021	906.44	
cocc - Central Office Cost	9325	standard - Standard Elevator Corporation	2/26/2021	02-2021	2,348.00	
cocc - Central Office Cost	9326	weaequ - Weaver Equipment Sales & Service	2/26/2021	02-2021	383.39	
cocc - Central Office Cost	9327	aflac - AFLAC	3/5/2021	03-2021	445.06	
cocc - Central Office Cost	9328	axaequ - Equitable	3/5/2021	03-2021	2,225.00	
cocc - Central Office Cost	9329	browco - Robert M Browne Court Officer	3/5/2021	03-2021	122.29	
cocc - Central Office Cost	9330	browco - Robert M Browne Court Officer	3/5/2021	03-2021	27.68	
cocc - Central Office Cost	9331	abcsup - ABC Supply Co TCI ACM	3/5/2021	03-2021	24.00	
cocc - Central Office Cost	9332	acehar - Vineland Ace Hardware East	3/5/2021	03-2021	82.25	
cocc - Central Office Cost	9333	carrot - Carrot Top Industries Inc	3/5/2021	03-2021	262.32	
cocc - Central Office Cost	9334	daily - The Daily Journal	3/5/2021	03-2021	356.83	

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=02/2021-03/2021 AND Check Date=02/19/2021-03/18/2021 AND All Checks=Yes AND Include Voids=All Cl

cocc - Central Office Cost	9335	hdsupp - HD Supply Facilities Maintenance LTD	3/5/2021	03-2021	1,330.08
cocc - Central Office Cost	9336	hompro - The Home Depot Pro - SupplyWorks	3/5/2021	03-2021	720.57
cocc - Central Office Cost	9337	xpress - Xpress Electronic Services, Inc.	3/5/2021	03-2021	99.00
cocc - Central Office Cost	9338	cdwgov - CDW Government Inc	3/12/2021	03-2021	622.41
cocc - Central Office Cost	9339	centur - Century Water Conditioning	3/12/2021	03-2021	398.00
cocc - Central Office Cost	9340	miles - Miles Technologies	3/12/2021	03-2021	3,053.00
cocc - Central Office Cost	9341	sirspe - Sir Speedy Printing	3/12/2021	03-2021	553.92
cocc - Central Office Cost	9342	wex - WEX Bank	3/12/2021	03-2021	1,740.86
cocc - Central Office Cost	9343	xpress - Xpress Electronic Services, Inc.	3/12/2021	03-2021	99.00
cocc - Central Office Cost	9344	acehar - Vineland Ace Hardware East	3/18/2021	03-2021	37.91
cocc - Central Office Cost	9345	aceplu - Ace Plumbing and Electrical Supplies Inc	3/18/2021	03-2021	469.91
cocc - Central Office Cost	9346	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	3/18/2021	03-2021	1,875.00
cocc - Central Office Cost	9347	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	3/18/2021	03-2021	9,724.91
cocc - Central Office Cost	9348	amacap - Amazon Capital Services Inc	3/18/2021	03-2021	50.94
cocc - Central Office Cost	9349	ambcom - Ambient Comfort	3/18/2021	03-2021	281.00
cocc - Central Office Cost	9350	avena - Linda M Avena CPA	3/18/2021	03-2021	7,083.33
cocc - Central Office Cost	9351	barret - Barretta Plumbing Heating Cooling	3/18/2021	03-2021	197.10
cocc - Central Office Cost	9352	bobaut - BOB'S AUTO SUPPLY, INC	3/18/2021	03-2021	1,214.78
cocc - Central Office Cost	9353	callexp - Call Experts New Jersey	3/18/2021	03-2021	486.28
cocc - Central Office Cost	9354	canbus - Canon Solutions America Inc	3/18/2021	03-2021	76.40
cocc - Central Office Cost	9355	carahsoft - Carahsoft Technology Corporation	3/18/2021	03-2021	1,237.24
cocc - Central Office Cost	9356	ccia - Cumberland Co Improvement Auth	3/18/2021	03-2021	3,242.51
cocc - Central Office Cost	9357	cintas - Cintas Corporation #100	3/18/2021	03-2021	459.72
cocc - Central Office Cost	9358	coloni - Colonial Electrical Supply	3/18/2021	03-2021	125.01
cocc - Central Office Cost	9359	cullig - South Jersey Culligan Water	3/18/2021	03-2021	33.00
cocc - Central Office Cost	9360	gabage - Eisenstat Gabage and Furman PC	3/18/2021	03-2021	1,496.67
cocc - Central Office Cost	9361	genelec - Gen X Electrical Contractors LLC	3/18/2021	03-2021	615.00
cocc - Central Office Cost	9362	graing - Grainger	3/18/2021	03-2021	1,070.75
cocc - Central Office Cost	9363	hdsupp - HD Supply Facilities Maintenance LTD	3/18/2021	03-2021	195.64
cocc - Central Office Cost	9364	hill - Ronald Hill	3/18/2021	03-2021	1,030.00
cocc - Central Office Cost	9365	himinha - H I MINHAS LLC	3/18/2021	03-2021	331.25
cocc - Central Office Cost	9366	homede - Home Depot Credit Services	3/18/2021	03-2021	1,650.43
cocc - Central Office Cost	9367	homest - HP Homestead Plumbing and Heating Inc	3/18/2021	03-2021	240.00
cocc - Central Office Cost	9368	hompro - The Home Depot Pro - SupplyWorks	3/18/2021	03-2021	5,712.79
cocc - Central Office Cost	9369	mason - W B Mason Co Inc	3/18/2021	03-2021	457.26
cocc - Central Office Cost	9370	mazza - Frank Mazza & Son Inc.	3/18/2021	03-2021	1,869.45
cocc - Central Office Cost	9371	miles - Miles Technologies	3/18/2021	03-2021	31.00
cocc - Central Office Cost	9372	natten - National Tenant Network	3/18/2021	03-2021	30.00
cocc - Central Office Cost	9373	omega - Omega Pest Management LLC	3/18/2021	03-2021	715.25
cocc - Central Office Cost	9374	pbrese - Reserve Account	3/18/2021	03-2021	1,000.00
cocc - Central Office Cost	9375	presso - The Press of Atlantic City	3/18/2021	03-2021	48.68
cocc - Central Office Cost	9376	shred - Shred-It USA LLC	3/18/2021	03-2021	52.69
cocc - Central Office Cost	9377	staadv - Staples, Inc.	3/18/2021	03-2021	628.87
cocc - Central Office Cost	9378	standard - Standard Elevator Corporation	3/18/2021	03-2021	2,348.00
cocc - Central Office Cost	9379	vann - Vann Dodge Chrysler LLC	3/18/2021	03-2021	241.04
cocc - Central Office Cost	9380	wallac - Wallace Supply Co	3/18/2021	03-2021	288.65
cocc - Central Office Cost	9381	weaequ - Weaver Equipment Sales & Service	3/18/2021	03-2021	39.37
cocc - Central Office Cost	9382	wheat - Wheat Road Cold Cuts	3/18/2021	03-2021	3,034.50

76,581.86

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-15

**Resolution to Award Contract for the Replacement of Security Cameras at
Asselta Acres**

WHEREAS, the Housing Authority of the City of Vineland recognizes the need to provide security for its residents; and,

WHEREAS, the Housing Authority of the City of Vineland has solicited Invitation for Bids for contractors to replace the exterior security camera system at Asselta Acres.

WHEREAS, three bids were received; and

WHEREAS, the apparent lowest, responsible bidder for this project is GOGO Generator, LLC (d/b/a) GOGO Security – 37 Old Stirling Road; Warren, New Jersey 07059 with a bid of \$129,945.60.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby accepts the bid of \$129,945.60 and awards the contract for the replacement of the exterior security camera system at Asselta Acres to **GOGO Generator, LLC (d/b/a) GOGO Security – 37 Old Stirling Road; Warren, New Jersey 07059**.

ADOPTED: March 18, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 18, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

Security Cameras at Asselta Acres

from the Tarklin/Asselta Acres Construction Account. The line item to be charged for the above expenditure is Account # 4430-37 (Contract – RAD TA/AA Construction).

Wendy Hughes
Certifying Financial Officer

Date

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: GOGO Generator, LLC (d/b/a) GOGO Security.
- B. Project Name: Asselta Acres - Security Camera System Upgrades
 - 1. Project Location: 334 Axtell Ave. Vineland, NJ 08360
- C. Owner: Vineland Housing Authority, 191 W. Chestnut Ave., Vineland, NJ 08360
- D. Architect: Haley Donovan LLC, 9 Tanner St., Suite 201, Haddonfield, NJ, 08033.
- E. Architect Project Number: 20-023

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Haley Donovan LLC and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
 - ONE HUNDRED TWENTY-NINE THOUSAND,
NINE HUNDRED FORTY-FIVE AND 60/100 Dollars (\$ 129,945.60).
 - 1. ONE HUNDRED TWENTY-NINE THOUSAND,
NINE HUNDRED FORTY-FIVE AND 60/100 Dollars (\$ 129,945.60).
 - 2. The above amount may be modified by amounts indicated by the Bidder on the attached Document 004323 "Alternates Form."

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting ten percent (10%) of the Base Bid amount above (not to exceed \$20,000):
 - 1. TWELVE THOUSAND, NINE HUNDRED NINETY-FOUR AND 56/100 Dollars (\$ 12,994.56).
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 TIME OF COMPLETION A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Owner, and shall fully complete the Work within 90 calendar days.

1.5 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.

1. Bid Form Supplement _ Alternate Form
2. Bid Form Supplement _ Bid Bond Form (AIA Document A310).
3. Bid Form Supplement – Proposed Schedule of Values Form
4. Bid Form Supplement – Bid Guarantee
5. Bid Form Supplement – Stockholder’s Disclosure
6. Bid Form Supplement – List of Prime Sub-Contractors
7. Bid Form Supplement – Acknowledgement of Receipt of Addenda

1.6 CONTRACTOR'S LICENSE A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in Vineland, State of New Jersey and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.7 SUBMISSION OF BID A. Respectfully submitted this

10th day of March, 2021.

B. Submitted By: GOGO Generator, LLC (d/b/a GOGO Security) (Name of bidding firm or corporation).

C. Authorized Signature:  (Handwritten signature).

D. Signed By: Christopher Nielowocki (Type or print name).

E. Title: Managing Member (Owner/Partner/President/Vice President).

F. Witness By:  (Handwritten signature).

G. Attest:  (Handwritten signature).

H. By: Leo Madden III (Type or print name).

I. Title: Assistant Secretary (Corporate Secretary or Assistant Secretary).

J. Street Address: 37 Old Stirling Rd

K. City, State, Zip: Warren, NJ, 07059

L. Phone: (908)-956-4454

M. License No.: NJ Electrical License Number: 34BI01838700

N. Federal ID No.: 461-343-621 (Affix Corporate Seal Here).

END OF DOCUMENT 004113

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-16

Resolution Awarding Moving Services Contract

WHEREAS, the Housing Authority of the City of Vineland recognizes the need to have moving services at various properties due to major renovation projects at Kidston Towers; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Request for Quotes for moving services; and

WHEREAS, three Moving Service companies submitted quotes; and

WHEREAS, Simonik Transportation – 120 Mt. Holly Bypass Unit 7; Lumberton, NJ 08048 was the most responsive and responsible quote received; and

WHEREAS, it is recommended the Board of Commissioners award a contract to Simonik Transportation – 120 Mt. Holly Bypass Unit 7; Lumberton, NJ 08048 to provide the Housing Authority of the City of Vineland with as needed moving services per the fee scheduled attached.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Moving Services Contract to Simonik Transportation – 120 Mt. Holly Bypass Unit 7; Lumberton, NJ 08048.

ADOPTED: March 18, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 18, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

Moving Services

from the Kidston/Olivio Towers Project Construction Funding. The line item to be charged for the above expenditure is Account # 4430-40 (Contract – RAD KT/OT Construction).

Wendy Hughes
Certifying Financial Officer

Date

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

MOVING SERVICES

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE	QUANTITY	TOTAL PRICE
FLAT-0BED	Provide a flat rate to pack and move a studio apartment, approximately 400 square feet of total living space, cost should include labor, equipment and all packing materials	\$1,822.72	10	\$18,227.20
FLAT-1BED	Provide a flat rate to pack and move a one bedroom apartment, approximately 600 square feet of total living space, cost should include labor, equipment and all packing materials	\$2,627.83	10	\$26,278.30
HOURLY	Provide an hourly rate for 1 laborer/mover	\$169.00	50	
HOTEL-MOVE	Provide hourly rate for a laborer/mover to pack and move resident from current units in Kidston Towers to the Hotel units in Kidston Towers as described above	\$39.00	79	

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 44,505.50

Forty Four Thousand Five Hundred Five Dollars & Fifty Cents

TOTAL PRICE IN WRITTEN WORD FORM

ANGELA D. DALTON

NOTARY PUBLIC

STATE OF NEW JERSEY

ID # 121211

MY COMMISSION EXPIRES NOV. 5, 2022

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Simonik Transportation Robert Kandetzke

BY:

Firm Name

120 Mt Holly Bypass Unit 7 Lumberton NJ 08048

Street, Town, State, Zip Code

856-234-1068

Telephone

856-234-1069

Fax

Sworn to and subscribed before me

Robert Kandetzke

Signature of proposer if the proposer is an individual

25th day of February 20 21

Signature of partner if proposer is a partnership

Angela Dalton

Notary Public

Signature of officer if the proposer is a corporation

President

(SEAL)

Title

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-17

Resolution Awarding Towing Services Contract

WHEREAS, the Housing Authority of the City of Vineland recognizes the need to have towing services; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Request for Quotes for towing services; and

WHEREAS, Rock Towing company submitted is the apparent low quote; and

WHEREAS, Rock Towing shall pass along all costs to the vehicle owners; and

WHEREAS, it is recommended the Board of Commissioners award a contract to **Rock Towing – 569 N. East Avenue, Vineland, New Jersey** to provide the Housing Authority of the City of Vineland with towing services per the fee scheduled attached.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the towing services contract to **Rock Towing – 569 N. East Avenue, Vineland, New Jersey**.

ADOPTED: March 18, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 18, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.


By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

FORM OF PROPOSAL

Vineland Housing Authority – As Needed Towing Services RFQ

PRICING TABLE

	Total
Cost to tow a vehicle from VHA property to Garage Storage Yard	\$ 125 ⁰⁰
Cost per day for Vehicle Storage	\$ 30 ⁰⁰
Yard Fee	\$ 20 ⁰⁰
Admin\Processing Fee	\$ 20 ⁰⁰


Signature of Proposer

3/5/21
Date

GAMALIEL CRUZ / owner
Printed Name of Above Signature

Rock Towing LLC
Printed Company Name

569

N. EAST AVE
Address

Vineland, NJ 08360
City, State, Zip

856 305-3487
Phone

Sworn to and subscribed
before me this 5th
day of March, 2021.


Notary Public (SEAL)

CARMEN ROSA CORTES
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 2, 2021
I.D. #2182042 

3/11/21

HOUSING AUTHORITY OF VINELAND - MARCH, 2021 - EVICTIONS

1. ROSA ROSADO

This matter was referred for eviction based on unpaid rent. The hearing was scheduled for March 18, 2020 but in an effort to contain the spread of COVID-19, the Court has suspended all landlord/tenant cases for the time being. We do not as yet have a new date for the hearing.

2. JOSEPH BARBOSA

This matter was referred for eviction based upon the One Strike policy and unpaid rent. We have not yet been advised of the hearing date because of COVID-19.

3. FERDINAN CUEVAS-RUIZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of the hearing date because of COVID-19.

4. HERIBERTO AFANADOR

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of the hearing date because of COVID-19.

5. MELISSA DEJESUS

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of the hearing date because of COVID-19.

6. IRIS RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

7. JEMECIA WAINWRIGHT

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

8. JENNIFER RIVERA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

9. PORSHA ROSARIO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

10. DAWN DAYTON

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

11. MELINDA RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

12. ADRIANA DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

13. IVELISSE RIVERA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.