
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

January 19, 2023

6 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Daniel Peretti
Michael Green
Albert Porter
Harry Furman, Esquire – Solicitor



**Housing Authority
of the
City of Vineland**

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

Telephone: 856-691-4099
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Jacqueline S. Jones, Executive Director

January 13, 2023


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 in person on Thursday, January 19, 2022 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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
AGENDA
Thursday, January 19, 2023
6:00 p.m.

1. Open Meeting
2. Swearing in of Commissioner: Iris Acosta-Jimenez
3. Roll Call
4. Reading of the "Sunshine Law Statement"
5. Approval of Minutes of the Regular Meeting conducted on December 15, 2022
6. Fee Accountant's Report
7. Executive Director's Report
8. **Committee Report – Election of Officers**
9. Old Business
10. New Business
11. Resolutions:
 - # 2023-01 Monthly Expenses (*updated*)
 - # 2023-02 Official Newspaper for Business Related Matters and Contracting Purposes
 - # 2023-03 Rescinding Resolution #2022-63 Contract Agreement with Omega Pest Management
 - # 2023-04 Authorizing Shared Services Agreement with the City of Vineland for the Acquisition of Rock Salt
 - # 2023-05 Approving One-Time compensation Bonus Payments to Certain Authority Employees Based on Increase Hours and Responsibilities in Connection with the Authority's Shared Services Agreements, Management Agreements and Housing Assistance Payment Agreements
 - # 2023-06 **Granting Official Leave of Absence (Alexander Castillo)**

Executive Session if required
12. Comments from the press and/or public (*limited to 5 minutes for each speaker*)
13. Comments from Board Members
14. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, December 15, 2022
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, December 15, 2022, at 6:00 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 (Absent)
Commissioner Daniel Peretti (Absent)
Commissioner Brian Asselta
Commissioner Michael Green
Commissioner Albert Porter
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, Esquire – Solicitor (*via telephone*), Linda Cavallo – Accountant and Gloria Pomales, 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 November 17, 2022. A motion was made by Commissioner Green and seconded by Commissioner Porter. The following vote was taken:

Commissioner Chris Chapman (Absent)
Commissioner Daniel Peretti (Absent)
Commissioner Brian Asselta (Yes)
Commissioner Michael Green (Yes)
Commissioner Albert Porter (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 two months ending November 30, 2022.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported there is some activity on the Tarkiln Acres roof project. The Authority has been wanting to replace the roofs. The architect has started to get those plans together and we will work on this in 2023. There are 150 units at Tarkiln and it will be a big job.

Mrs. Jones stated there are some outstanding items for the Kidston/Olivio Exterior Renovation Project and elevator work. These items are listed on the Executive Director's report. It has not changed too much since last month and delays mostly due to supply chain issues.

The Kidston/Olivio Interior Project, which is mostly the plumbing project. The project is down to one riser, which is the "I" riser. It was expected this riser would be completed by January, but Mrs. Jones was informed a few days ago that it will be pushed to February. Everyone should be back in their own units by the end of January. Then the main supply line will be replaced, which

is all part of this plumbing project. This will cause some inconvenience to the residents over a series of days of water shut offs. The shut off time will probably be 8 hours during working hours. The Authority will try to minimize this as much as possible. The Authority may bring in some lavatories on a trailer. Drinking water will be provided.

The Authority had one other settlement of a scattered site home on Monday. There is a total of 7 houses sold. The Authority will be taking a look at houses it has that are vacant the it intends to keep as well as look at the houses that will be sold that are currently occupied and try to move those families from the outskirts of Vineland into the houses the Authority is going to keep. The Authority then can begin to sell the houses in the outskirts of Vineland. Once they are sold the funds will go towards D'Orazio Terrace renovations project. It is anticipated the Authority's consultant, Rick Ginnetti will present to the Board a broader view of the project and how it will work.

In general, the Authority is filling up its vacancies and close to getting back to normal since pre-pandemic. The only property with a large majority of vacancies is Kidston because we kept 2 risers empty for "hotel" units to move tenants in and out of their units while their units were being fixed. The Authority has residents lined up for when those units are ready to be filled. There will be about 18 new residents in the building. There are some furniture and appliances that were used in the "hotel" units the residents are interested in. Once the project is finished the Authority will have some sort of party and raffle off all the items the residents are interested in. Some of the items are not reusable and will be disposed of. Anything that does not want or doesn't go, it will be donated to the Cumberland County Habitat for Humanity Restore in Vineland.

Commissioner Porter asked if there was a waiting list for Melrose properties and asked what the number is. Mrs. Jones stated there is a waiting list and it is very strong. She does not have the exact number off the top of her head, but it is strong and heavy. Probably about 100 people for 17 units. Since its opening in 2017, about 5 units have turned over.

Commissioner Porter asked if there was an accommodation for seniors who cannot apply online. Mrs. Jones stated that anyone who cannot apply online when the waiting list is open, a paper application can be provided. The online application is faster and allows the Authority to communicate with applicants more efficiently.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2022-80
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,115,476.19. 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 Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-81
Resolution Approving Dates for 2023 Board Meetings

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-81. Chairman Ruiz-Mesa stated if there is no objection the December 2023 meeting will be held on December 14 rather than December 21. All Commissioners present agreed. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-82
Resolution Appointing Jacqueline S. Jones as the Housing Authority of the City of Vineland's Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund (JIF) for the Fund Year 2023

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-82. Mrs. Jones explained every year the Authority has to approve someone to represent the Housing Authority on the Commission and traditionally it is the Executive Director. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-83
**Approving Change Orders #4 – #5
for Kidston & Olivio Towers Exterior Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-83. Mrs. Jones reviewed the change orders. A motion was made by Commissioner Asselta; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2022-84
Approving Change Order #22
for Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-84. A motion was made by Commissioner Porter; seconded by Commissioner Green. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Commissioner Albert Porter	(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 press or public comments. Chairman Ruiz-Mesa asked for comments from Board Members. No comments.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Porter; seconded by Commissioner Green. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:16 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE THREE MONTHS ENDED DECEMBER 31, 2022

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU DECEMBER</u>	<u>ACTUAL THRU DECEMBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	200,715	191,483	(9,232)
OTHER INCOME MISC.	9,770	2,443	2,433	(10)
PHA OPERATING SUBSIDY	375,760	93,940	94,062	122
HUD ASSET REPOSITIONING FEE	82,000	20,500	76,586	56,086
SECTION 8 ADMIN. FEE INCOME	925,930	231,483	273,462	41,980
CAPITAL FUNDS	849,030	212,258	0	(212,258)
FSS GRANT-PH	95,000	23,750	23,750	0
CSP-CONGREGATE SERVICES INCOME	98,000	24,500	9,137	(15,363)
INVESTMENT INCOME	2,720	680	705	25
CF MANAGEMENT FEE	57,700	14,425	0	(14,425)
MGMT FEE-PH	142,000	35,500	34,204	(1,296)
MGMT FEE-SEC 8	135,070	33,768	33,180	(588)
MGMT FEE-MELROSE	10,200	2,550	850	(1,700)
MGMT FEE-RAD	311,000	77,750	88,790	11,040
BOOKKEEPING FEE	13,350	3,338	3,352	15
BOOKKEEPING FEE-SEC 8	84,420	21,105	20,737	(368)
ASSET MGMT FEE	20,640	5,160	4,970	(190)
SHOP RENT	64,800	16,200	16,200	0
INCOME FROM OTHER AUTHORITIES	326,000	81,500	89,302	7,802
SERVICE INCOME FROM MELROSE	47,000	11,750	11,965	215
MISCELLANEOUS INCOME	5,030	1,258	9,854	8,597
TOTAL INCOME	4,458,280	1,114,570	985,022	(129,548)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	257,750	234,409	(23,341)
PAYROLL TAXES	87,300	21,825	18,010	(3,815)
HEALTH BENEFITS	338,840	84,710	58,433	(26,277)
PENSION EXPENSE	96,800	24,200	30,081	5,881
CRIMINAL BACKGROUND CHECKS	11,910	2,978	355	(2,623)
TNT/EMPL SCREENING	14,500	3,625	6,229	2,604
LEGAL-GENERAL	30,250	7,563	4,175	(3,388)
LEGAL-OTHER	8,500	2,125	0	(2,125)
STAFF TRAINING	11,000	2,750	0	(2,750)
TRAVEL	3,750	938	0	(938)
ACCOUNTING	85,000	21,250	21,250	0
AUDITING	34,400	8,600	8,600	0
PORT OUT ADMIN FEES	4,500	1,125	710	(415)
MANAGEMENT FEES	276,990	69,248	67,384	(1,864)
BOOKKEEPING FEES	97,770	24,443	24,090	(353)
ASSET MGMT FEES	20,640	5,160	4,970	(190)
CONSULTANTS	10,000	2,500	0	(2,500)
IT CONSULTANTS	82,000	20,500	20,619	119

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE THREE MONTHS ENDED DECEMBER 31, 2022

	ANNUAL BUDGET	BUDGET THRU DECEMBER	ACTUAL THRU DECEMBER	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	8,000	2,000	0	(2,000)
RAD CONVERSION EXPENSES	6,000	1,500	0	(1,500)
MEMBERSHIP DUES/FEES	6,800	1,700	1,107	(593)
PUBLICATIONS	1,500	375	0	(375)
ADVERTISING	5,000	1,250	1,689	439
OFFICE SUPPLIES	15,500	3,875	1,959	(1,916)
COMPUTER & SOFTWARE EXPENSES	150,900	37,725	24,205	(13,520)
FUEL-ADMIN	3,000	750	0	(750)
PHONE AND INTERNET	42,400	10,600	8,359	(2,241)
POSTAGE	9,400	2,350	1,648	(702)
COPIER SUPPLIES	10,100	2,525	4,362	1,837
INSPECTION FEES	13,700	3,425	3,094	(331)
MISCELLANEOUS EXPENSES	22,360	5,590	3,886	(1,704)
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>634,953</u>	<u>549,624</u>	<u>(85,329)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	11,465	7,258	(4,207)
PAYROLL TAXES	4,030	1,008	558	(450)
MEALS	44,000	11,000	0	(11,000)
FSS ESCROWS-PH	6,890	1,723	0	(1,723)
OTHER	66,450	16,613	2,602	(14,011)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>41,808</u>	<u>10,418</u>	<u>(31,390)</u>
UTILITIES:				
WATER	38,630	9,658	8,573	(1,085)
ELECTRIC	168,190	42,048	32,807	(9,241)
GAS	35,130	8,783	5,340	(3,443)
GARBAGAE/TRASH REMOVAL	20,200	5,050	4,741	(309)
SEWER	59,920	14,980	15,023	43
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>80,518</u>	<u>66,484</u>	<u>(14,034)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	110,250	58,679	(51,571)
PAYROLL TAXES	31,300	7,825	4,509	(3,316)
HEALTH BENEFITS	63,360	15,840	8,950	(6,890)
PENSION EXPENSE	70,100	17,525	11,646	(5,879)
MAINTENANCE UNIFORMS	1,810	453	795	343
VEHICLE GAS, OIL, GREASE	30,550	7,638	4,446	(3,192)
MATERIALS	159,340	39,835	14,354	(25,481)
CONTRACT-COSTS	169,150	42,288	38,132	(4,156)
REPAIRS-VEHICLES	7,880	1,970	1,159	(811)
RENT EXPENSE	18,570	4,643	4,644	2
EXTERMINATION	8,800	2,200	0	(2,200)
TRASH REMOVAL	9,200	2,300	1,941	(359)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>252,765</u>	<u>149,255</u>	<u>(103,510)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE THREE MONTHS ENDED DECEMBER 31, 2022

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU DECEMBER</u>	<u>ACTUAL THRU DECEMBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	7,075	7,075	0
COMPENSATED ABSENCES	25,800	6,450	6,450	0
FSS ESCROWS-SEC 8	30,000	7,500	11,403	3,903
INSURANCE	156,430	39,108	41,697	2,590
OTHER GENERAL EXPENSES	1,500	375	375	0
PAYMENTS IN LIEU OF TAXES	53,140	13,285	13,476	191
PORT-IN HAP EXPENSE	500	125	0	(125)
REPLACEMENT RESERVES	95,000	23,750	23,750	0
RETIREE HEALTH BENEFITS	50,320	12,580	15,418	2,838
TOTAL GENERAL EXPENSES	440,990	110,248	119,644	9,397
TOTAL OPERATING EXPENSES	4,481,160	1,120,290	895,425	(224,865)
PROFIT (LOSS) EXCLUDING HAP	(22,880)	(5,720)	89,597	95,317
		0		
HAP REVENUES	6,700,000	1,675,000	1,832,311	157,311
HAP EXPENSES	6,670,000	1,667,500	1,864,316	196,816
NET HAP (LOSS)	30,000	7,500	(32,005) *	(39,505)
GRAND TOTAL PROFIT (LOSS)	7,120	1,780	57,592	55,812
UNRECONCILED HUD HELD RESERVES AT 12/31/22			410,376	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			467,968	

Housing Authority of the City of Vineland

Administrative Report

DATE: January 12, 2023

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for December 2022)

PERIOD: December 6, 2022 to January 11, 2023

COVID-19 Pandemic – Operating Status

Effective, April 11, 2022, the Administrative Staff is back to pre-pandemic in-office working hours.

The “COVID Rooms” at the Authority’s Administrative offices are being used by staff for face-to-face meetings. These rooms are designed as separate rooms with walls with a window installed between the two rooms. The applicant/resident room has an outdoor entrance.

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	11/06/2020	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

Renovation Projects – **Complete** or **On Hold**

Scope of Work	Work Status	Comments
Asselta Acres – New Cameras & Recording System	Awarded at March 2021 Meeting	12/2021 Update – This project is complete;
KT/OT Roof Replacements	Contract Awarded/In Progress/	11/2021 Update – Project is complete and closed out;
Tarkiln Acres – Roof Replacements	In Planning Stage – On Hold	6/2021 – No Update; 9/2021 – A&E proposals received and under review;
KT/OT – Elevator Refurbishment;	Bid opening on 5/17/22	6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents; 5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators;

Kidston & Olivio Towers – Renovation Projects - Active

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

Scope of Work	Work Status	Comments
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p>	<p>Contract Award Expected April 2021</p>	<p>5/2021 – Resolution to Reject Bids; Bids are Over Budget; Re-bidding project under consideration;</p> <p>6/2021 – No Update;</p> <p>7/2021 – No Update;</p> <p>9/2021- No Update;</p> <p>10/2021 – Contract Award recommendation via resolution for October meeting;</p> <p>11/2021 Update: Contract was awarded in October to Gary F. Gardener, Inc.: Project meetings have begun;</p> <p>12/2021 Update: Project construction to begin first quarter of 2022;</p> <p>1/2022 Update: Window submittals have been approved; Construction meetings continue;</p> <p>2/2022 Update: Window submittals have been approved; Construction meetings continue; Supply chain issues are anticipated for receipt of windows;</p> <p>3/2022 Update: Change Order #1 is on the agenda to repair mortar & brick cracks at units 10A & 9A;</p> <p>4/2022 Update: All window materials has been ordered; Possible June delivery for window materials; Mortar repair will be completed along with window replacement project;</p> <p>5/2022 Update – same status as 4/2022;</p> <p>6/2022 Update: Same as 5/2022;</p> <p>7/2022 Update: Same as 6/2022;</p> <p>8/2022 Update: The windows for have been received; waiting on additional materials before the work will begin;</p> <p>9/2022 Update: The work on this project has begun;</p> <p><u>10/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed 2. the front canopy re-facing remains – not started yet 3. new domestic water pump replacement remains – not started yet 4. new OSY valve replacement remains – not started yet 5. new public restrooms – 50% completed 6. new kitchenette – not started yet 7. water filtration system - not started yet

Kidston & Olivio Towers – Renovation Projects - Active

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

Scope of Work	Work Status	Comments
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p>	<p>Contract Award Expected April 2021</p>	<p>Continued from above:</p> <p><u>11/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed . 2. The front canopy re-facing remains – not started yet. 3. new domestic water pump replacement remains – not started yet. 4. new OSY valve replacement remains – not started yet 5. new public restrooms – 50% complete. 6. new kitchenette – to be removed from project 7. water filtration system - not started yet. 8. Kidston Towers – Waiting on window delivery for elevator lobby windows. 9. Olivio Towers – Waiting on letters for portico. <p><u>12/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed. 2. The front canopy re-facing remains – Final submittal received and approved; work not yet started; 3. new domestic water pump replacement remains – Scheduled to begin 2/7/2023; 4. new OSY valve replacement remains – Scheduled to begin 2/7/2023; 5. new public restrooms – Kidston to be complete week of 12/19/22; Olivio to be complete week of 1/9/23; 6. new kitchenette – removed from scope of project; 7. water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 8. Kidston Towers – Windows have been received, pending date from installer; 9. Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; <p><u>1/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been received; work not yet started; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; 4. New public restrooms – Kidston complete; Olivio to be complete week of 1/16/23; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 6. Kidston Towers – Windows have been received; Installation to be complete week of 1/11/23; 7. Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed;

<u>Kidston & Olivio Towers – Renovation Projects - Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p>	<p>July-August 2021 Award Anticipated</p>	<p>Pre-bid meeting was held on site May 11, 2021, with potential contractors; 6/2021 - Bids Received on June 10, 2021 – under review; Resolution to Reject Bids; Bids are Over Budget; 7/2021- Re-bidding project; Bids are due July 15, 2021, a recommendation will be made after the bid opening; 7/2021 – Contract Awarded; 8/2021 – Kick-off meeting held with contractor; 9/2021 – Currently in submittals process with Professional Team; 10/2021 – Submittals in process; 11/2021 Update: Construction to begin in November; 12/2021 Update: Project construction to begin first quarter of 2022; 01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture; 2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval; 3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April; 4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H; 5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units;</p>

<u>Kidston & Olvio Towers – Renovation Projects – Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p>	<p>July-August 2021 Award Anticipated</p>	<p>Continued from above:</p> <p>6/2022 Update: E & F risers are complete; Work on J & K risers is in process; Remaining risers are A,B,C,D & I.</p> <p>7/2022 Update: J & K risers are complete; Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>8/2022 Update: Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>9/2/022 Update: Work on A & C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>10/2022 Update: Work on A & B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B & I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</p> <p>12/2022 Update: B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through out the project at certain intervals;</p> <p><i>1/2023 Update: I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through-out the project at certain intervals;</i></p>

Scattered Site Disposition – Status

- The Scattered Site program was approved for disposition by HUD.
- Several homes have been listed for sale. The below chart summarizes the status of the 72 homes;
- Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; this is due to the low or no availability of rental housing.
- The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working a presentation for the board to consider, which will change the status of 35 homes from “disposition” to RAD conversion;
- A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial “ok” to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;
- The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;
- *Scattered Site homes are listed for sale as they become vacant;*

<i>SCATTERED SITE HOMES STATUS SUMMARY</i>				
<i>DATE</i>	<i>UNDER CONTRACT</i>	<i>LISTED</i>	<i>SOLD</i>	<i>TOTAL HOMES</i>
				<i>72 Total</i>
				<i>-10 Not Selling</i>
				<i>62 Balance</i>
<i>May 14, 2022</i>	<i>1</i>	<i>2</i>	<i>-3</i>	<i>59 Balance</i>
<i>June 10, 2022</i>	<i>-1 (seller backed out)</i>	<i>3</i>	<i>-1</i>	<i>58 Balance</i>
<i>July 14, 2022</i>	<i>2 /-1 (seller backed out)</i>	<i>1</i>	<i>0</i>	<i>58 Balance</i>
<i>August 1, 2022</i>	<i>1</i>	<i>3</i>	<i>0</i>	<i>58 Balance</i>
<i>September 8, 2022</i>	<i>1</i>	<i>0</i>	<i>-1</i>	<i>57 Balance</i>
<i>September 30, 2022</i>			<i>-1</i>	<i>56 Balance</i>
<i>November 10, 2022</i>			<i>-1</i>	<i>55 Balance</i>
<i>December 8, 2022</i>	<i>4331 Roberts Dr</i>		<i>-1</i>	<i>54 Balance</i>
<i>Total</i>			<i>8</i>	

D’Orazio Terrace – Redevelopment

The board discussion regarding the D’Orazio Terrace will continue. The Scattered Site homes must 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 Scattered Site sales proceeds to HUD.

Update: The Contract to enter into a Housing Assistance Payment (CHAP) the Authority currently has with HUD may need to be rescinded as the funds from the scattered site sales are needed to move forward with this project as stipulated above. A new CHAP may be permitted to be issued in the future. Waiting on confirmation from HUD before moving forward.

September 2022 Update: The CHAP for D’Orazio Terrace has been withdrawn by the Authority as more time is needed to develop the required financial plan;

Melrose Court

The property is 100% occupied and is financially sound. 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
Mario Ruiz-Mesa	Completed
Daniel J. Peretti, Jr.	Completed
Michael Green, Sr.	In Process
Albert D. Porter	In Process

- **The Spring 2023 Schedule for the NJ Local Housing Authority and Redevelopment Training**
Program classes can be found here: <https://cgs.rutgers.edu/programs/housing>
- **Please contact Gloria Pomales, Executive Assistant, to register for these classes**
– gpomales@vha.org or 856-691-4099 Ext 106. All classes are at the expense of the
Authority.

Program Statistics Report

10/2022 - 10/2023

Dec2022

Nov2022

Oct2022

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	16	0	0
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	43	24	18
Total number of units inspected year-to-date - all sites	85	42	18
City Inspections	0	44	58
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	81	61	82
Annual Unit Turnaround Time (For Fiscal Year)	71	72	82
Monthly - Number of Vacancies Filled (this month)	6	9	3
Monthly - Average unit turnaround time in days for Lease Up	28.00	18	59
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	18	9	14
PIC Score	87.55%	94.34%	94.34%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	95.67%	96.33%	95.00%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed (0,1,2,4,5,6br lists open 11/21-12/5)	254	235	154
Elderly (Seniors - 62+)/Disabled - All lists closed (0,1,2,4,5,6br lists open 11/21-12/5)	275	247	231
Average work order turnaround time in days - Tenant Generated	0.1425	0.13	0.02
Number of routine work orders written this month	521	533	652
Number of outstanding work orders from previous month	907	866	690
Total number of work orders to be addressed this month	1428	1,399	1,342
Total number of work orders completed this month	466	492	476
Total number of work orders left outstanding	962	907	866
Number of emergency work orders written this month	10	1	1
Total number of work orders written year-to-date	1,706	1,185	652
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	14	5	11
Section 8			
Level of leased units of previous month was:	924	922	897
Level of leased units this month is:	937	924	922
Number of increased leased-units over last month	13	2	25
Total number of units inspected this month	26	23	41
Programs (Voucher):			
ABA Utilization %	102.64%	107.02%	104.03%
Repayment Agreements	29	29	31
Total repayments due YTD	\$86,843	\$87,903	\$91,603
Total repayments received YTD	\$5,559	\$4,499	\$800
PIC Score (Oakview added 10/13)	91.98%	93.52%	93.52%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2,187	2,191	2,201
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	264	237	234
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	173	174	178
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	70%/30%	65%/35%	57%/43%
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	25	18	15
The number of residents signed on to the program. (FSS Contracts).	20	20	28
The number of FSS Participants with established escrow accounts.	19	12	22
Number of residents in need of employment skills (GED, DL, Job Training.)	2	3	3
The number of meetings, workshops and case management services	12	6	3
Congregate Services			
Number of clients on the Congregate Program	19	20	20
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	20	20	17

Program Statistics Report**10/2022 - 10/2023**

Dec2022

Nov2022

Oct2022

Number of clients on Laundry Services (This service is included in housekeeping)	16	17	13
Number of clients on Shopping Services (This service is included in housekeeping)	8	8	8
Registered Nurse			
Number of clients served this month	119	107	97
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	5	6	5
Meds Supervision	39	47	32
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	25	25	25
Number of residents that received case management services	25	18	15
Number of Meetings	12	45	3
Number of residents enrolled in academic/employment workshops (FSS)	2	3	3
VHA - (MEDICAL)			
Number of residents received health assessment	5	6	5
Number of residents health activities of daily living assessments.	5	6	5
Resident's medicine monitoring/supervision for month	39	47	32
Self-sufficiency - improved living conditions.	5	6	5
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	68
Total clients currently being served this month	25	45	15
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	22%	22%	26%
Low 50%-31% (MFI)	28%	28%	26%
Very Low 30%-0% (MFI)	50%	50%	47%
Total	100%	100%	100%
Client Demographics			
White	7	7	10
Black	5	5	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	49	49	52
Non-Hispanic	15	15	16

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

RESOLUTION #2023-01

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 \$1,760,311.92.

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: January 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Chapman*

Resolution seconded by Commissioner *Porter*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta				✓
Michael Green	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
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 January 19, 2023 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
 1/19/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 644,136.00
3593 - 3628	LANDLORD/TENANT CHECKS AND OTHER	\$ 19,456.00
18658 - 18822 & 500021	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 624,680.00
	SECTION 8 ADM FEE ACCOUNT	193.36
673 - 675	COMPUTER CHECKS- Ocean First	\$ 193.36
-	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NHOP	
-	COMPUTER CHECKS	\$0.00 0.00
	NHOP INVESTMENTS	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
211 - 211	COMPUTER CHECKS	523.16
	OCEAN FIRST BANK FSS ESCROW	
-	COMPUTER CHECKS	0.00
	CAPITAL BANK GEN/FUND PH	
2493 - 2502	COMPUTER CHECKS	231,250.68
	COCC CASH ACCOUNT	
11463; 11524 - 11635	COMPUTER CHECKS	639,392.53
1333380, 20221222, 2301475020 & 20230090354		
	COCC EXPENDITURES	
	PAYROLL	12/22/22 - 01/06/23 141,211.21
	PAYCHEX INVOICES	12/22/22 - 01/06/23 1,052.52
	PAYROLL TAX LIABILITY	12/22/22 - 01/06/23 25,570.87
	HEALTH BENEFITS PAID	Jan-23 62,384.23
	PENSION PAYMENTS	Dec-22 14,597.36
	TOTAL	\$ 1,760,311.92

Payment Summary

,hcv050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,rhopinv,olivio,parkview,pbv_a

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	3593	0housin - VINELAND HOUSING AUTHORITY	10/31/2022	10-2022	3,671.00	12/30/2022
sec8hap - Section 8 HAP	3594	0housin - VINELAND HOUSING AUTHORITY	12/18/2022	12-2022	3,866.00	12/30/2022
sec8hap - Section 8 HAP	3595	0housin - VINELAND HOUSING AUTHORITY	12/18/2022	12-2022	3,866.00	12/30/2022
sec8hap - Section 8 HAP	3596	0caguas - CAGUAS OF MUNICIPALITY	1/4/2023	01-2023	366.00	
sec8hap - Section 8 HAP	3597	0millif - LIFESPRING OF MILLVILLE INC	1/4/2023	01-2023	577.00	
sec8hap - Section 8 HAP	3598	0osccos8 - OSCEOLA COUNTY HOUSING	1/4/2023	01-2023	960.00	
sec8hap - Section 8 HAP	3599	t0000388 - RODRIGUEZ	1/4/2023	01-2023	108.00	
sec8hap - Section 8 HAP	3600	t0000624 - GUNN	1/4/2023	01-2023	104.00	
sec8hap - Section 8 HAP	3601	t0002385 - CARRION	1/4/2023	01-2023	42.00	
sec8hap - Section 8 HAP	3602	t0003357 - KENNEDY	1/4/2023	01-2023	64.00	
sec8hap - Section 8 HAP	3603	t0003585 - SCRUGGS	1/4/2023	01-2023	23.00	
sec8hap - Section 8 HAP	3604	t0004846 - ROTHMALLER	1/4/2023	01-2023	101.00	
sec8hap - Section 8 HAP	3605	t0005231 - REDFERN	1/4/2023	01-2023	23.00	
sec8hap - Section 8 HAP	3606	t0005666 - BALDWIN	1/4/2023	01-2023	41.00	
sec8hap - Section 8 HAP	3607	t0005731 - HAROLD	1/4/2023	01-2023	8.00	
sec8hap - Section 8 HAP	3608	t0006338 - SAEZ	1/4/2023	01-2023	3.00	
sec8hap - Section 8 HAP	3609	t0007057 - DESAI	1/4/2023	01-2023	63.00	
sec8hap - Section 8 HAP	3610	t0007113 - RIOS	1/4/2023	01-2023	4.00	
sec8hap - Section 8 HAP	3611	t0008553 - CARLO	1/4/2023	01-2023	240.00	
sec8hap - Section 8 HAP	3612	t0010026 - CARTER	1/4/2023	01-2023	14.00	
sec8hap - Section 8 HAP	3613	t0010166 - ORTIZ	1/4/2023	01-2023	195.00	
sec8hap - Section 8 HAP	3614	t0012267 - ACKLEY	1/4/2023	01-2023	18.00	
sec8hap - Section 8 HAP	3615	t0012270 - MERCADO	1/4/2023	01-2023	1.00	
sec8hap - Section 8 HAP	3616	t0012304 - MEDINA	1/4/2023	01-2023	36.00	
sec8hap - Section 8 HAP	3617	t0012395 - DAVIS	1/4/2023	01-2023	39.00	
sec8hap - Section 8 HAP	3618	t0012529 - IRIZARRY	1/4/2023	01-2023	8.00	
sec8hap - Section 8 HAP	3619	t0012778 - GIDDENS	1/4/2023	01-2023	18.00	
sec8hap - Section 8 HAP	3620	t0013702 - Medina	1/4/2023	01-2023	73.00	
sec8hap - Section 8 HAP	3621	t0015067 - Quiles	1/4/2023	01-2023	107.00	
sec8hap - Section 8 HAP	3622	t0015625 - MACIN	1/4/2023	01-2023	73.00	
sec8hap - Section 8 HAP	3623	t0015636 - WILSON	1/4/2023	01-2023	36.00	
sec8hap - Section 8 HAP	3624	t0015850 - PURNELL	1/4/2023	01-2023	65.00	
sec8hap - Section 8 HAP	3625	t0015857 - PAYNE	1/4/2023	01-2023	41.00	
sec8hap - Section 8 HAP	3626	t0015908 - BEARDSLEY	1/4/2023	01-2023	41.00	
sec8hap - Section 8 HAP	3627	vfi033 - SEMINOLE COUNTY	1/4/2023	01-2023	1,298.00	
sec8hap - Section 8 HAP	3628	0housin - VINELAND HOUSING AUTHORITY	1/13/2023	01-2023	3,263.00	
sec8hap - Section 8 HAP	18658	0slinco - 1890 S LINCOLN ASSOCIATES LLC	12/22/2022	12-2022	1,284.00	12/30/2022
sec8hap - Section 8 HAP	18659	02llbtw - BTW 2 LLC	1/5/2023	01-2023	690.00	
sec8hap - Section 8 HAP	18660	0537grap - 529-537 GRAPE STREET,LLC	1/5/2023	01-2023	386.00	
sec8hap - Section 8 HAP	18661	0abobab - BABATUNDE O ABORISADE	1/5/2023	01-2023	699.00	
sec8hap - Section 8 HAP	18662	0abrawi - ABRAHAN & AWILDA HEREDIA	1/5/2023	01-2023	1,227.00	
sec8hap - Section 8 HAP	18663	0acojor - ACOSTA	1/5/2023	01-2023	1,614.00	
sec8hap - Section 8 HAP	18664	0ahcpv - AFFORDABLE HOUSING CORPORATION	1/5/2023	01-2023	10,733.00	
sec8hap - Section 8 HAP	18665	0ahctaaa - AFFORDABLE HOUSING CORPORATION	1/5/2023	01-2023	94,089.00	
sec8hap - Section 8 HAP	18666	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	1/5/2023	01-2023	66,961.00	
sec8hap - Section 8 HAP	18667	0albreb - REBECCA C THOMPSON-ALBERT	1/5/2023	01-2023	89.00	
sec8hap - Section 8 HAP	18668	0aljess - ALJESS LLC	1/5/2023	01-2023	905.00	
sec8hap - Section 8 HAP	18669	0andcar - ANDUJAR	1/5/2023	01-2023	281.00	
sec8hap - Section 8 HAP	18670	0andron - RONALD ANDRO	1/5/2023	01-2023	360.00	
sec8hap - Section 8 HAP	18671	0aparab - AB APARTMENTS LLC	1/5/2023	01-2023	677.00	
sec8hap - Section 8 HAP	18672	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS C	1/5/2023	01-2023	6,686.00	
sec8hap - Section 8 HAP	18673	0assind - INDEPENDENCE ASSOCIATES LLC	1/5/2023	01-2023	832.00	

Payment Summary

,hcv050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_a

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	18674	Obehhar - HARRY & BARBARA BEHRENS	1/5/2023	01-2023	523.00
sec8hap - Section 8 HAP	18675	Oberedw - EDWIN C & SAVALYN BERGAMO	1/5/2023	01-2023	1,061.00
sec8hap - Section 8 HAP	18676	Obersh - ROSEMAR PROPERTIES IV LLC / CAMELOT AP	1/5/2023	01-2023	4,378.00
sec8hap - Section 8 HAP	18677	Oberbe - OBED BERMUDEZ	1/5/2023	01-2023	986.00
sec8hap - Section 8 HAP	18678	Obetalp - ALPHA BETA CAMDEN LLC	1/5/2023	01-2023	1,440.00
sec8hap - Section 8 HAP	18679	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	1/5/2023	01-2023	783.00
sec8hap - Section 8 HAP	18680	Obrewst - BREWSTER GARDEN APARTMENTS LLC	1/5/2023	01-2023	1,040.00
sec8hap - Section 8 HAP	18681	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	1/5/2023	01-2023	17,356.00
sec8hap - Section 8 HAP	18682	Obususa - USA BUSY BEE INC	1/5/2023	01-2023	911.00
sec8hap - Section 8 HAP	18683	Ocackim - KIMBERLY A CACCHIOLI	1/5/2023	01-2023	957.00
sec8hap - Section 8 HAP	18684	Ocamnil - NILZA R CAMACHO	1/5/2023	01-2023	1,066.00
sec8hap - Section 8 HAP	18685	Ocarjos - CARVALHO	1/5/2023	01-2023	714.00
sec8hap - Section 8 HAP	18686	Ocarmar - SIMOES	1/5/2023	01-2023	947.00
sec8hap - Section 8 HAP	18687	Ocasros - CASTILLO	1/5/2023	01-2023	659.00
sec8hap - Section 8 HAP	18688	Ocbrenta - C & B RENTAL	1/5/2023	01-2023	867.00
sec8hap - Section 8 HAP	18689	Ocdgard - CD GARDENS INC.	1/5/2023	01-2023	2,744.00
sec8hap - Section 8 HAP	18690	Ochainv - CHAAD INVESTMENTS LLC	1/5/2023	01-2023	621.00
sec8hap - Section 8 HAP	18691	Ochajos - JOSEPH T CHAMBERS	1/5/2023	01-2023	950.00
sec8hap - Section 8 HAP	18692	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	1/5/2023	01-2023	4,922.00
sec8hap - Section 8 HAP	18693	Ochuoks - OKSANA CHUMAK	1/5/2023	01-2023	1,575.00
sec8hap - Section 8 HAP	18694	Ocolmac - MACY A COLLINS	1/5/2023	01-2023	654.00
sec8hap - Section 8 HAP	18695	Ocorjua - CORTES	1/5/2023	01-2023	2,519.00
sec8hap - Section 8 HAP	18696	Ocridan - DANA CRISS	1/5/2023	01-2023	622.00
sec8hap - Section 8 HAP	18697	Ocrofre - FBF ASSOCIATES INC	1/5/2023	01-2023	800.00
sec8hap - Section 8 HAP	18698	Odamjos - DAMATO	1/5/2023	01-2023	899.00
sec8hap - Section 8 HAP	18699	Odelsia - SIAN DELUCA	1/5/2023	01-2023	390.00
sec8hap - Section 8 HAP	18700	Odibwil - WILLIAM V DIBIASE	1/5/2023	01-2023	1,105.00
sec8hap - Section 8 HAP	18701	Oeas307 - 307 N EAST AVE LLC	1/5/2023	01-2023	1,055.00
sec8hap - Section 8 HAP	18702	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	1/5/2023	01-2023	721.00
sec8hap - Section 8 HAP	18703	Oedwdip - EDWARD DIPALMA	1/5/2023	01-2023	955.00
sec8hap - Section 8 HAP	18704	Oegbmar - MARY J EGBEH	1/5/2023	01-2023	1,534.00
sec8hap - Section 8 HAP	18705	Oeinmar - MARTIN JAY EINSTEIN	1/5/2023	01-2023	598.00
sec8hap - Section 8 HAP	18706	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	1/5/2023	01-2023	4,306.00
sec8hap - Section 8 HAP	18707	Oestros - ESTATE OF LUIS A ROSADO-TORRES	1/5/2023	01-2023	507.00
sec8hap - Section 8 HAP	18708	Oflodor - FLOWERS	1/5/2023	01-2023	907.00
sec8hap - Section 8 HAP	18709	Og.b.ltd - G B LTD OPER CO INC	1/5/2023	01-2023	69.00
sec8hap - Section 8 HAP	18710	Ogarabn - ABNER GARCIA	1/5/2023	01-2023	492.00
sec8hap - Section 8 HAP	18711	Ogaritz - ITZAMAR GARCIA	1/5/2023	01-2023	758.00
sec8hap - Section 8 HAP	18712	Ogarsal - GARCIA	1/5/2023	01-2023	2,530.00
sec8hap - Section 8 HAP	18713	Ogarspr - SPRING GARDENS VINELAND LLC	1/5/2023	01-2023	8,443.00
sec8hap - Section 8 HAP	18714	Ogarvin - VINELAND GARDENS LLC	1/5/2023	01-2023	895.00
sec8hap - Section 8 HAP	18715	Oghebre - BRENDAN G GHEEN	1/5/2023	01-2023	907.00
sec8hap - Section 8 HAP	18716	Ogibjam - GRIBBLE JR	1/5/2023	01-2023	835.00
sec8hap - Section 8 HAP	18717	Ogromad - MADHU GROUP LLC	1/5/2023	01-2023	2,200.00
sec8hap - Section 8 HAP	18718	Ohagdan - DANIEL HAGEMAN JR	1/5/2023	01-2023	2,525.00
sec8hap - Section 8 HAP	18719	Ohemtom - BTW 4 LLC	1/5/2023	01-2023	1,150.00
sec8hap - Section 8 HAP	18720	Ohereri - 123 SOUTH 4TH STREET LLC	1/5/2023	01-2023	3,905.00
sec8hap - Section 8 HAP	18721	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	1/5/2023	01-2023	2,201.00
sec8hap - Section 8 HAP	18722	Ohfprop - HF PROPERTY MANAGEMENT	1/5/2023	01-2023	1,654.00
sec8hap - Section 8 HAP	18723	Oholasm - ASM HOLDINGS LLC	1/5/2023	01-2023	455.00
sec8hap - Section 8 HAP	18724	Oholvin - VINELAND 18 HOLDINGS LLC	1/5/2023	01-2023	579.00
sec8hap - Section 8 HAP	18725	Ohomhec - HECS HOMES LLC	1/5/2023	01-2023	841.00

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,hcv050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_a

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sec8hap - Section 8 HAP	18726	Ohomoa - O&A HOME	1/5/2023	01-2023	711.00
sec8hap - Section 8 HAP	18727	Ohomsky - SKYLO HOMES LLC	1/5/2023	01-2023	503.00
sec8hap - Section 8 HAP	18728	Ohomtar - TARKILN HOMES LLC	1/5/2023	01-2023	5,725.00
sec8hap - Section 8 HAP	18729	Ohormil - MILLVILLE HORIZON LLC	1/5/2023	01-2023	1,401.00
sec8hap - Section 8 HAP	18730	Ohougol - GOLD HOUSING PROVIDERS LLC	1/5/2023	01-2023	420.00
sec8hap - Section 8 HAP	18731	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	1/5/2023	01-2023	12.00
sec8hap - Section 8 HAP	18732	Ohowkev - KEVIN HOWARD	1/5/2023	01-2023	2,966.00
sec8hap - Section 8 HAP	18733	Oiaplis - LISA A IAPALUCCI	1/5/2023	01-2023	1,513.00
sec8hap - Section 8 HAP	18734	Ointers - VINELAND ASSOCIATES LLC	1/5/2023	01-2023	541.00
sec8hap - Section 8 HAP	18735	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	1/5/2023	01-2023	2,344.00
sec8hap - Section 8 HAP	18736	Ojhorn - JOHN HORNER	1/5/2023	01-2023	33.00
sec8hap - Section 8 HAP	18737	Okapala - PANDA REALTY GROUP LLC	1/5/2023	01-2023	1,293.00
sec8hap - Section 8 HAP	18738	Okatjay - JAY-KAT INVESTMENTS, LLC	1/5/2023	01-2023	885.00
sec8hap - Section 8 HAP	18739	Oklc1llc - KLC1 LLC	1/5/2023	01-2023	4,149.00
sec8hap - Section 8 HAP	18740	Olandic - LANDICINI 566 LLC	1/5/2023	01-2023	1,038.00
sec8hap - Section 8 HAP	18741	Olebzai - LEBRON	1/5/2023	01-2023	2,516.00
sec8hap - Section 8 HAP	18742	Olegmay - MAYERFELD LEGACY TRUST	1/5/2023	01-2023	1,289.00
sec8hap - Section 8 HAP	18743	Olevgab - GABRIELLE LEVITT	1/5/2023	01-2023	2,538.00
sec8hap - Section 8 HAP	18744	Olhrent - L & H RENTALS	1/5/2023	01-2023	671.00
sec8hap - Section 8 HAP	18745	Olinrob - ROBERT LINDNER	1/5/2023	01-2023	569.00
sec8hap - Section 8 HAP	18746	Ollciig - IIG-1 LLC	1/5/2023	01-2023	893.00
sec8hap - Section 8 HAP	18747	Olocloc - LOCATION LOCATION & TIMING LLC	1/5/2023	01-2023	810.00
sec8hap - Section 8 HAP	18748	Olondav - DAVID LONGINI	1/5/2023	01-2023	515.00
sec8hap - Section 8 HAP	18749	Olopyad - YADIRA LOPEZ	1/5/2023	01-2023	625.00
sec8hap - Section 8 HAP	18750	Olospro - LOST PROPERTIES LLC	1/5/2023	01-2023	1,774.00
sec8hap - Section 8 HAP	18751	Omanmil - MILLVILLE MANOR LLC	1/5/2023	01-2023	572.00
sec8hap - Section 8 HAP	18752	Omapgre - GREENWOOD MAPLE JAY LLC	1/5/2023	01-2023	975.00
sec8hap - Section 8 HAP	18753	Omelrose - MELROSE COURT LP	1/5/2023	01-2023	19,367.00
sec8hap - Section 8 HAP	18754	Omenbre - MENDEZ	1/5/2023	01-2023	245.00
sec8hap - Section 8 HAP	18755	Omillvil - MILLVILLE REALTY CORPORATION	1/5/2023	01-2023	2,420.00
sec8hap - Section 8 HAP	18756	Omiryar - MIRANDA	1/5/2023	01-2023	4,156.00
sec8hap - Section 8 HAP	18757	Omonbry - BRYAN P. MONTEMURRO	1/5/2023	01-2023	1,450.00
sec8hap - Section 8 HAP	18758	Oneeshr - SHREE NEEL LLC	1/5/2023	01-2023	2,573.00
sec8hap - Section 8 HAP	18759	Onegcar - CARLOS NEGRON JR	1/5/2023	01-2023	1,576.00
sec8hap - Section 8 HAP	18760	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	1/5/2023	01-2023	27,080.00
sec8hap - Section 8 HAP	18761	Oolilui - LUIS A OLIVERAS	1/5/2023	01-2023	670.00
sec8hap - Section 8 HAP	18762	Ooyojos - JOSE N OYOLA	1/5/2023	01-2023	320.00
sec8hap - Section 8 HAP	18763	Opaeast - EAST PARK APARTMENTS	1/5/2023	01-2023	5,604.00
sec8hap - Section 8 HAP	18764	Opagang - ANGEL L PAGAN	1/5/2023	01-2023	1,260.00
sec8hap - Section 8 HAP	18765	Oparest - PARVIN ESTATES LLC	1/5/2023	01-2023	66.00
sec8hap - Section 8 HAP	18766	Opargle - GLEN PARK APARTMENTS LP	1/5/2023	01-2023	1,097.00
sec8hap - Section 8 HAP	18767	Oparkto - PARK TOWNE APTS LLC	1/5/2023	01-2023	12,610.00
sec8hap - Section 8 HAP	18768	Opasmar - PASTORE	1/5/2023	01-2023	1,070.00
sec8hap - Section 8 HAP	18769	Opoisil - SILVER POINT MANAGEMENT LLC	1/5/2023	01-2023	241.00
sec8hap - Section 8 HAP	18770	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	1/5/2023	01-2023	701.00
sec8hap - Section 8 HAP	18771	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINTENANCE	1/5/2023	01-2023	900.00
sec8hap - Section 8 HAP	18772	Oprofam - FAM PROPERTY MANAGEMENT LLC	1/5/2023	01-2023	1,280.00
sec8hap - Section 8 HAP	18773	Oprotim - TIMARIA PROPERTIES LLC	1/5/2023	01-2023	1,597.00
sec8hap - Section 8 HAP	18774	Opwn822 - 822 PLUM STREET LLC	1/5/2023	01-2023	1,260.00
sec8hap - Section 8 HAP	18775	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	1/5/2023	01-2023	141,202.00
sec8hap - Section 8 HAP	18776	Oramnic - NICHOLAS P RAMBONE	1/5/2023	01-2023	1,314.00
sec8hap - Section 8 HAP	18777	Oreajba - JBAR REALTY LLC	1/5/2023	01-2023	911.00

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,hcv050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_a

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sec8hap - Section 8 HAP	18778	Orealbf - B & F REAL ESTATE HOLDINGS LLC	1/5/2023	01-2023	1,610.00	
sec8hap - Section 8 HAP	18779	Oreala - S & A REALTY ENTERPRISES LLC	1/5/2023	01-2023	668.00	
sec8hap - Section 8 HAP	18780	Oreasar - SARA REAVES	1/5/2023	01-2023	631.00	
sec8hap - Section 8 HAP	18781	Oregche - REGENCY CHESTNUT COURT	1/5/2023	01-2023	8,996.00	
sec8hap - Section 8 HAP	18782	Oregeas - REGENCY EAST LLC	1/5/2023	01-2023	2,389.00	
sec8hap - Section 8 HAP	18783	Orenaco - ACOSTA RENTAL LLC	1/5/2023	01-2023	675.00	
sec8hap - Section 8 HAP	18784	Orenokg - K G RENOVATIONS LLC	1/5/2023	01-2023	1,121.00	
sec8hap - Section 8 HAP	18785	Oriscam - CAMDEN RISING 2 LLC	1/5/2023	01-2023	1,117.00	
sec8hap - Section 8 HAP	18786	Orivdie - DIEGO A RIVERA	1/5/2023	01-2023	442.00	
sec8hap - Section 8 HAP	18787	Oriviri - IRIS J RIVERA	1/5/2023	01-2023	1,793.00	
sec8hap - Section 8 HAP	18788	Orivic - VICTORIANO RIVERA JR	1/5/2023	01-2023	328.00	
sec8hap - Section 8 HAP	18789	Ormidprop - R MIDDLETON PROPERTIES LLC	1/5/2023	01-2023	848.00	
sec8hap - Section 8 HAP	18790	Oroceli - ELIZABETH ROCHE	1/5/2023	01-2023	632.00	
sec8hap - Section 8 HAP	18791	Orodhen - HENRY RODRIGUEZ	1/5/2023	01-2023	781.00	
sec8hap - Section 8 HAP	18792	Orogsal - SALVATORE W ROGGIO	1/5/2023	01-2023	745.00	
sec8hap - Section 8 HAP	18793	Oromvic - VICTOR M ROMAN	1/5/2023	01-2023	881.00	
sec8hap - Section 8 HAP	18794	Orpipro - RPJ PROPERTIES LLC	1/5/2023	01-2023	11,682.00	
sec8hap - Section 8 HAP	18795	Osaiger - GERALD M SAINOT JR	1/5/2023	01-2023	1,404.00	
sec8hap - Section 8 HAP	18796	Osaldasda - DAMIAN & ELAINE SALAS	1/5/2023	01-2023	797.00	
sec8hap - Section 8 HAP	18797	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	1/5/2023	01-2023	758.00	
sec8hap - Section 8 HAP	18798	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	1/5/2023	01-2023	467.00	
sec8hap - Section 8 HAP	18799	Oshabru - BRUCE D SHAW	1/5/2023	01-2023	1,251.00	
sec8hap - Section 8 HAP	18800	Osimseb - SIMONE	1/5/2023	01-2023	554.00	
sec8hap - Section 8 HAP	18801	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	1/5/2023	01-2023	1,865.00	
sec8hap - Section 8 HAP	18802	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	1/5/2023	01-2023	444.00	
sec8hap - Section 8 HAP	18803	Ootalb - ALBERTO SOTO	1/5/2023	01-2023	1,090.00	
sec8hap - Section 8 HAP	18804	Osqulan - LANDIS SQUARE SR APTS	1/5/2023	01-2023	1,565.00	
sec8hap - Section 8 HAP	18805	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	1/5/2023	01-2023	454.00	
sec8hap - Section 8 HAP	18806	Oswaway - WAYNE SWANSON	1/5/2023	01-2023	1,099.00	
sec8hap - Section 8 HAP	18807	Otayver - TAYLOR	1/5/2023	01-2023	618.00	
sec8hap - Section 8 HAP	18808	Othapau - ALBERTA A QUAIROLI ESTATE	1/5/2023	01-2023	1,126.00	
sec8hap - Section 8 HAP	18809	Otimesus - SUSAN V TIMMRECK	1/5/2023	01-2023	815.00	
sec8hap - Section 8 HAP	18810	Ovasdap - DAPHNE VASSALOTTI	1/5/2023	01-2023	704.00	
sec8hap - Section 8 HAP	18811	Oveljon - JONATHAN VELEZ	1/5/2023	01-2023	1,398.00	
sec8hap - Section 8 HAP	18812	Ovelmal - MALADA CRESPO VELEZ	1/5/2023	01-2023	739.00	
sec8hap - Section 8 HAP	18813	Ovhosri - SRI VHOMES LLC	1/5/2023	01-2023	1,205.00	
sec8hap - Section 8 HAP	18814	Ovinlan - VINELAND VILLAGE APTS	1/5/2023	01-2023	7,590.00	
sec8hap - Section 8 HAP	18815	Ovirulou - LOUIS A VIRUET	1/5/2023	01-2023	916.00	
sec8hap - Section 8 HAP	18816	Ovitdor - VITALO	1/5/2023	01-2023	924.00	
sec8hap - Section 8 HAP	18817	Owalnut - WALNUT REALTY ASSOCIATES LLC	1/5/2023	01-2023	7,314.00	
sec8hap - Section 8 HAP	18818	Owassey - SEYMOUR WASSERSTRUM	1/5/2023	01-2023	1,100.00	
sec8hap - Section 8 HAP	18819	Owatrob - ROBERT H WATSON	1/5/2023	01-2023	1,400.00	
sec8hap - Section 8 HAP	18820	Owhejon - WHEELER	1/5/2023	01-2023	494.00	
sec8hap - Section 8 HAP	18821	Owolpro - WOLF PROPERTY HOLDINGS LLC	1/5/2023	01-2023	1,266.00	
sec8hap - Section 8 HAP	18822	Owrialf - ALFRED WRIGHT	1/5/2023	01-2023	1,709.00	
sec8hap - Section 8 HAP	500021	Oandjon - JONATHAN ANDREOZZI	1/5/2023	01-2023	0.00	
					644,136.00	

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,hcv050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_as

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sec8admn - Section 8 Adm	673	Ocaguas - CAGUAS OF MUNICIPALITY	1/4/2023	01-2023	63.04	

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,hcv050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_a

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8admn - Section 8 Admir	674	0osccos8 - OSCEOLA COUNTY HOUSING	1/4/2023	01-2023	65.16	
sec8admn - Section 8 Admir	675	vfi033 - SEMINOLE COUNTY	1/4/2023	01-2023	65.16	
					193.36	

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capsecdp - PH Sec Dep Acct	211	vha - HOUSING AUTHORITY CITY OF VINELAND	12/22/2022	12-2022	523.16	
					523.16	

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capgenfd - Public Housing C	2493	t0001124 - SANTANA	12/16/2022	12-2022	375.86	
capgenfd - Public Housing C	2494	b0011002 - RIVERA FALCON	12/16/2022	12-2022	517.30	
capgenfd - Public Housing C	2495	vmu - Vineland Municipal Utilities	12/16/2022	12-2022	2,435.47	
capgenfd - Public Housing C	2496	vmu - Vineland Municipal Utilities	12/21/2022	12-2022	13,323.65	
capgenfd - Public Housing C	2497	vha - HOUSING AUTHORITY CITY OF VINELAND	12/30/2022	12-2022	210,097.79	
capgenfd - Public Housing C	2498	vha - HOUSING AUTHORITY CITY OF VINELAND	1/6/2023	01-2023	1,548.00	
capgenfd - Public Housing C	2499	njdmv - NJ Motor Vehicle Commission	1/6/2023	01-2023	60.00	
capgenfd - Public Housing C	2500	t0000263 - ORTIZ MELENDEZ	1/13/2023	01-2023	601.69	
capgenfd - Public Housing C	2501	sjgas - South Jersey Gas Company	1/13/2023	01-2023	1,290.21	
capgenfd - Public Housing C	2502	vmu - Vineland Municipal Utilities	1/13/2023	01-2023	1,000.71	
					231,250.68	

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cocc - Central Office Cost	11463	lowes - Lowes Business Account	1/13/2023	01-2023	-568.66	
cocc - Central Office Cost	11524	sherwi - Sherwin Williams Company	12/16/2022	12-2022	51.60	
cocc - Central Office Cost	11525	pilot - City of Vineland	12/16/2022	12-2022	132,012.60	
cocc - Central Office Cost	11526	vmu - Vineland Municipal Utilities	12/21/2022	12-2022	2,659.65	
cocc - Central Office Cost	11527	aflac - AFLAC	12/21/2022	12-2022	247.94	
cocc - Central Office Cost	11528	axaequ - Equitable	12/21/2022	12-2022	2,545.00	
cocc - Central Office Cost	11529	cwa - Communications Workers of America	12/21/2022	12-2022	237.86	
cocc - Central Office Cost	11530	acehar - Vineland Ace Hardware East	12/21/2022	12-2022	61.55	
cocc - Central Office Cost	11531	barret - Barretta Plumbing Heating Cooling	12/21/2022	12-2022	1,649.48	
cocc - Central Office Cost	11532	bottin - Bottinos Supermarkets Inc	12/21/2022	12-2022	2,534.66	
cocc - Central Office Cost	11533	carahsoft - Carahsoft Technology Corporation	12/21/2022	12-2022	2,647.27	
cocc - Central Office Cost	11534	ccia - Cumberland Co Improvement Auth	12/21/2022	12-2022	69.30	
cocc - Central Office Cost	11535	coloni - Colonial Electrical Supply	12/21/2022	12-2022	164.40	
cocc - Central Office Cost	11536	daily - The Daily Journal	12/21/2022	12-2022	571.20	
cocc - Central Office Cost	11537	dudley - Dudley General Contracting LLC	12/21/2022	12-2022	799.99	
cocc - Central Office Cost	11538	ekrise - ERIC M. KRISE ELECTRICAL CONTRACTOR LLC	12/21/2022	12-2022	1,309.14	
cocc - Central Office Cost	11539	gabage - Eisenstat Gabage and Furman PC	12/21/2022	12-2022	360.00	
cocc - Central Office Cost	11540	gatto - Gatto's Septic	12/21/2022	12-2022	880.00	
cocc - Central Office Cost	11541	gemech - G E Mechanical Inc	12/21/2022	12-2022	2,226.88	
cocc - Central Office Cost	11542	hill - Ronald Hill	12/21/2022	12-2022	1,125.00	
cocc - Central Office Cost	11543	hompro - The Home Depot Pro - SupplyWorks	12/21/2022	12-2022	1,812.87	
cocc - Central Office Cost	11544	lowes - Lowes Business Account	12/21/2022	12-2022	59.37	
cocc - Central Office Cost	11544	lowes - Lowes Business Account	1/13/2023	01-2023	-59.37	

Payment Summary

,hcv050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_a

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	11545	miles - Miles Technologies	12/21/2022	12-2022	743.98
cocc - Central Office Cost	11546	njmvc - NJ Motor Vehicle Commission	12/21/2022	12-2022	150.00
cocc - Central Office Cost	11547	pprese - Reserve Account	12/21/2022	12-2022	1,000.00
cocc - Central Office Cost	11548	tennan - Tennant Sales	12/21/2022	12-2022	362.55
cocc - Central Office Cost	11549	totsec - Total Security Alarms, LLC.	12/21/2022	12-2022	1,339.00
cocc - Central Office Cost	11550	vann - Vann Dodge Chrysler LLC	12/21/2022	12-2022	9.31
cocc - Central Office Cost	11551	vhapet - Gloria Pomales	12/21/2022	12-2022	105.55
cocc - Central Office Cost	11552	vidhea - City of Vineland Health Department	12/21/2022	12-2022	275.00
cocc - Central Office Cost	11553	amacap - Amazon Capital Services Inc	12/30/2022	12-2022	22.99
cocc - Central Office Cost	11554	barret - Barretta Plumbing Heating Cooling	12/30/2022	12-2022	758.91
cocc - Central Office Cost	11555	bottin - Bottinos Supermarkets Inc	12/30/2022	12-2022	71.12
cocc - Central Office Cost	11556	brownc - Brown & Connery LLP	12/30/2022	12-2022	61.50
cocc - Central Office Cost	11557	ccia - Cumberland Co Improvement Auth	12/30/2022	12-2022	3,078.87
cocc - Central Office Cost	11558	combust - COMCAST	12/30/2022	12-2022	343.35
cocc - Central Office Cost	11559	cullig - South Jersey Culligan Water	12/30/2022	12-2022	85.91
cocc - Central Office Cost	11560	hdsupp - HD Supply Facilities Maintenance LTD	12/30/2022	12-2022	108.90
cocc - Central Office Cost	11561	homest - HP Homestead Plumbing and Heating Inc	12/30/2022	12-2022	190.32
cocc - Central Office Cost	11562	intsys - Integrated Systems Associates Inc	12/30/2022	12-2022	175.00
cocc - Central Office Cost	11563	shred - Shred-It USA LLC	12/30/2022	12-2022	70.33
cocc - Central Office Cost	11564	stinson - THOMAS STINSON	12/30/2022	12-2022	100.00
cocc - Central Office Cost	11565	totsec - Total Security Alarms, LLC.	12/30/2022	12-2022	502.00
cocc - Central Office Cost	11566	adcass - Advanced Cabinetry & Storage Systems LLC	1/6/2023	01-2023	1,140.00
cocc - Central Office Cost	11567	amacap - Amazon Capital Services Inc	1/6/2023	01-2023	21.59
cocc - Central Office Cost	11568	canfin - Canon Financial Services Inc	1/6/2023	01-2023	3,293.21
cocc - Central Office Cost	11569	jccupa - JC'S Custom Painting	1/6/2023	01-2023	1,530.00
cocc - Central Office Cost	11570	johnst - Johnstone Supply	1/6/2023	01-2023	333.09
cocc - Central Office Cost	11571	lanfir - Landis Fire Protection Inc	1/6/2023	01-2023	510.00
cocc - Central Office Cost	11572	mason - W B Mason Co Inc	1/6/2023	01-2023	138.03
cocc - Central Office Cost	11573	nelrod - THE NELROD COMPANY	1/6/2023	01-2023	799.00
cocc - Central Office Cost	11574	peters - Peterson Service Co Inc	1/6/2023	01-2023	1,024.00
cocc - Central Office Cost	11575	tricit - Tri City Products	1/6/2023	01-2023	119.80
cocc - Central Office Cost	11576	veriw - Verizon Wireless	1/6/2023	01-2023	1,506.31
cocc - Central Office Cost	11577	adenv - Advanced Enviro Systems	1/13/2023	01-2023	401.25
cocc - Central Office Cost	11578	ambcom - Ambient Comfort	1/13/2023	01-2023	110.00
cocc - Central Office Cost	11579	axaequ - Equitable	1/13/2023	01-2023	2,545.00
cocc - Central Office Cost	11580	ccia - Cumberland Co Improvement Auth	1/13/2023	01-2023	359.19
cocc - Central Office Cost	11581	cintas - Cintas Corporation #100	1/13/2023	01-2023	310.75
cocc - Central Office Cost	11582	jccupa - JC'S Custom Painting	1/13/2023	01-2023	690.00
cocc - Central Office Cost	11583	sjgas - South Jersey Gas Company	1/13/2023	01-2023	1,061.28
cocc - Central Office Cost	11584	wex - WEX Bank	1/13/2023	01-2023	2,608.01
cocc - Central Office Cost	11585	acehar - Vineland Ace Hardware East	1/19/2023	01-2023	29.69
cocc - Central Office Cost	11586	ahcvktot - AFFORDABLE HOUSING CORPORATION	1/19/2023	01-2023	11,420.00
cocc - Central Office Cost	11587	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	1/19/2023	01-2023	1,875.00
cocc - Central Office Cost	11588	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	1/19/2023	01-2023	10,317.00
cocc - Central Office Cost	11589	allris - All Risk Inc	1/19/2023	01-2023	1,625.50
cocc - Central Office Cost	11590	amacap - Amazon Capital Services Inc	1/19/2023	01-2023	1,351.07
cocc - Central Office Cost	11591	ambcom - Ambient Comfort	1/19/2023	01-2023	507.00
cocc - Central Office Cost	11592	aprsup - APR SUPPLY CO	1/19/2023	01-2023	174.52
cocc - Central Office Cost	11593	avena - Linda M Avena CPA	1/19/2023	01-2023	7,083.34
cocc - Central Office Cost	11594	barret - Barretta Plumbing Heating Cooling	1/19/2023	01-2023	112.00
cocc - Central Office Cost	11595	blocksi - TELESYSTEM	1/19/2023	01-2023	1,715.28
cocc - Central Office Cost	11596	bobaut - BOB'S AUTO SUPPLY, INC	1/19/2023	01-2023	366.00

Payment Summary

,hcv050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_a

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	11597	brownc - Brown & Connery LLP	1/19/2023	01-2023	61.50
cocc - Central Office Cost	11598	browni - Browns Integrated Pest Management	1/19/2023	01-2023	1,125.00
cocc - Central Office Cost	11599	callexp - Call Experts New Jersey	1/19/2023	01-2023	565.38
cocc - Central Office Cost	11600	canbus - Canon Solutions America Inc	1/19/2023	01-2023	95.04
cocc - Central Office Cost	11601	casebo - Casebook PBC	1/19/2023	01-2023	1,827.00
cocc - Central Office Cost	11602	cintas - Cintas Corporation #100	1/19/2023	01-2023	544.02
cocc - Central Office Cost	11603	cullig - South Jersey Culligan Water	1/19/2023	01-2023	73.96
cocc - Central Office Cost	11604	delect - D Electric Motors, Inc.	1/19/2023	01-2023	1,692.00
cocc - Central Office Cost	11605	deljos - Joseph R Delgado Inc	1/19/2023	01-2023	555.50
cocc - Central Office Cost	11606	filevis - FileVision USA, LLC	1/19/2023	01-2023	9,464.00
cocc - Central Office Cost	11607	foruni - UNITED FORD LLC	1/19/2023	01-2023	53,520.00
cocc - Central Office Cost	11608	genser - Genserve Inc	1/19/2023	01-2023	634.00
cocc - Central Office Cost	11609	graingr - Grainger	1/19/2023	01-2023	11,565.24
cocc - Central Office Cost	11610	haldon - Donovan Architects, LLC.	1/19/2023	01-2023	38,000.00
cocc - Central Office Cost	11611	hdsupp - HD Supply Facilities Maintenance LTD	1/19/2023	01-2023	2,005.15
cocc - Central Office Cost	11612	hill - Ronald Hill	1/19/2023	01-2023	1,125.00
cocc - Central Office Cost	11613	himinha - DELSEA LAUNDROMAT	1/19/2023	01-2023	686.25
cocc - Central Office Cost	11614	hompro - The Home Depot Pro - SupplyWorks	1/19/2023	01-2023	4,137.30
cocc - Central Office Cost	11615	jccupa - JC'S Custom Painting	1/19/2023	01-2023	5,685.00
cocc - Central Office Cost	11616	liifor - LILLISTON FORD, INC.	1/19/2023	01-2023	516.96
cocc - Central Office Cost	11617	madmonk - Mad Monkey Wrapz LLC	1/19/2023	01-2023	1,680.00
cocc - Central Office Cost	11618	mason - W B Mason Co Inc	1/19/2023	01-2023	193.57
cocc - Central Office Cost	11619	maxcom - Max Communications Inc	1/19/2023	01-2023	135.00
cocc - Central Office Cost	11620	mhsliif - MHS LIFT INC	1/19/2023	01-2023	248.34
cocc - Central Office Cost	11621	miles - Miles Technologies	1/19/2023	01-2023	3,940.00
cocc - Central Office Cost	11622	natten - National Tenant Network	1/19/2023	01-2023	884.00
cocc - Central Office Cost	11623	njjif - NJ Public Housing Authorities JIF	1/19/2023	01-2023	166,340.50
cocc - Central Office Cost	11624	pdq - PDQ Supply Inc	1/19/2023	01-2023	1,413.80
cocc - Central Office Cost	11625	pitneq - Pitney Bowes Global Financial Services, LLC.	1/19/2023	01-2023	574.26
cocc - Central Office Cost	11626	pitney - Pitney Bowes, Inc.	1/19/2023	01-2023	203.98
cocc - Central Office Cost	11627	quapri - Quality Printing	1/19/2023	01-2023	158.00
cocc - Central Office Cost	11628	sherwi - Sherwin Williams Company	1/19/2023	01-2023	1,131.17
cocc - Central Office Cost	11629	sjglas - South Jersey Glass & Door Company	1/19/2023	01-2023	380.00
cocc - Central Office Cost	11630	tennan - Tennant Sales	1/19/2023	01-2023	763.48
cocc - Central Office Cost	11631	totsec - Total Security Alarms, LLC.	1/19/2023	01-2023	2,389.50
cocc - Central Office Cost	11632	vercon - Verizon Connect Fleet USA LLC	1/19/2023	01-2023	352.00
cocc - Central Office Cost	11633	vha - HOUSING AUTHORITY CITY OF VINELAND	1/19/2023	01-2023	7,917.00
cocc - Central Office Cost	11634	wheat - Wheat Road Cold Cuts	1/19/2023	01-2023	624.00
cocc - Central Office Cost	11635	yardi - Yardi Systems Inc	1/19/2023	01-2023	74,692.24
cocc - Central Office Cost	1333380	pers - Public Employees Retirement System	1/17/2023	01-2023	14,597.36
cocc - Central Office Cost	20221222	paychex - Paychex of New York LLC	12/22/2022	12-2022	391.77
cocc - Central Office Cost	2301475020	lowes - Lowes Business Account	1/13/2023	01-2023	628.03
cocc - Central Office Cost	20230090354	vha - HOUSING AUTHORITY CITY OF VINELAND	1/10/2023	01-2023	7,847.00

639,392.53

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

RESOLUTION #2023-02

**A Resolution Designating an Official Newspaper for the
Publication of Business-Related Matters regarding the Housing Authority of the City
of Vineland Board of Commissioners and Advertisements
for Contracting Purposes and/or the Publication of Various Other Items**

WHEREAS, the Housing Authority of the City of Vineland must by statutory law publish various items in order to comply with said requirements of statutory law; and

WHEREAS, it is the desire of the Housing Authority of the City of Vineland to designate official newspapers for the publication of business-related matters regarding the Housing Authority of the City of Vineland Board of Commissioners and advertisements for contracting purposes and/or the publication of various other items; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Vineland desires to designate The Daily Journal of Vineland and The Atlantic City Press as the official newspaper for the publication of business-related matters regarding the Housing Authority of the City of Vineland Board of Commissioners; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Vineland desires to designate The Daily Journal of Vineland as the official newspaper for the publication of advertisements for contracting purposes and/or the publication of various other items.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland hereby designates The Daily Journal of Vineland and The Atlantic City Press as its official newspaper for the publication of business-related matters regarding the Housing Authority of the City of Vineland Board of Commissioners and designate The Daily Journal of Vineland as the official newspaper for the publication of advertisements for contracting purposes and/or the publication of various other items pursuant to New Jersey statues, unless said New Jersey statutory law otherwise mandates that a newspaper other than those as referenced herein be used for said publication.

ADOPTED: January 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*

Resolution seconded by Commissioner *Chapman*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Rudolph Luisi <i>Michael Green</i>	✓			
Daniel Peretti				✓
Brian Asselta				✓
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			
<i>Albert Porter</i>	✓			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
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 January 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

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

RESOLUTION #2023-03

Rescinding Resolution #2022-63

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Vineland authorized and approved Resolution #2022-63 at its September 15, 2022 Board Meeting to enter into a Services Contract Agreement with Omega Pest Management LLC for Pest Control Services; and,

WHEREAS, Omega Pest Management LLC was sold to Terminix, which was then subsequently sold to Rentokill; and,

WHEREAS, Omega Pest Management LLC did not execute, the Service Contract Agreement and subsequent purchasers never entered into the RFP process; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland rescinds Resolution #2022-63 dated September 15, 2022.

ADOPTED: January 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Chapman*

Resolution seconded by Commissioner *Green*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta				✓
Michael Green	✓			
Albert Porter				✓
Iris Acosta-Jimenez	✓			
Mario Ruiz-Mesa – Chairman	✓			

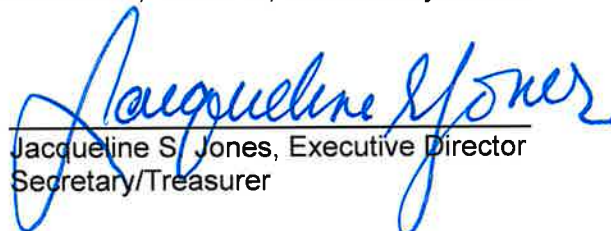
VINELAND HOUSING AUTHORITY


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 January 19, 2023 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
County of Cumberland
State of New Jersey**

RESOLUTION #2023-04

**Resolution Authorizing Shared Services Agreement with the City of Vineland
for the Acquisition of Rock Salt**

WHEREAS, the City of Vineland purchases bulk rock salt for snow and ice preventative measures for roadways and parking lots owned and maintained by the City of Vineland; and

WHEREAS, in order to provide for safe operation of vehicles and for pedestrians residing in the housing supplied by the Vineland Housing Authority it is necessary to utilize rock salt during winter events such as ice and snow; and

WHEREAS, the City of Vineland and Vineland Housing Authority agree that a reduced expenditure of commodities such as rock salt can be achieved through a shared service agreement; and,

WHEREAS, the Parties recognize the benefits and economies to be achieved by utilizing shared services for the purchase of commodities such as rock salt; and

WHEREAS, the Parties intend upon entering into a Shared Services Agreement pursuant to the Uniform Shared Services Consolidation Act, N.J.S.A.40A: 65-1, et seq for the acquisition of rock salt in bulk; and

WHEREAS, the Parties wish to outline their respective duties and obligations relative to the acquisition of rock salt by the City for the use by the Vineland Housing Authority.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Vineland Housing Authority hereby authorizes its executive director or his designee to enter into a Shared Services Agreement with the City of Vineland for the acquisition of rock salt.

ADOPTED: January 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Chapman*

Resolution seconded by Commissioner *Green*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta				✓
Michael Green	✓			
Albert Porter				✓
Iris Acosta-Jimenez	✓			
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 January 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

SHARED SERVICES AGREEMENT

by and between the

THE CITY OF VINELAND

AND

THE VINELAND HOUSING AUTHORITY

SHARED SERVICES AGREEMENT

THIS SHARED SERVICES AGREEMENT ("Agreement"), is made by and between the Vineland Housing Authority with offices located at 191 West Chestnut Avenue, Vineland, New Jersey (VHA), and the City of Vineland, a municipal corporation of the State of New Jersey with offices at 640 Wood Street, Vineland, New Jersey 08360 ("City").

RECITALS

- A. The City and the VHA agree that a reduced expenditure of commodities such as rock salt can be achieved through a shared services agreement by larger quantity purchasing.
- B. The City purchases large quantities of rock salt for snow and ice removal/prevention.
- C. The VHA desires to purchase rock salt from the City at a rate available to the City and allow it to be stored at the Vineland facility until it is needed.
- D. The VHA and City have recognized their value to each other by providing reciprocal assistance when needed as well as essential ideas to benefit the community, our seniors, disabled individuals and other qualifying people and families being serviced by the VHA.
- E. The City and the VHA further recognize the value of interlocal cooperation as a way of reducing duplication and overlap of services.
- F. In enacting the "Uniform Shared Services and Consolidation Act", N.J.S.A. 40A:65-1 et seq. (the "Act"), the New Jersey Legislature has encouraged any local unit of the State to enter into an agreement with any other local unit or units for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction as a means to reduce local expenses funded by property taxpayers.
- G. The City and the VHA as "local units" defined by the Act are empowered to enter into shared services agreements;
- H. Through this Agreement, it is the intention of the parties to cooperate and collaborate with one another in order to share certain services and resources set forth herein to operate in a more cost-effective manner thereby providing more expeditious and efficient services to the tax payers;
- I. Acting pursuant to the Act, the City and the VHA desire to enter into this Shared Services Agreement (the "Agreement") through which the City and the VHA shall hereinafter share certain services and resources in order to decrease costs by the City and VHA.

- J. The City and the VHA have authorized execution of this Agreement by the adoption of a Resolution.

NOW, THEREFORE, in consideration of the mutual promises, agreements and other considerations made by and between the parties, and pursuant to all applicable federal, state, and local laws, statutes, codes or ordinances, the City and the VHA do hereby agree as follows:

1. BASIC TERMS OF AGREEMENT

- a. The City has in its ownership and control a rock salt storage facility utilized to store rock salt purchased by the City to be used during snow and ice events to assure the safe travel of vehicles and pedestrians in the City and the City agrees to purchase and provide rock salt to the VHA on an as-needed basis.
- b. The City shall be responsible for storage and when needed, loading the rock salt on vehicles owned and or operated by or on behalf of the VHA and VHA shall pay the City the per ton cost of the rock salt based upon the last rock salt purchase by the City prior to the VHA requesting the same plus a 5% fee to cover the City's costs for storage, loading and administrative costs. The VHA shall determine an anticipated tonnage need and the City shall acquire the salt as supplies are reduced during usage. The City cannot guaranty that rock salt shall be readily available, depending on the City's needs as the parties recognize that the City's needs for rock salt are prioritized. The Parties further recognize that rock salt may become unavailable, but the City shall endeavor to acquire enough rock salt to cover both the City's needs and that of the VHA.
- c. The City reserves the right to reject a request to load rock salt on vehicles or equipment they deem undersized to handle the tonnage of rock salt requested to be loaded
- d. The VHA shall hold the City harmless for any damage caused to any vehicle as a result of the loading of rock salt
- e. The City shall submit a bill for the rock salt and additional 5% fee within 30 days of acquisition by the VHA and the VHA shall submit payment within 30 days of receipt of the bill.

2. TERM OF AGREEMENT

The terms of this Agreement shall begin on December , 2022 and continue for a period of one year unless sooner terminated under the terms of this Agreement.

3. INSURANCE

The City and VHA shall each maintain adequate property liability, auto liability and workers' compensation coverage related to its employees and their participation in this Agreement; and

shall name the other party as an Additional Insured for all activities that occur and are directly related to the responsibilities under the terms of this Agreement. In no event shall VHA employees be considered as City employees for Workers Compensation purposes and VHA

shall at all times supervise and direct its employees regarding services provided in furtherance of this Agreement.

4. INDEMNIFICATION

The City and VHA shall not be liable for any unintentional acts or omissions related to an employee performing its duties in the discharge of this Agreement. Each party shall indemnify, defend and hold the other harmless from all losses, claims, liabilities, injuries or damage caused by an employee's performance of his or her duties to his or her employer when engaged in activities contemplated by this Agreement. Such indemnification shall include payment of reasonable attorneys' fees and costs in defense of any claim. To the extent any damages are covered by applicable insurance, the City and the VHA waive all rights against each other.

5. DISPUTE RESOLUTION

In the event a dispute arises concerning the terms and conditions of this Agreement the parties shall mutually agree upon a licensed New Jersey attorney to arbitrate any such dispute which arises under this Agreement. Any decision by the arbitrator shall be binding on the parties. Such appointment shall be made within 15 days after written notice by any party of the election to proceed with arbitration. The costs and expenses of the arbitrator and fees charged by such arbitrator shall be shared equally by the parties; however, each party shall be solely responsible for their own attorney fees and expenses related to retention of their own experts and witnesses.

6. CHOICE OF LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

7. ENTIRE AGREEMENT

This Agreement sets forth the entire understanding of the parties hereto with respect to the services contemplated herein. No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by all parties hereto.

8. SEVERABILITY

If any part of this Agreement shall be held to be unenforceable, the remainder of this Agreement shall remain in full force and effect.

9. TERMINATION.

This Agreement may be terminated, upon 30 days written notice to the other party or parties, as appropriate, as follows:

- a. If, through any cause, a party shall fail to fulfill in timely and proper manner its obligations under this Agreement, or if a party shall violate any of the covenants, agreements, or stipulations of this Agreement, the aggrieved party shall thereupon give 10 days' written notice to cure and upon the failure of the breaching party to cure, the aggrieved party shall have the right to terminate this Agreement upon giving 10 days 'written notice of such termination to the breaching party.
- b. A party may terminate this Agreement for convenience at any time by serving a 30-day notice in writing to the other party.
- c. Termination shall not operate to affect the validity of the indemnification provisions of this Agreement, or to prevent either party from pursuing any other relief to which it may be entitled pursuant to the terms of this Agreement.

10. LIMITATION OF DELEGATION.

This Agreement shall not be construed as delegating any authority other than the authority to provide the services and resources described in this Agreement, consistent with the terms and provisions of this Agreement.

Neither the City nor the VHA intend by this Agreement to create any agency relationship or merger it being understood that both entities shall remain separate, independent local units.

11. ASSIGNMENT.

This Agreement shall not be assignable by either party, except upon written agreement signed by both Parties.

12. COMPLIANCE WITH LAWS AND REGULATIONS.

The City and the VHA agree that they will at their own cost and expense promptly comply with, or cause to be complied with, all laws, rules, regulations and other governmental requirements which may be applicable to its supplying of the resources and/or the performance of the services described in this Agreement.

13. FURTHER ASSURANCES AND CORRECTIVE INSTRUMENTS.

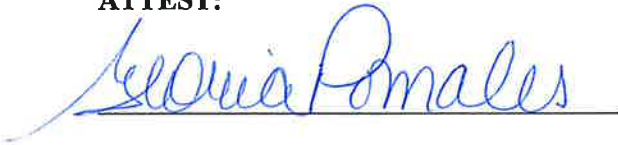
Each party shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Services or to correct any inconsistent or ambiguous term hereof.

14. NO ADDITIONAL WAIVER IMPLIED BY ONE WAIVER.

In the event that any agreement which is contained in this Agreement should be breached by any party and thereafter such breach shall be waived by the other party, as appropriate, such waiver shall be limited to the particular breach so waived and shall not be a waiver of any other breach hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

ATTEST:



VINELAND HOUSING AUTHORITY



MARIO RUIZ-MESA, CHAIRMAN

ATTEST:

THE CITY OF VINELAND



**ANTHONY R. FANUCCI,
MAYOR, CITY OF VINELAND**

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

RESOLUTION #2023-05

Resolution Approving One-Time Compensation Bonus Payments to Certain Authority Employees Based on Increased Hours and Responsibilities in Connection with the Authority's Shared Services Agreements, Management Agreements and Housing Assistance Payment Agreements

WHEREAS, throughout Fiscal Year-Ending 2022, the Housing Authority of the City of Vineland (Authority) has entered into various Shared Services Agreements with other Housing Authorities and other owners to administer Housing Assistance Payment Contracts within the State of New Jersey;

WHEREAS, pursuant to the Shared Services Agreements, the Authority has agreed to provide organizational, managerial, supervisory, coordinating and monitoring services to multiple Housing Authorities within the State of New Jersey;

WHEREAS, pursuant to the Management Agreements, the Authority has agreed to provide organizational, managerial, supervisory, coordinating and monitoring services for owners of subsidized housing;

WHEREAS, pursuant to the Housing Assistance Payment Agreements (HAP Agreements), the Authority has agreed to administer certain HAP contracts;

WHEREAS, in order to provide the aforesaid Managerial Services in accordance with the Shared Services Agreements, Management Agreements and HAP Agreements, certain Authority employees have been required to work additional hours and have assumed additional job responsibilities;

WHEREAS, in recognition of the aforesaid additional time and increased job responsibilities, the Authority wishes to provide those employees with a one-time compensation bonus;

WHEREAS, if approved, the one-time compensation bonus shall be calculated as a percentage of the respective employee's base annual salary not to exceed 17% percent, and shall be commensurate with the additional time and the extent of increased job responsibilities of each respective employee who is eligible for the one-time compensation bonus; and

WHEREAS, the Authority has determined that the Authority employment positions that are eligible for the one-time compensation bonus shall be limited to the following: Assistant Asset Manager–Assistant Executive Director; Assistant Asset Manager–Director of Affordable Housing; Executive Assistant; Compliance Manager, Purchasing Clerk, Maintenance Supervisor, Operations Assistant and Executive Director.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland, as follows:

1. The Authority employees who are currently employed in the above-mentioned positions of shall receive a one-time compensation bonus on or about September 30, 2022.
2. The funding source of the one-time compensation bonus shall be derived solely from any increased revenue collected by the Authority in connection with the Managerial Services, Shared Services Agreements and Housing Assistance Payment Agreements for the fiscal year-ending 2022.
3. The compensation bonuses shall be provided as a percentage of the respective employee's annual base salary not to exceed 17% percent, and shall be commensurate with the amount of additional time and the extent of increased job responsibilities of each respective employee, as determined by the Board after consultation with the Executive Director. The one-time compensation bonus shall be calculated as a percentage of the respective employee's base annual salary for the fiscal year-ending 2022.

4. The one-time compensation bonus provided to the Authority's Executive Director shall be provided as a percentage of the Executive Director's annual salary not to exceed 11% percent, and shall be commensurate with the amount of additional time and the extent of increased job responsibilities of the Executive Director, as determined by the Board after consultation with the Authority's solicitor. The one-time compensation bonus shall be calculated as a percentage of the respective employee's base annual salary for the fiscal year-ending 2022.
5. Nothing in this Resolution affects or modifies the aforementioned employees' exempt status under the Fair Labor Standards Act, the New Jersey Wage and Hour Law, and/or any other applicable Federal and State Laws.
6. The one-time compensation bonus shall not be included as part of the respective employees' base salary.
7. The one-time compensation bonus is provided as a one-time payment to the employees for the reasons set forth herein, and does not create any obligation by the Authority or expectation of the employee that additional bonuses will be paid in any other Calendar Year, notwithstanding and regardless of whether the Authority experiences an increase, decrease, or no change in its annual revenue or is the recipient of any additional source(s) of funding.

ADOPTED: January 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner **Porter**

Resolution seconded by Commissioner **Chapman**

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta				✓
Michael Green	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
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 January 19, 2023 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
County of Cumberland
State of New Jersey

RESOLUTION #2023-06

Resolution of the Housing Authority of the City of Vineland
Granting an Official Leave of Absence (Workmen's Compensation)

WHEREAS, employee Alexander Castillo was injured on the job on December 12, 2022;
and

WHEREAS, said employee has been under Workmen's Compensation as of December
12, 2022; and

WHEREAS, it is recommended the Board of Commissioners of the City of Vineland
grant an official leave of absence under Workmen's Compensation to Alexander Castillo; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioner of the City of
Vineland grants Alexander Castillo an official leave of absence until released to full active duty
with no restrictions by the Workmen's Compensation insurance company.

ADOPTED: January 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Green

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta				✓
Michael Green	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
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 January 19, 2023 at the Authority's principal corporate office at 191 W.
Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

1/13/23

HOUSING AUTHORITY OF VINELAND - JANUARY, 2023 - EVICTIONS

1. FELICIA FORD

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference took place on November 28, 2022. We are currently awaiting a trial date from the Court.

2. MICHAEL JOHNSON

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We are currently awaiting a Case Management Conference date from the Court.

3. ADRIANA DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We are currently awaiting a Case Management Conference date from the Court.

4. JENNIFER RIVERA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We are currently awaiting a Case Management Conference date from the Court.

1/13/23

MELROSE COURT - JANUARY, 2023 - EVICTIONS

1. YESMARIE TORRES-TORRES

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We are currently awaiting a Case Management Conference date from the Court.

2. SALLY BELTRAN-ACEVEDO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We are currently awaiting a Case Management Conference date from the Court.