
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



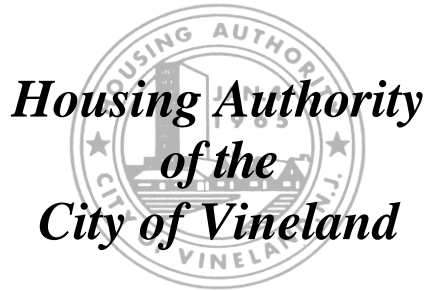
Board of Commissioners'

Meeting

February 15, 2024

6 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Daniel Peretti
Albert Porter
Iris Acosta-Jimenez
Michael Watson, Esquire – Solicitor



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

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Jacqueline S. Jones, Executive Director

February 9, 2024


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, February 9, 2024 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, February 15, 2024

6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on December 14, 2023
Approval of Minutes of the Regular Meeting conducted on January 18, 2024
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2024-11 Monthly Expenses **(updated)**
 - # 2024-12 Adopt State Budget (2023-2024)
 - # 2024-13 Change Order #2 and #3 Construction Renovations at D'Orazio Terrace – Bldg. 1
 - # 2024-14 Award Contract for Roof Replacement – 1810 Jackson Drive
- Executive Session if required*
11. Comments from the press and/or public *(limited to 5 minutes for each speaker)*
12. Comments from Board Members
- The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.*
13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, January 18, 2024
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, January 18, 2024, 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	
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	
Commissioner Albert Porter	(Absent)
Commissioner Iris Acosta-Jimenez	
Chairperson Mario Ruiz-Mesa	

Also, present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Ron Miller, Director of Affordable Housing, Michael Watson, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales Executive Assistant.

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on December 14, 2023. Tabled for next month.

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the three months ending December 31, 2023.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated Ron Miller will update the Board on all the ongoing projects. Ron reported on the Tarkiln Acres roof project. There is a resolution on the agenda tonight. It is for the architect and engineering fees. This project should be out to bid soon and be under construction in the summer and at the very latest in the Fall.

The equipment for the Kidston and Olivio Elevator project has not shipped yet as the Authority thought it was. We do not have confirmation on the shipment date. There is a change order on the agenda and will be explained more in detail in the resolution section of the meeting.

The interior plumbing renovations project has been a challenge due to the water treatment system. There is an issue with the water treatment system. The company that supplied the pumps for the water treatment system was supposed to factory configure them for a set PH range from the factory. They are not supposed to be shipped unconfigured because they do not function unconfigured. The system we received was not configured. They now must be removed from the building, sent back to the manufacturer, configured, and then reinstalled in the building. The pumps will be removed by the General Contractor.

The Kidston and Olivio interior project is otherwise closed out. There are few close out phase paperwork to be completed, but the project is completed.

The Fire Pump Project was to start construction this week, but because of the cold weather it has been delayed. It is anticipated that with the weather warming up next week they can start trenching next week. All the city permits were obtained and the pumps were ordered. There is a 10-week lead time on the pump. The plan of action is to get all the infrastructure work done and once the pump is delivered it can be installed and get the system operational. Ron spoke with the City about this project today. They are happy and understand the project is in the works.

There was some discussion regarding the water treatment system. Further discussion may ensue regarding the water treatment system next month once more information is obtained.

Mrs. Jones provided an update on the Scattered Site disposition. She is keeping track of it in her Administrative Report. Recapping there are a total of 72 houses, the Authority will retain 38 and the remaining 34 are to be sold. 11 homes have been sold at this point. Currently, there are approximately 9 that are in a status of under contract or listed for sale. Two settlements should happen by the end of January. Once these are wrapped up there will be about 13 remaining. The Authority anticipates the sale of the homes to be completed by the second quarter 2024. At the same time discussions will begin regarding the redevelopment of D'Orazio because that is where these funds are going.

Committee Report: Chairperson Ruiz-Mesa stated the Re-Organization Committee met. He turned the meeting over to Commissioner Chapman. Commissioner Chapman stated the committee recommendation to the Board is to keep Ruiz-Mesa as Chair, Chapman as Vice Chair since Commissioner Peretti is not available at this time to hold the Vice Chair position. The meeting was turned to Solicitor Michael Watson.

Mr. Watson asked for any nominations for the position of Chairperson. Commissioner Chapman nominated Mario Ruiz-Mesa for Chairperson; Commissioner Asselta seconded the nomination.

With no other nominations the following vote was taken:

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

Commissioner Asselta nominated Chris Chapman for Vice Chairperson; Commissioner Acosta-Jimenez seconded the nomination.

With no other nominations the following vote was taken:

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

Mr. Watson stated we will let the record reflect that pursuant to the State Statute the Executive Director assumes the position of Secretary and Treasurer. Mr. Watson turned the meeting over to the Chairperson Ruiz-Mesa.

Old Business: None.

New Business: None.

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

Resolution #2023-63 (Correction)
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa this resolution is to correct the amount and back up for the monthly expenses on Resolution 2023-63 to the correct sum of \$1,117,748.39. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-01
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$2,233,658.53. Brief explanation of the higher amount of expenses this month due to D’Orazio expense due to fire, JIF insurance payment and the pilot payment to the City. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-02
Resolution Designating Official Newspapers for the Vineland Housing Authority

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-02. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-03
Certifying the 2022 Fiscal Year Annual Audit

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-03. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-04
Approving Change Order #001 for Modernization of Elevators at Kidston & Oliver Towers

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-04. Ron explained the Authority is required to have the elevators to be inspected annually by the State. This repair came up but it is not part of the Modernization Project and is part of the State inspection. Kidston Towers has a unique elevator car which has a rear door on the first floor that opens to the mechanical room. The rear door abuts the compactor room which gets washed out daily. It is the assumption because of all the water it caused the door sill to rot. This is the reason it is such a large cost because there is deterioration to the concrete. The door sill needs to be removed, repair the concrete footer of the building and elevator pit, install a new door sill, and replace the door as well. The Authority hired an expert to consult on this project and they reviewed this in detail, made a few changes to the proposal and approved the repair. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-05
Adopting Electronic Funds Transfer Policy

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-05. Mrs. Jones explained this policy is strongly recommended by its insurance carrier due to the increase wire fraud and whitewashing of checks that is occurring. Passing this policy the Authority's deductible will be the lowest possible if it ever needs to use its Cyber Insurance. This policy may be revised in the future and may be brought back to the board again for approval. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-06
**Entering into a Contract Agreement with Donovan Architects for A & E Services
for the Roof Replacement at Tarkiln Acres**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-06. Ron explained Donovan Architects are the architects of record for the housing authority. This resolution is memorializing their proposal to work on the Tarkiln Acres roof project at a set fee. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-07
**Amending Resolution # 2023-42 Contract Agreement with All Risk, Inc.
for the Construction Renovations at D’Orazio Terrace – Bldg. #1**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-07. Mrs. Jones stated this is the building where 1 unit had a fire and it affected 3 other units because of the asbestos abatement the entire building was emptied for repairs. There is an empty building of 10 units. A few months ago, the Board approved a resolution to renovate the entire building. There will be changes to the zero-bedroom units to make them more efficient and livable. There will be ongoing discussions regarding this project for the next couple of months. This is what is being considered a test building to see what is going on in this building to be able to fix it and know what to expect with the remainder of the buildings at D’Orazio. Mrs. Jones stated Ron will discuss some additional things that were uncovered which were not surprising to hear but will cost a little more to fix. Ron stated substantial floor damage in this building. There is a need to have full architectural redrawn for the building including the 1-bedroom units which were not initially anticipated. There is also a significant amount of water infiltration. Everyone time it rains they have to pump the building out to be able to work on the floor joist. Part of this proposal is to evaluate how to stop the water from coming into the building. Some possibilities were discussed as well as the reconfiguration of the units to make them efficient. Brief discussion on the roof structure of the building. Mrs. Jones stated the funds for this would come from the Capital Fund for year 2022. The Capital Fund has to be used right now between D’Orazio and the Scattered Site Programs. Once the Scattered Sites are sold and the remaining are converted to RAD, D’Orazio will be the recipient of all the Capital Fund going forward. Balance of the 2022 Capital Fund and the anticipated amount being received for the 2023 and 2024 Capital Fund was briefly discussed. The Bond will be paid off in the end of 2024. The amount that was being used to pay for the bond will go into the kiddy in 2025 towards D’Orazio. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-08
**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**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-08. Chairperson Ruiz-Mesa stated this resolution has been passed in the past few years. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-09
**Authorizing Entering into a Contract Agreement with GOGO Security
for Replacement of Multi-Sensor Cameras at Asselta Acres**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-09. Ron explained the system that was struck by lightning for a second time, the cameras were sent out and only one camera was repairable. There are alternates on this proposal for wiring. Ron put the brakes on this morning. He does not have a comfort level with the wiring they are proposing. This contract is to get the cameras back up and running with the exception of a few due to the coax being melted in a couple of locations. He has reached out to the Authority’s electrical engineer and they need to propose to the Authority a permanent solution. Potential solutions were briefly discussed. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-10
Authorizing Community Outreach Petty Cash Account

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-10. Mrs. Jones explained the purpose of this petty cash for the Operations Coordinator/Community Outreach. This position does the cease notices and tries to get behavior corrected. The other side of the position is to do some activities with the residents so they get to know the employee and provide positivity. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

There is no need for an Executive Session.

Chairperson Ruiz-Mesa asked for comments from the press, public or any Board Member. No comments.

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:45 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FOUR MONTHS ENDED JANUARY 31, 2024

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU JAN</u>	<u>ACTUAL THRU JAN</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	804,440	268,147	251,165	(16,982)
OTHER INCOME MISC.	8,140	2,713	2,347	(366)
PHA OPERATING SUBSIDY	404,810	134,937	138,742	3,805
HUD ASSET REPOSITIONING FEE	29,150	9,717	26,361	16,644
SECTION 8 ADMIN. FEE INCOME	1,092,000	364,000	373,088	9,088
CAPITAL FUNDS	762,740	254,247	172,000	(82,247)
FSS GRANT-PH	101,820	33,940	33,940	0
CSP-CONGREGATE SERVICES INCOME	83,880	27,960	10,652	(17,308)
INVESTMENT INCOME	1,910	637	9,218	8,581
CF MANAGEMENT FEE	60,170	20,057	60,170	40,113
MGMT FEE-PH	155,160	51,720	44,603	(7,117)
MGMT FEE-SEC 8	138,240	46,080	47,712	1,632
MGMT FEE-MELROSE	10,200	3,400	3,400	0
MGMT FEE-RAD	450,000	150,000	150,000	0
BOOKKEEPING FEE	13,910	4,637	4,155	(482)
BOOKKEEPING FEE-SEC 8	86,400	28,800	29,820	1,020
ASSET MGMT FEE	19,680	6,560	6,510	(50)
SHOP RENT	64,800	21,600	21,604	4
INCOME FROM OTHER AUTHORITIES	330,000	110,000	153,029	43,029
SERVICE INCOME FROM MELROSE	55,000	18,333	13,186	(5,147)
FRAUD RECOVERY	11,840	3,947	690	(3,257)
MISCELLANEOUS INCOME	9,650	3,217	454	(2,763)
TOTAL INCOME	4,693,940	1,564,647	1,552,846	(11,801)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,266,000	422,000	475,050	53,050
PAYROLL TAXES	111,500	37,167	36,743	(424)
HEALTH BENEFITS	360,700	120,233	85,787	(34,446)
PENSION EXPENSE	141,950	47,317	47,177	(140)
CRIMINAL BACKGROUND CHECKS	8,910	2,970	1,487	(1,483)
TNT/EMPL SCREENING	18,600	6,200	28,113	21,913
LEGAL-GENERAL	29,750	9,917	5,681	(4,236)
LEGAL-OTHER	6,500	2,167	4,825	2,658
STAFF TRAINING	11,000	3,667	175	(3,492)
TRAVEL	3,750	1,250	0	(1,250)
ACCOUNTING	85,000	28,333	28,333	(0)
AUDITING	50,580	16,860	16,860	0
PORT OUT ADMIN FEES	2,400	800	532	(268)
MANAGEMENT FEES	293,400	97,800	92,314	(5,486)
BOOKKEEPING FEES	100,310	33,437	33,974	537
ASSET MGMT FEES	19,680	6,560	6,510	(50)
CF MANAGEMENT FEES	47,500	15,833	0	(15,833)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FOUR MONTHS ENDED JANUARY 31, 2024

	ANNUAL BUDGET	BUDGET THRU JAN	ACTUAL THRU JAN	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS	11,900	3,967	9,483	5,516
IT CONSULTANTS	46,270	15,423	18,770	3,347
CONSULTANTS-RAD	8,000	2,667	0	(2,667)
RAD CONVERSION EXPENSES	6,000	2,000	0	(2,000)
MEMBERSHIP DUES/FEES	6,800	2,267	1,526	(741)
PUBLICATIONS	1,500	500	0	(500)
ADVERTISING	5,000	1,667	689	(978)
OFFICE SUPPLIES	11,500	3,833	4,565	732
PAPER	4,000	1,333	633	(700)
COMPUTER & SOFTWARE EXPENSES	164,410	54,803	43,216	(11,587)
FUEL-ADMIN	3,000	1,000	0	(1,000)
TELEPHONE AND CELL	36,100	12,033	11,778	(255)
POSTAGE	9,400	3,133	4,660	1,527
COPIER SUPPLIES	10,900	3,633	2,985	(648)
INSPECTION FEES	13,700	4,567	4,457	(110)
COFFEE SUPPLIES	1,200	400	438	38
MISCELLANEOUS EXPENSES	21,160	7,053	12,593	5,540
TOTAL ADMINISTRATION EXPENSES	<u>2,918,370</u>	<u>972,790</u>	<u>979,354</u>	<u>6,564</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	64,000	21,333	12,824	(8,509)
PAYROLL TAXES	5,640	1,880	1,000	(880)
BENEFITS	20,000	6,667	0	(6,667)
FSS ESCROWS-PH	6,890	2,297	0	(2,297)
OTHER	19,450	6,483	21,420	14,937
TOTAL TENANT SERVICES	<u>115,980</u>	<u>38,660</u>	<u>35,244</u>	<u>(3,416)</u>
UTILITIES:				
WATER	37,600	12,533	8,855	(3,678)
ELECTRIC	161,530	53,843	49,620	(4,223)
GAS	34,610	11,537	6,877	(4,660)
GARBAGAE/TRASH REMOVAL	19,500	6,500	4,948	(1,552)
SEWER	62,140	20,713	19,503	(1,210)
TOTAL UTILITIES EXPENSE	<u>315,380</u>	<u>105,127</u>	<u>89,803</u>	<u>(15,323)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	349,000	116,333	100,613	(15,720)
PAYROLL TAXES	30,580	10,193	7,846	(2,347)
HEALTH BENEFITS	60,140	20,047	15,401	(4,646)
PENSION EXPENSE	37,940	12,647	12,787	140
MAINTENANCE UNIFORMS	2,210	737	1,106	369
VEHICLE GAS, OIL, GREASE	30,550	10,183	5,589	(4,594)
MATERIALS	116,300	38,767	44,361	5,594
CONTRACT-COSTS	146,080	48,693	65,801	17,108
REPAIRS-VEHICLES	9,780	3,260	3,961	701

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FOUR MONTHS ENDED JANUARY 31, 2024

	ANNUAL BUDGET	BUDGET THRU JAN	ACTUAL THRU JAN	FROM BUDGET (+OVER/-UNDER)
RENT EXPENSE	18,570	6,190	6,192	2
EXTERMINATION	7,800	2,600	2,524	(76)
TRASH REMOVAL	9,600	3,200	3,153	(47)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>818,550</u>	<u>272,850</u>	<u>269,334</u>	<u>(3,516)</u>
GENERAL EXPENSES:				
BAD DEBTS	18,900	6,300	6,300	0
COMPENSATED ABSENCES	14,000	4,667	4,667	0
FSS ESCROWS-SEC 8	30,000	10,000	10,716	716
INSURANCE	158,280	52,760	43,821	(8,939)
OTHER GENERAL EXPENSES	1,500	500	500	0
PAYMENTS IN LIEU OF TAXES	53,810	17,937	17,521	(416)
PORT-IN HAP EXPENSE	500	167	0	(167)
REPLACEMENT RESERVES	95,000	31,667	31,667	0
RETIREE HEALTH BENEFITS	93,520	31,173	23,915	(7,258)
TOTAL GENERAL EXPENSES	<u>465,510</u>	<u>155,170</u>	<u>139,107</u>	<u>(16,063)</u>
TOTAL OPERATING EXPENSES	<u>4,633,790</u>	<u>1,544,597</u>	<u>1,512,842</u>	<u>(31,754)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>60,150</u>	<u>20,050</u>	<u>40,004</u>	<u>19,953</u>
HAP REVENUES	7,824,000	2,608,000	2,500,974	(107,026)
HAP EXPENSES	7,794,000	2,598,000	2,948,387	350,387
NET HAP (LOSS)	<u>30,000</u>	<u>10,000</u>	<u>(447,413) *</u>	<u>(457,413)</u>
GRAND TOTAL PROFIT (LOSS)	<u>90,150</u>	<u>30,050</u>	<u>(407,409)</u>	<u>(437,460)</u>
UNRECONCILED HUD HELD RESERVES AT 01/31/24			410,376	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>2,967</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: February 8, 2024

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for January 2024)

PERIOD: January 12, 2024 to February 7, 2024

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
Scattered Sites	TBD	TBD	TBD
D’Orazio	12/07/2018	TBD	TBD

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after close-out of the current construction project and the award of the fire-pump project. **The status of this project has not changed as the cost of the fire-pump project has not been determined.**

Renovation Projects

Scope of Work	Work Status	Comments
<p style="text-align: center;">Tarkiln Acres – Roof Replacements</p>	<p style="text-align: center;">In Planning Stage</p>	<p>6/2021 – No Update; 9/2021 – A&E proposals received and under review;</p> <p>12/2023- Project is in the planning stages with the architects;</p> <p>1/2024 –Architect is preparing a proposal for this project; The plan is to move forward in 2024;</p> <p><i>2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process;</i></p>
<p style="text-align: center;">KT/OT – Elevator Refurbishment;</p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p>	<p style="text-align: center;">Bid opening on 5/17/22</p> <hr/> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p> <p>11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.</p> <p>12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.</p>	<p>1/2024 – A change order is needed to replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received.</p> <p><i>2/2024 – Equipment for the modernization is pending delivery from the manufacturer.</i></p>

Kidston & Olivio Towers – Renovation Projects

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: <i>The work on this project has begun;</i></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

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><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; Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; 	<p>Contract Award Expected April 2021</p>	<p>Continued from above:</p> <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; <p><u>2/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been installed; complete; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; this project is in process; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; this project is in process. 4. New public restrooms – Kidston complete; Olivio to be complete in February; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; This project is in process; 6. Kidston Towers – Windows have been received; Installation is complete; <p><u>3/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>5/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>6/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>9/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>10/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>1/2024 Update: The Certificate of Substantial Completion on this project has been processed.</u></p>

Kidston & Olivio Towers – Renovation Projects - Active

Scope of Work	Work Status	Comments
<p style="text-align: center;">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 style="text-align: center;">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>

Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
<p style="text-align: center;">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> <hr/> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4; 4/2023 Update: <ul style="list-style-type: none"> - New domestic water pump replacement – Complete; - Kidston mechanical room piping replacement – Complete; - Water filtration system - Olivio is complete; Kidston – parts are backordered; 5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023; 6/2023 Update: No status change; 7/2023 Update: No status change; 8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p>		<p>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</p> <p>12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p> <p><i>02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</i></p>

Kidston/Olivio Towers – Fire Pump Replacement

9/2023 - Fire Pump Replacement

Project was bid on two occasions –

Round #1 – No Bids Received on June 1, 2023

Round #2 – 1 bid received on June 21, 2023

Negotiated Contract – the project team met with the sole bidder in an attempt to negotiate a contract. A follow-up meeting with the contractor has been scheduled for the end of August to review their new proposed pricing structure along with any possible value engineering cost savings. Negotiations are ongoing, our team began working with additional vendors to obtain more competitive pricing on this project.

10/2023 Update: Negotiated Contract – The project team negotiated with three (3) vendors and received best and final pricing; a recommendation for award is being presented on the Agenda for the October board meeting.

11/2023 Update: Negotiated Contract – Pending final contract completion.

12/2023 - Final contract has been received from the Contractor. The Team met to discuss the project, expectations were defined, and submittals are expected to be received for review. The Vineland Fire Department was made aware of the contract being awarded.

01/2024 - Final contract Underground utility infrastructure work is underway at the site. The construction team has been making regular site visits to inspect the work. The fire pump has been ordered but has not yet been shipped by the manufacturer.

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 on 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;**
- **Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;**
- *Staff continue to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the below chart for status details;*

SCATTERED SITE HOMES – STATUS SUMMARY

Date	Addresses	Status	Total Homes
			38 Keeping
2022 Activity	4209 Marilyn Avenue	SOLD	-1
	1441 Nylund Drive	SOLD	-1
	612 Oxford Street	SOLD	-1
	1137 East Elmer Rd	SOLD	-1
	1409 Brown Road	SOLD	-1
	864 Columbia Avenue	SOLD	-1
	1745 Jackson Drive	SOLD	-1
	4331 Robert Drive	SOLD	8 Sold 26 Remaining
2023 Activity	760 N. Mill Rd	SOLD – 12/1/23	
	1091 N. Mill Rd	SOLD – 10/31/23	
	1290 Old Lake Rd	SOLD – 12/29/23	
	1479 Brown Rd	K SIGNED 12/21/23/Title/HUD-Ext to 2/13/24-Exit Realty-TO SETTLE 2/12/24?	
	930 Charles St	SOLD – 1/11/2024	
	30 Avon Place	SOLD – 1/31/2024	
	5578 High Ridge Rd	SOLD – 1/31/2024	
	2174 Sunset Ave	K SIGNED 1/31/24 -Vineland Realty	
	5599 Lodge Place	K Signed 12/27/23-DOT to HUD- TO SETTLE 2/12/24?	6 Sold/3 Pending Settlement 17 Remaining
2024 Activity	2961 Athens Way	Contract signed 2/8/24 - Exit Realty	
	3188 Hance Bridge Rd	Listed for Sale (1/5/24) Vineland Realty	
	5633 High Ridge Rd	Listed with Keller Williams	
	4630 Bernard Rd	November 2023 to 12/29/23 to Keller Williams 1/31	
	4509 Noel Drive	Vacated 1/26/24;to Vineland Realty Corp 1/31/24	
	1306 Brown Rd	90-day notice to tenant/issued voucher	
	2149 Berkley Dr	90-day notice to tenant/issued voucher	
	4486 Robin Road	90-day notice to tenant/issued voucher	
	721 S. Valley Ave	Moved 2/1/24-Listing in process	
	1017 Alexander Dr	90-day notice to tenant/eviction	
	1460 Neptune Terr	90-day notice to tenant/issue voucher	
	2149 Berkeley Dr	90-day notice to tenant/issued voucher	
	5691 High Ridge Rd	90-day notice to tenant/issue voucher	
	38 Victory Lane	Voucher; Moving 2/15/24;	
	4511 Robin Road	90-day notice to tenant/issued voucher	
	2935 Athens Way	90-day notice to tenant/issued voucher	
	1659 Venus Drive	Moved 2/2/24-Listing in process	
			End of List

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 for 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;

September 2023 Update: Staff continue to work with the JIF assigned insurance adjuster and contractor to finalize a scope of work (SOW) for the fire that occurred in Building #1 in January of 2023. The tenants in Building #1 have been relocated to other VHA properties due to the extensive nature of work needed in their units. Due to time constraints, a new architect is being utilized, Pederson Architects of Vineland will be assisting with this project. Limited demolition of affected areas has begun, the professional team will be evaluating and making recommendations on the repairs needed. We continue to work with our partners to obtain pricing on a complete rehab of building #1. We anticipate presenting options for Board consideration.

October 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. A schedule of values is being finalized with All-Risk and the project Team met on site with the insurance company on October 11, 2023. Design documents remain in progress and under review.

November 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. We continue to work with our partners to obtain pricing on a complete rehab of building #1, we anticipate presenting options for Board consideration. Work has started at the building, a final scope is being developed in conjunction with the adjuster for presentation at the December JIF meeting.

December 2023 Update: Additional scope of work is required to rehab building #1; Additional investigation into perc rates and water tables are in process to determine best solutions; A verbal update will be given at the board meeting;

February 2024 Update: Additional scope of work is required to rehab building #1; Additional investigation into perc rates and water tables are in process to determine best solutions; A verbal update will be given at the board meeting;

Melrose Court

The property has one vacancy. The waiting list is strong with applicants. The property is financially strong.

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed with Certificate
Chris Chapman	Completed with Certificate
Mario Ruiz-Mesa	Completed with Certificate
Daniel J. Peretti, Jr.	Completed with Certificate
Albert D. Porter	Completed with Certificate
Iris Acosta-Jimenez	Completed with Certificate
Vacant	

Program Statistics Report

10/2023 - 10/2024

Jan2024

Dec2023

Nov2023

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	7	0	4
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	8	3	8
Total number of units inspected year-to-date - all sites	205	197	194
City Inspections	0	18	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	107	204	95
Annual Unit Turnaround Time (For Fiscal Year)	151	166	147
Monthly - Number of Vacancies Filled (this month)	10	3	2
Monthly - Average unit turnaround time in days for Lease Up	31	36	9
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	47	149	55
PIC Score	97.74	98.52	98.52
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	97.00%	97.50%	97.17%
Public Housing & RAD Waiting List Applicants			
Families - 3,4,5,6 bedroom lists closed 12/6/23	374	372	332
Elderly (Seniors - 62+)/Disabled - 0 & 1 bedroom lists closed 12/6/23	176	192	136
Average work order turnaround time in days - Tenant Generated			
Average work order turnaround time in days - Tenant Generated	0.09	0.09	0.10
Number of routine work orders written this month	561	459	491
Number of outstanding work orders from previous month	1533	1536	1542
Total number of work orders to be addressed this month	2094	1995	2033
Total number of work orders completed this month	570	462	497
Total number of work orders left outstanding	1524	1533	1536
Number of emergency work orders written this month	14	3	2
Total number of work orders written year-to-date	2,294	1,733	1,274
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	5	2	8
Section 8			
Level of leased units of previous month was:	1003	1002	979
Level of leased units this month is:	1017	1003	1002
Number of increased leased-units over last month	14	1	23
Total number of units inspected this month	32	25	37
Programs (Voucher):			
ABA Utilization %	108.82%	103.75%	154.60%
Repayment Agreements	29	29	29
Total repayments due YTD	\$87,129.00	\$87,129.00	\$87,129.00
Total repayments received YTD	\$1,584.00	\$1,584.00	\$1,584.00
PIC Score (Oakview added 10/13)	103.44	99.49	99.90%
Section 8 Housing Choice Voucher Waiting List Applicants - CLOSED	1832	1840	1850
Section 8 Project Based Waiting List Applicants- Oakview - OPEN (all br sizes)	335	298	327
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	160	161	161
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	83%/17%	88%/12%	86%/14%
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	10	4	9
The number of residents signed on to the program. (FSS Contracts).	19	19	19
The number of FSS Participants with established escrow accounts.	14	14	14
Number of residents in need of employment skills (GED, DL, Job Training.)	3	3	3
The number of meetings, workshops and case management services	19	8	4
Congregate Services			

Program Statistics Report

10/2023 - 10/2024

Jan2024

Dec2023

Nov2023

Number of clients on the Congregate Program	21	30	23
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	15	12	19
Number of clients on Laundry Services (This service is included in housekeeping)	18	14	6
Number of clients on Shopping Services (This service is included in housekeeping)	4	4	6
Registered Nurse			
Number of clients served this month	135	132	87
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	6	11	3
Meds Supervision	27	22	17
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	119	100	40
Number of residents that received case management services	10	12	4
Number of Meetings	119	0	4
Number of residents enrolled in academic/employment workshops (FSS)	3	3	3
VHA - (MEDICAL)			
Number of residents received health assessment	6	11	3
Number of residents health activities of daily living assessments.	6	11	3
Resident's medicine monitoring/supervision for month	35	22	17
Self-sufficiency - improved living conditions.	0	11	3
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	64	100	40
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	22%	22%	22%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	50%	50%	50%
Total	100%	100%	100%
Client Demographics			
White	6	6	6
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2024-11

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 \$1,506,865.61.

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: February 15, 2024

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Asselta

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on February 15, 2024 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
 1/18/24

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 811,986.00
4145 - 4144	LANDLORD/TENANT CHECKS AND OTHER	\$ 34,446.00
21054 -21254; 500047- 500048	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 777,540.00
	SECTION 8 ADM FEE ACCOUNT	3,268.20
737 - 740	COMPUTER CHECKS- Ocean First	\$3,268.20
	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	0.00
	COMPUTER CHECKS- Ocean First	\$0.00
	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	926.35
225	COMPUTER CHECKS	
	OCEAN FIRST BANK FSS ESCROW	0.00
	COMPUTER CHECKS	\$0.00
	CAPITAL BANK GEN/FUND PH	138,370.42
2571, 2577-2587; 533222, 1252024, 20240220375, 20240220379 & 20240360412	COMPUTER CHECKS	
	COCC CASH ACCOUNT	230,906.40
12741-12835; 246637, 1242024, 1262024, 1302024, 1347008, 1348650, 1349831, 2022024, 3002753, 244020601, 5463416544, 20240220371 & 710201252024	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	1/26/25 - 2/09/24 291,488.84
	PAYROLL TAX LIABILITY	1/26/25 - 2/09/24 29,919.40
	TOTAL	\$ 1,506,865.61

Payment Summary

Bank=sec8hap AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	4145	0ahcpv - AFFORDABLE HOUSING CORPORATION	1/24/2024	01-2024	2,853.00	
sec8hap - Section 8 HAP	4146	0ahctaaa - AFFORDABLE HOUSING CORPORATION	1/24/2024	01-2024	1,734.00	
sec8hap - Section 8 HAP	4147	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	1/24/2024	01-2024	3,415.00	
sec8hap - Section 8 HAP	4148	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	1/24/2024	01-2024	2,054.00	
sec8hap - Section 8 HAP	4149	0melrose - MELROSE COURT LP	1/24/2024	01-2024	1,670.00	
sec8hap - Section 8 HAP	4150	0ochabvsvp - OCEAN CITY HSING AUTH- BVM/SPEITEL	1/24/2024	01-2024	1,116.00	
sec8hap - Section 8 HAP	4151	0radoak - RADIANT OAKVIEW APARTMENTS LLC	1/24/2024	01-2024	11,992.00	
sec8hap - Section 8 HAP	4152	0invfai - INVESTMENT GROUP LLC	2/1/2024	02-2024	1,870.00	
sec8hap - Section 8 HAP	4153	0osccos8 - OSCEOLA COUNTY HOUSING	2/1/2024	02-2024	942.00	
sec8hap - Section 8 HAP	4154	t0000066 - CORTES	2/1/2024	02-2024	36.00	
sec8hap - Section 8 HAP	4155	t0000613 - ALEJANDRO	2/1/2024	02-2024	79.00	
sec8hap - Section 8 HAP	4156	t0001053 - MEDINA	2/1/2024	02-2024	93.00	
sec8hap - Section 8 HAP	4157	t0002922 - LANE	2/1/2024	02-2024	37.00	
sec8hap - Section 8 HAP	4158	t0003357 - KENNEDY	2/1/2024	02-2024	81.00	
sec8hap - Section 8 HAP	4159	t0003914 - CHEESMAN	2/1/2024	02-2024	56.00	
sec8hap - Section 8 HAP	4160	t0004557 - RAMOS	2/1/2024	02-2024	39.00	
sec8hap - Section 8 HAP	4161	t0004846 - ROTHMALLER	2/1/2024	02-2024	101.00	
sec8hap - Section 8 HAP	4162	t0005231 - REDFERN	2/1/2024	02-2024	81.00	
sec8hap - Section 8 HAP	4163	t0005288 - ROSADO	2/1/2024	02-2024	8.00	
sec8hap - Section 8 HAP	4164	t0005455 - CESARIO	2/1/2024	02-2024	152.00	
sec8hap - Section 8 HAP	4165	t0005502 - JIMENEZ	2/1/2024	02-2024	77.00	
sec8hap - Section 8 HAP	4166	t0005666 - BALDWIN	2/1/2024	02-2024	182.00	
sec8hap - Section 8 HAP	4167	t0006704 - ORTIZ- RAMOS	2/1/2024	02-2024	37.00	
sec8hap - Section 8 HAP	4168	t0006766 - MOSS	2/1/2024	02-2024	188.00	
sec8hap - Section 8 HAP	4169	t0007057 - DESAI	2/1/2024	02-2024	63.00	
sec8hap - Section 8 HAP	4170	t0008495 - CASTRO	2/1/2024	02-2024	20.00	
sec8hap - Section 8 HAP	4171	t0008517 - LUGO	2/1/2024	02-2024	4.00	
sec8hap - Section 8 HAP	4172	t0008553 - CARLO	2/1/2024	02-2024	141.00	
sec8hap - Section 8 HAP	4173	t0010164 - RIVERA MARTINEZ	2/1/2024	02-2024	48.00	
sec8hap - Section 8 HAP	4174	t0010166 - ORTIZ	2/1/2024	02-2024	195.00	
sec8hap - Section 8 HAP	4175	t0012267 - ACKLEY	2/1/2024	02-2024	18.00	
sec8hap - Section 8 HAP	4176	t0012269 - PEYTON	2/1/2024	02-2024	64.00	
sec8hap - Section 8 HAP	4177	t0013692 - RODRIGUEZ	2/1/2024	02-2024	55.00	
sec8hap - Section 8 HAP	4178	t0013742 - Thomas	2/1/2024	02-2024	71.00	
sec8hap - Section 8 HAP	4179	t0013746 - Rodriguez	2/1/2024	02-2024	159.00	
sec8hap - Section 8 HAP	4180	t0013888 - Scarbrough	2/1/2024	02-2024	112.00	
sec8hap - Section 8 HAP	4181	t0013890 - BASS-TORRES	2/1/2024	02-2024	73.00	
sec8hap - Section 8 HAP	4182	t0013930 - Quinones	2/1/2024	02-2024	41.00	
sec8hap - Section 8 HAP	4183	t0014022 - Bonano	2/1/2024	02-2024	30.00	
sec8hap - Section 8 HAP	4184	t0014235 - Hayes	2/1/2024	02-2024	72.00	
sec8hap - Section 8 HAP	4185	t0014378 - HAND	2/1/2024	02-2024	8.00	
sec8hap - Section 8 HAP	4186	t0014546 - Heggs	2/1/2024	02-2024	13.00	
sec8hap - Section 8 HAP	4187	t0014727 - Rodriguez	2/1/2024	02-2024	197.00	
sec8hap - Section 8 HAP	4188	t0014786 - Rivera Viruet	2/1/2024	02-2024	75.00	
sec8hap - Section 8 HAP	4189	t0015043 - POWELL	2/1/2024	02-2024	133.00	
sec8hap - Section 8 HAP	4190	t0015625 - MACIN	2/1/2024	02-2024	67.00	
sec8hap - Section 8 HAP	4191	t0015636 - WILSON	2/1/2024	02-2024	36.00	
sec8hap - Section 8 HAP	4192	t0015857 - PAYNE	2/1/2024	02-2024	41.00	
sec8hap - Section 8 HAP	4193	t0015908 - BEARDSLEY	2/1/2024	02-2024	119.00	
sec8hap - Section 8 HAP	4194	t0015929 - ALICEA	2/1/2024	02-2024	79.00	
sec8hap - Section 8 HAP	4195	t0018082 - JORDAN	2/1/2024	02-2024	90.00	
sec8hap - Section 8 HAP	4196	vf1093 - ORANGE COUNTY HOUSING & C D	2/1/2024	02-2024	1,115.00	

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	4197	0housin - VINELAND HOUSING AUTHORITY	2/9/2024	02-2024	2,414.00
sec8hap - Section 8 HAP	21054	0537grap - 529-537 GRAPE STREET,LLC	2/5/2024	02-2024	300.00
sec8hap - Section 8 HAP	21055	0abobab - BABATUNDE O ABORISADE	2/5/2024	02-2024	2,631.00
sec8hap - Section 8 HAP	21056	0abrawi - ABRAHAN HEREDIA	2/5/2024	02-2024	1,210.00
sec8hap - Section 8 HAP	21057	0acojor - ACOSTA	2/5/2024	02-2024	1,928.00
sec8hap - Section 8 HAP	21058	0ahcpv - AFFORDABLE HOUSING CORPORATION	2/5/2024	02-2024	14,585.00
sec8hap - Section 8 HAP	21059	0ahctaaa - AFFORDABLE HOUSING CORPORATION	2/5/2024	02-2024	90,801.00
sec8hap - Section 8 HAP	21060	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	2/5/2024	02-2024	78,405.00
sec8hap - Section 8 HAP	21061	0albreb - REBECCA C THOMPSON-ALBERT	2/5/2024	02-2024	301.00
sec8hap - Section 8 HAP	21062	0aljess - ALJESS LLC	2/5/2024	02-2024	641.00
sec8hap - Section 8 HAP	21063	0andcar - ANDUJAR	2/5/2024	02-2024	555.00
sec8hap - Section 8 HAP	21064	0andjon - JONATHAN ANDREOZZI	2/5/2024	02-2024	1,921.00
sec8hap - Section 8 HAP	21065	0andron - RONALD ANDRO	2/5/2024	02-2024	454.00
sec8hap - Section 8 HAP	21066	0aparab - AB APARTMENTS LLC	2/5/2024	02-2024	3,133.00
sec8hap - Section 8 HAP	21067	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS C	2/5/2024	02-2024	5,863.00
sec8hap - Section 8 HAP	21068	0assind - INDEPENDENCE ASSOCIATES LLC	2/5/2024	02-2024	874.00
sec8hap - Section 8 HAP	21069	0asslop - LOPEZ & ASSOCIATES LLC	2/5/2024	02-2024	851.00
sec8hap - Section 8 HAP	21070	0augdav - DAVID AUGUSTINE	2/5/2024	02-2024	1,876.00
sec8hap - Section 8 HAP	21071	0behant - ANTHONY BEHRENS	2/5/2024	02-2024	700.00
sec8hap - Section 8 HAP	21072	0beredw - EDWIN C & SAVALYN BERGAMO	2/5/2024	02-2024	221.00
sec8hap - Section 8 HAP	21073	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AP	2/5/2024	02-2024	4,480.00
sec8hap - Section 8 HAP	21074	0betalp - ALPHA BETA CAMDEN LLC	2/5/2024	02-2024	1,305.00
sec8hap - Section 8 HAP	21075	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	2/5/2024	02-2024	945.00
sec8hap - Section 8 HAP	21076	0brewst - BREWSTER GARDEN APARTMENTS LLC	2/5/2024	02-2024	982.00
sec8hap - Section 8 HAP	21077	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	2/5/2024	02-2024	17,154.00
sec8hap - Section 8 HAP	21078	0bususa - USA BUSY BEE INC	2/5/2024	02-2024	930.00
sec8hap - Section 8 HAP	21079	0cackim - KIMBERLY A CACCHIOLI	2/5/2024	02-2024	1,137.00
sec8hap - Section 8 HAP	21080	0camnil - NILZA R CAMACHO	2/5/2024	02-2024	1,044.00
sec8hap - Section 8 HAP	21081	0carjos - CARVALHO	2/5/2024	02-2024	781.00
sec8hap - Section 8 HAP	21082	0carmar - SIMOES	2/5/2024	02-2024	769.00
sec8hap - Section 8 HAP	21083	0casros - CASTILLO	2/5/2024	02-2024	637.00
sec8hap - Section 8 HAP	21084	0cbrenta - C & B RENTALS	2/5/2024	02-2024	838.00
sec8hap - Section 8 HAP	21085	0cdgard - CD GARDENS INC.	2/5/2024	02-2024	6,363.00
sec8hap - Section 8 HAP	21086	0chajos - JOSEPH T CHAMBERS	2/5/2024	02-2024	950.00
sec8hap - Section 8 HAP	21087	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	2/5/2024	02-2024	4,753.00
sec8hap - Section 8 HAP	21088	0chuoks - OKSANA CHUMAK	2/5/2024	02-2024	1,525.00
sec8hap - Section 8 HAP	21089	0comfar - ESTATE	2/5/2024	02-2024	1,003.00
sec8hap - Section 8 HAP	21090	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	2/5/2024	02-2024	1,490.00
sec8hap - Section 8 HAP	21091	0corjua - CORTES	2/5/2024	02-2024	4,887.00
sec8hap - Section 8 HAP	21092	0crofre - FBF ASSOCIATES INC	2/5/2024	02-2024	800.00
sec8hap - Section 8 HAP	21093	0damjos - DAMATO	2/5/2024	02-2024	879.00
sec8hap - Section 8 HAP	21094	0dejipau - PAULINO S DEJESUS	2/5/2024	02-2024	1,975.00
sec8hap - Section 8 HAP	21095	0dejyees - YESENIA DEJESUS	2/5/2024	02-2024	1,700.00
sec8hap - Section 8 HAP	21096	0delwil - WILSON ZUNUN DE LEON	2/5/2024	02-2024	639.00
sec8hap - Section 8 HAP	21097	0dibwil - WILLIAM V DIBIASE	2/5/2024	02-2024	1,191.00
sec8hap - Section 8 HAP	21098	0donlau - DONNELLY	2/5/2024	02-2024	1,353.00
sec8hap - Section 8 HAP	21099	0dowter - DOWER	2/5/2024	02-2024	1,552.00
sec8hap - Section 8 HAP	21100	0eas307 - 307 N EAST AVE LLC	2/5/2024	02-2024	751.00
sec8hap - Section 8 HAP	21101	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	2/5/2024	02-2024	677.00
sec8hap - Section 8 HAP	21102	0edwdip - EDWARD DIPALMA	2/5/2024	02-2024	947.00
sec8hap - Section 8 HAP	21103	0egbmar - MARY J EGBEH	2/5/2024	02-2024	1,415.00
sec8hap - Section 8 HAP	21104	0einmar - MARTIN JAY EINSTEIN	2/5/2024	02-2024	676.00

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sec8hap - Section 8 HAP	21105	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	2/5/2024	02-2024	8,101.00
sec8hap - Section 8 HAP	21106	Oequsul - SULLIVAN EQUITIES LLC	2/5/2024	02-2024	1,175.00
sec8hap - Section 8 HAP	21107	Oestros - ESTATE OF LUIS A ROSADO-TORRES	2/5/2024	02-2024	474.00
sec8hap - Section 8 HAP	21108	Ofamfai - Faiola Family LP	2/5/2024	02-2024	221.00
sec8hap - Section 8 HAP	21109	Ofamfp - FAIOLA FAMILY LP	2/5/2024	02-2024	1,339.00
sec8hap - Section 8 HAP	21110	Oflodor - FLOWERS	2/5/2024	02-2024	884.00
sec8hap - Section 8 HAP	21111	Og.b.ltd - G B LTD OPER CO INC	2/5/2024	02-2024	1,063.00
sec8hap - Section 8 HAP	21112	Ogarabn - ABNER GARCIA	2/5/2024	02-2024	478.00
sec8hap - Section 8 HAP	21113	Ogarsal - GARCIA	2/5/2024	02-2024	2,342.00
sec8hap - Section 8 HAP	21114	Ogarspr - SPRING GARDENS VINELAND LLC	2/5/2024	02-2024	8,830.00
sec8hap - Section 8 HAP	21115	Ogarvin - VINELAND GARDENS LLC	2/5/2024	02-2024	264.00
sec8hap - Section 8 HAP	21116	Oghebre - BRENDAN G GHEEN	2/5/2024	02-2024	960.00
sec8hap - Section 8 HAP	21117	Ogibjam - GRIBBLE JR	2/5/2024	02-2024	811.00
sec8hap - Section 8 HAP	21118	Ogonabr - GONZALEZ JR	2/5/2024	02-2024	1,012.00
sec8hap - Section 8 HAP	21119	Ogroche - CHERRY GROUP LLC	2/5/2024	02-2024	1,550.00
sec8hap - Section 8 HAP	21120	Ogromad - MADHU GROUP LLC	2/5/2024	02-2024	2,614.00
sec8hap - Section 8 HAP	21121	Ogromic - MICHAEL D RUPPERT JR	2/5/2024	02-2024	887.00
sec8hap - Section 8 HAP	21122	Ogruedi - EDISON GRULLON	2/5/2024	02-2024	1,940.00
sec8hap - Section 8 HAP	21123	Ohagdan - DANIEL HAGEMAN JR	2/5/2024	02-2024	2,914.00
sec8hap - Section 8 HAP	21124	Ohermtom - BTW 4 LLC	2/5/2024	02-2024	1,150.00
sec8hap - Section 8 HAP	21125	Ohenreu - HENDLER	2/5/2024	02-2024	1,667.00
sec8hap - Section 8 HAP	21126	Ohereri - 123 SOUTH 4TH STREET LLC	2/5/2024	02-2024	2,511.00
sec8hap - Section 8 HAP	21127	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	2/5/2024	02-2024	3,866.00
sec8hap - Section 8 HAP	21128	Ohfprop - HF PROPERTY MANAGEMENT	2/5/2024	02-2024	1,725.00
sec8hap - Section 8 HAP	21129	Oholasm - ASM HOLDINGS LLC	2/5/2024	02-2024	487.00
sec8hap - Section 8 HAP	21130	Oholvin - VINELAND 18 HOLDINGS LLC	2/5/2024	02-2024	1,607.00
sec8hap - Section 8 HAP	21131	Ohomfhd - FHD HOME INVESTMENT LLC	2/5/2024	02-2024	1,238.00
sec8hap - Section 8 HAP	21132	Ohomhec - HECS HOMES LLC	2/5/2024	02-2024	962.00
sec8hap - Section 8 HAP	21133	Ohomsky - SKYLO HOMES LLC	2/5/2024	02-2024	631.00
sec8hap - Section 8 HAP	21134	Ohomtar - TARKILN HOMES LLC	2/5/2024	02-2024	5,666.00
sec8hap - Section 8 HAP	21135	Ohopape - APEX HOPEWELL NJ LLC	2/5/2024	02-2024	610.00
sec8hap - Section 8 HAP	21136	Ohougol - GOLD HOUSING PROVIDERS LLC	2/5/2024	02-2024	1,250.00
sec8hap - Section 8 HAP	21137	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	2/5/2024	02-2024	1,079.00
sec8hap - Section 8 HAP	21138	Ohowkev - KEVIN HOWARD	2/5/2024	02-2024	6,912.00
sec8hap - Section 8 HAP	21139	Oiaplis - LISA A IAPALUCCI	2/5/2024	02-2024	1,479.00
sec8hap - Section 8 HAP	21140	Oingden - INGRALDI	2/5/2024	02-2024	1,133.00
sec8hap - Section 8 HAP	21141	Oinvbot - BOTA INVESTMENTS LLC	2/5/2024	02-2024	1,941.00
sec8hap - Section 8 HAP	21142	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	2/5/2024	02-2024	3,577.00
sec8hap - Section 8 HAP	21143	Oinvweb - WEBER INVESTMENT GROUP LLC	2/5/2024	02-2024	6,190.00
sec8hap - Section 8 HAP	21144	Ojacgar - W JACK	2/5/2024	02-2024	1,741.00
sec8hap - Section 8 HAP	21145	Ojerpri - PRIME JERSEY ESTATES	2/5/2024	02-2024	11,011.00
sec8hap - Section 8 HAP	21146	Okapala - PANDA REALTY GROUP LLC	2/5/2024	02-2024	1,299.00
sec8hap - Section 8 HAP	21147	Okatjay - JAY-KAT INVESTMENTS, LLC	2/5/2024	02-2024	877.00
sec8hap - Section 8 HAP	21148	Oklc1llc - KLC1 LLC	2/5/2024	02-2024	1,460.00
sec8hap - Section 8 HAP	21149	Olabfel - LABOY	2/5/2024	02-2024	1,712.00
sec8hap - Section 8 HAP	21150	Olandic - LANDICINI 566 LLC	2/5/2024	02-2024	335.00
sec8hap - Section 8 HAP	21151	Olanedw - EDWARD J LANG	2/5/2024	02-2024	1,300.00
sec8hap - Section 8 HAP	21152	Olebzai - LEBRON	2/5/2024	02-2024	1,711.00
sec8hap - Section 8 HAP	21153	Olegmay - MAYERFELD LEGACY TRUST	2/5/2024	02-2024	1,002.00
sec8hap - Section 8 HAP	21154	Olevgab - GABRIELLE LEVITT	2/5/2024	02-2024	507.00
sec8hap - Section 8 HAP	21155	Olhrent - L & H RENTALS	2/5/2024	02-2024	792.00
sec8hap - Section 8 HAP	21156	Olinrob - ROBERT LINDNER	2/5/2024	02-2024	446.00

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sec8hap - Section 8 HAP	21157	Ollciig - IIG-1 LLC	2/5/2024	02-2024	871.00	
sec8hap - Section 8 HAP	21158	Ollckoo - KOONER LLC	2/5/2024	02-2024	1,707.00	
sec8hap - Section 8 HAP	21159	Ollcsn2 - SN 22 LLC	2/5/2024	02-2024	1,931.00	
sec8hap - Section 8 HAP	21160	Olocloc - LOCATION LOCATION & TIMING LLC	2/5/2024	02-2024	1,047.00	
sec8hap - Section 8 HAP	21161	Olondav - DAVID LONGINI	2/5/2024	02-2024	471.00	
sec8hap - Section 8 HAP	21162	Olopyad - YADIRA LOPEZ	2/5/2024	02-2024	603.00	
sec8hap - Section 8 HAP	21163	Olospro - LOST PROPERTIES LLC	2/5/2024	02-2024	2,949.00	
sec8hap - Section 8 HAP	21164	Omalaug - MIKLAVCIC JR	2/5/2024	02-2024	1,939.00	
sec8hap - Section 8 HAP	21165	Omanarc - MANAGEMENT LLC	2/5/2024	02-2024	1,050.00	
sec8hap - Section 8 HAP	21166	Omapgre - GREENWOOD MAPLE JAY LLC	2/5/2024	02-2024	895.00	
sec8hap - Section 8 HAP	21167	Omelrose - MELROSE COURT LP	2/5/2024	02-2024	18,689.00	
sec8hap - Section 8 HAP	21168	Omenbre - MENDEZ	2/5/2024	02-2024	208.00	
sec8hap - Section 8 HAP	21169	Omillvil - MILLVILLE REALTY CORPORATION	2/5/2024	02-2024	1,813.00	
sec8hap - Section 8 HAP	21170	Omiryar - MIRANDA	2/5/2024	02-2024	2,218.00	
sec8hap - Section 8 HAP	21171	Omonbry - BRYAN P. MONTEMURRO	2/5/2024	02-2024	622.00	
sec8hap - Section 8 HAP	21172	Omrriang - RIVERA	2/5/2024	02-2024	955.00	
sec8hap - Section 8 HAP	21173	Oneddav - NEDER	2/5/2024	02-2024	1,777.00	
sec8hap - Section 8 HAP	21174	Oneeshr - SHREE NEEL LLC	2/5/2024	02-2024	2,425.00	
sec8hap - Section 8 HAP	21175	Onegcar - CARLOS NEGRON JR	2/5/2024	02-2024	766.00	
sec8hap - Section 8 HAP	21176	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	2/5/2024	02-2024	29,440.00	
sec8hap - Section 8 HAP	21177	Opaeast - EAST PARK APARTMENTS	2/5/2024	02-2024	11,178.00	
sec8hap - Section 8 HAP	21178	Opanpar - PARESH PANCHAL	2/5/2024	02-2024	1,940.00	
sec8hap - Section 8 HAP	21179	Oparest - PARVIN ESTATES LLC	2/5/2024	02-2024	46.00	
sec8hap - Section 8 HAP	21180	Opargle - GLEN PARK APARTMENTS LP	2/5/2024	02-2024	2,152.00	
sec8hap - Section 8 HAP	21181	Oparkto - PARK TOWNE APTS LLC	2/5/2024	02-2024	12,339.00	
sec8hap - Section 8 HAP	21182	Opasmar - PASTORE	2/5/2024	02-2024	2,600.00	
sec8hap - Section 8 HAP	21183	Opin173 - 173 PINE ST LLC	2/5/2024	02-2024	1,067.00	
sec8hap - Section 8 HAP	21184	Oplacam - PHILLIP BLACK & KATHLEE BLACK IRA	2/5/2024	02-2024	1,870.00	
sec8hap - Section 8 HAP	21185	Opoisil - SILVER POINT MANAGEMENT LLC	2/5/2024	02-2024	391.00	
sec8hap - Section 8 HAP	21186	Oproall - ALL PRO GROUP LLC	2/5/2024	02-2024	1,204.00	
sec8hap - Section 8 HAP	21187	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	2/5/2024	02-2024	644.00	
sec8hap - Section 8 HAP	21188	Oprofam - FAM PROPERTY MANAGEMENT LLC	2/5/2024	02-2024	1,350.00	
sec8hap - Section 8 HAP	21189	Oprolha - LHA PROPERTIES LLC	2/5/2024	02-2024	1,790.00	
sec8hap - Section 8 HAP	21190	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	2/5/2024	02-2024	947.00	
sec8hap - Section 8 HAP	21191	Oproral - RAL PROPERTIES LLC	2/5/2024	02-2024	1,400.00	
sec8hap - Section 8 HAP	21192	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	2/5/2024	02-2024	17,719.00	
sec8hap - Section 8 HAP	21193	Oprotim - TIMARIA PROPERTIES LLC	2/5/2024	02-2024	1,186.00	
sec8hap - Section 8 HAP	21194	Oquilou - QUILES	2/5/2024	02-2024	374.00	
sec8hap - Section 8 HAP	21195	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	2/5/2024	02-2024	151,072.00	
sec8hap - Section 8 HAP	21196	Oramnic - NICHOLAS P RAMBONE	2/5/2024	02-2024	2,362.00	
sec8hap - Section 8 HAP	21197	Oraymar - RAYMOND HOLDINGS LLP	2/5/2024	02-2024	1,071.00	
sec8hap - Section 8 HAP	21198	Oreadcb - Realty LLC	2/5/2024	02-2024	730.00	
sec8hap - Section 8 HAP	21199	Oreahen - REAL ESTATE	2/5/2024	02-2024	1,810.00	
sec8hap - Section 8 HAP	21200	Oreajba - JBAR REALTY LLC	2/5/2024	02-2024	903.00	
sec8hap - Section 8 HAP	21201	Orealbf - B & F REAL ESTATE HOLDINGS LLC	2/5/2024	02-2024	1,684.00	
sec8hap - Section 8 HAP	21202	Orealisa - S & A REALTY ENTERPRISES LLC	2/5/2024	02-2024	628.00	
sec8hap - Section 8 HAP	21203	Oreamat - MATURO REALTY INC	2/5/2024	02-2024	2,251.00	
sec8hap - Section 8 HAP	21204	Oreamil - MILLVILLE REALTY CORP	2/5/2024	02-2024	1,042.00	
sec8hap - Section 8 HAP	21205	Oreasar - SARA REAVES	2/5/2024	02-2024	470.00	
sec8hap - Section 8 HAP	21206	Oregche - REGENCY CHESTNUT COURT	2/5/2024	02-2024	9,145.00	
sec8hap - Section 8 HAP	21207	Oregeas - REGENCY EAST LLC	2/5/2024	02-2024	2,696.00	
sec8hap - Section 8 HAP	21208	Oreisup - SUPERIOR RE INVESTMENTS LLC	2/5/2024	02-2024	1,800.00	

Payment Summary

Bank=sec8hap AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	21209	Orenaco - ACOSTA RENTAL LLC	2/5/2024	02-2024	2,055.00	
sec8hap - Section 8 HAP	21210	Orenokg - K G RENOVATIONS LLC	2/5/2024	02-2024	1,107.00	
sec8hap - Section 8 HAP	21211	Orivdie - RIVERA	2/5/2024	02-2024	2,302.00	
sec8hap - Section 8 HAP	21212	Oriviri - RIVERA	2/5/2024	02-2024	1,168.00	
sec8hap - Section 8 HAP	21213	Orivvic - RIVERA JR	2/5/2024	02-2024	522.00	
sec8hap - Section 8 HAP	21214	Ormidprop - R MIDDLETON PROPERTIES LLC	2/5/2024	02-2024	659.00	
sec8hap - Section 8 HAP	21215	Orodhen - HENRY RODRIGUEZ	2/5/2024	02-2024	881.00	
sec8hap - Section 8 HAP	21216	Orogluc - ROGERS	2/5/2024	02-2024	754.00	
sec8hap - Section 8 HAP	21217	Orogsal - SALVATORE W ROGGIO	2/5/2024	02-2024	1,114.00	
sec8hap - Section 8 HAP	21218	Orpipro - RPJ PROPERTIES LLC	2/5/2024	02-2024	12,803.00	
sec8hap - Section 8 HAP	21219	Orunind - INDIAN RUN APARTMENTS LP	2/5/2024	02-2024	1,071.00	
sec8hap - Section 8 HAP	21220	Oruppab - RUPERTO	2/5/2024	02-2024	748.00	
sec8hap - Section 8 HAP	21221	Osaiger - GERALD M SAINOT JR	2/5/2024	02-2024	1,754.00	
sec8hap - Section 8 HAP	21222	Osaldasda - DAMIAN & ELAINE SALAS	2/5/2024	02-2024	2,066.00	
sec8hap - Section 8 HAP	21223	Osauaud - SAUNDERS	2/5/2024	02-2024	1,800.00	
sec8hap - Section 8 HAP	21224	Osamar - SAUDERS	2/5/2024	02-2024	641.00	
sec8hap - Section 8 HAP	21225	Oschdan - SCHWARTZ	2/5/2024	02-2024	1,845.00	
sec8hap - Section 8 HAP	21226	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	2/5/2024	02-2024	736.00	
sec8hap - Section 8 HAP	21227	Osenbri - HOUSING PARTNERS LLC	2/5/2024	02-2024	2,275.00	
sec8hap - Section 8 HAP	21228	Osennew - NEWCOMB SENIOR APARTMENTS URBAN REI	2/5/2024	02-2024	309.00	
sec8hap - Section 8 HAP	21229	Oshabru - BRUCE D SHAW	2/5/2024	02-2024	1,391.00	
sec8hap - Section 8 HAP	21230	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	2/5/2024	02-2024	2,344.00	
sec8hap - Section 8 HAP	21231	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP LI	2/5/2024	02-2024	993.00	
sec8hap - Section 8 HAP	21232	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	2/5/2024	02-2024	2,519.00	
sec8hap - Section 8 HAP	21233	Ootalb - ALBERTO SOTO	2/5/2024	02-2024	1,069.00	
sec8hap - Section 8 HAP	21234	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS LLC	2/5/2024	02-2024	1,672.00	
sec8hap - Section 8 HAP	21235	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	2/5/2024	02-2024	1,695.00	
sec8hap - Section 8 HAP	21236	Oswaway - WAYNE SWANSON	2/5/2024	02-2024	1,171.00	
sec8hap - Section 8 HAP	21237	Oswel101 - 101 S WEST LLC	2/5/2024	02-2024	1,710.00	
sec8hap - Section 8 HAP	21238	Otayver - TAYLOR	2/5/2024	02-2024	637.00	
sec8hap - Section 8 HAP	21239	Othapau - ALBERTA A QUAIROLI ESTATE	2/5/2024	02-2024	1,219.00	
sec8hap - Section 8 HAP	21240	Otimsus - SUSAN V TIMMRECK	2/5/2024	02-2024	794.00	
sec8hap - Section 8 HAP	21241	Otorism - TORRES	2/5/2024	02-2024	2,404.00	
sec8hap - Section 8 HAP	21242	Ovasdap - DAPHNE VASSALOTTI	2/5/2024	02-2024	593.00	
sec8hap - Section 8 HAP	21243	Ovashen - VASQUEZ	2/5/2024	02-2024	971.00	
sec8hap - Section 8 HAP	21244	Oveljon - JONATHAN VELEZ	2/5/2024	02-2024	1,411.00	
sec8hap - Section 8 HAP	21245	Ovhosri - SRI VHOMES LLC	2/5/2024	02-2024	1,650.00	
sec8hap - Section 8 HAP	21246	Ovinlan - VINELAND VILLAGE APTS	2/5/2024	02-2024	7,057.00	
sec8hap - Section 8 HAP	21247	Ovirulou - LOUIS A VIRUET	2/5/2024	02-2024	992.00	
sec8hap - Section 8 HAP	21248	Owalnut - WALNUT REALTY ASSOCIATES LLC	2/5/2024	02-2024	9,405.00	
sec8hap - Section 8 HAP	21249	Owassey - SEYMOUR WASSERSTRUM	2/5/2024	02-2024	1,200.00	
sec8hap - Section 8 HAP	21250	Owebic - WEBER	2/5/2024	02-2024	2,000.00	
sec8hap - Section 8 HAP	21251	Owhebri - WHEELER SR	2/5/2024	02-2024	472.00	
sec8hap - Section 8 HAP	21252	Owhihen - WHITE III	2/5/2024	02-2024	918.00	
sec8hap - Section 8 HAP	21253	Owolpro - WOLF PROPERTY HOLDINGS LLC	2/5/2024	02-2024	1,277.00	
sec8hap - Section 8 HAP	21254	Owrialf - WRIGHT	2/5/2024	02-2024	1,618.00	
sec8hap - Section 8 HAP	500047	Ochainv - CHAAD INVESTMENTS LLC	2/5/2024	02-2024	0.00	
sec8hap - Section 8 HAP	500048	Ovitdor - VITALO	2/5/2024	02-2024	0.00	
					811,986.00	

811,986.00

Payment Summary

Bank=sec8adm AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
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Payment Summary

Bank=sec8hap AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8adm - Section 8 Admir	737	applu - Appliance Plus, Inc.	1/19/2024	01-2024	1,232.98
sec8adm - Section 8 Admir	738	0corjua - CORTES	1/30/2024	01-2024	1,900.00
sec8adm - Section 8 Admir	739	0osccos8 - OSCEOLA COUNTY HOUSING	2/1/2024	02-2024	67.84
sec8adm - Section 8 Admir	740	vfi093 - ORANGE COUNTY HOUSING & C D	2/1/2024	02-2024	67.38
					3,268.20

Payment Summary

Bank=capsecdp AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capsecdp - PH Sec Dep Accl	225	vha - HOUSING AUTHORITY CITY OF VINELAND	1/31/2024	01-2024	926.35
					926.35

Payment Summary

Bank=capgenfd AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capgenfd - Public Housing C	2571	0homfhd - FHD HOME INVESTMENT LLC	2/7/2024	02-2024	-1,900.00
capgenfd - Public Housing C	2577	b0000817 - CARABALLO	1/19/2024	01-2024	0.00
capgenfd - Public Housing C	2578	b0002471 - HARRIS	1/19/2024	01-2024	215.99
capgenfd - Public Housing C	2579	b0000817 - CARABALLO	1/19/2024	01-2024	22.00
capgenfd - Public Housing C	2580	landis - Landis Sewerage Authority	1/23/2024	01-2024	1,040.00
capgenfd - Public Housing C	2582	vmu - Vineland Municipal Utilities	1/25/2024	01-2024	1,127.59
capgenfd - Public Housing C	2583	b0010385 - CARRION	1/30/2024	01-2024	50.00
capgenfd - Public Housing C	2584	t0000843 - HERNANDEZ	1/30/2024	01-2024	1,150.00
capgenfd - Public Housing C	2585	0golrob - ROBERT D GALBIATI	1/31/2024	01-2024	2,362.50
capgenfd - Public Housing C	2586	b0000828 - RANDAZZO	1/31/2024	01-2024	50.00
capgenfd - Public Housing C	2587	0homfhd - FHD HOME INVESTMENT LLC	2/7/2024	02-2024	1,900.00
capgenfd - Public Housing C	533222	vmu - Vineland Municipal Utilities	1/25/2024	01-2024	15,336.97
capgenfd - Public Housing C	1252024	sigas - South Jersey Gas Company	1/25/2024	01-2024	0.00
capgenfd - Public Housing C	20240220375	vha - HOUSING AUTHORITY CITY OF VINELAND	1/22/2024	01-2024	1,548.00
capgenfd - Public Housing C	20240220379	vha - HOUSING AUTHORITY CITY OF VINELAND	1/22/2024	01-2024	13,667.37
capgenfd - Public Housing C	20240360412	vha - HOUSING AUTHORITY CITY OF VINELAND	2/5/2024	02-2024	101,800.00
					138,370.42

Payment Summary

Bank=cocc AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	12741	aapont - ANGEL APONTE	1/18/2024	01-2024	607.63
cocc - Central Office Cost	12742	amacap - Amazon Capital Services Inc	1/29/2024	01-2024	2,038.82
cocc - Central Office Cost	12743	aprsup - APR SUPPLY CO	1/29/2024	01-2024	50.60
cocc - Central Office Cost	12744	broste - Stefan Browne Court Officer	1/29/2024	01-2024	82.00
cocc - Central Office Cost	12745	brownc - Brown & Connery LLP	1/29/2024	01-2024	4,725.00
cocc - Central Office Cost	12746	ccia - Cumberland Co Improvement Auth	1/29/2024	01-2024	3,351.29
cocc - Central Office Cost	12747	centur - Century Water Conditioning & Purification Inc	1/29/2024	01-2024	151.50
cocc - Central Office Cost	12748	combus - COMCAST	1/29/2024	01-2024	495.95
cocc - Central Office Cost	12749	cullig - South Jersey Culligan Water	1/29/2024	01-2024	65.00
cocc - Central Office Cost	12750	daily - The Daily Journal	1/29/2024	01-2024	264.28
cocc - Central Office Cost	12751	hompro - Home Depot Pro	1/29/2024	01-2024	367.02
cocc - Central Office Cost	12752	inspira - Inspira Health Network Urgent Care, PC	1/29/2024	01-2024	120.00
cocc - Central Office Cost	12753	linard - A Corky Linardo Fire Safety Equipment	1/29/2024	01-2024	1,345.58
cocc - Central Office Cost	12754	mhslif - MHS LIFT INC	1/29/2024	01-2024	220.57

Payment Summary

Bank=sec8hap AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	12755	miles - Miles IT Company	1/29/2024	01-2024	1,070.36
cocc - Central Office Cost	12756	pbrese - Reserve Account	1/29/2024	01-2024	2,000.00
cocc - Central Office Cost	12757	ulbric - Ulbrich-Scull Investigations LLC	1/29/2024	01-2024	1,996.00
cocc - Central Office Cost	12758	weaequ - Weaver Equipment Sales & Service	1/29/2024	01-2024	580.69
cocc - Central Office Cost	12759	yalnun - YALEXUS NUNEZ	1/29/2024	01-2024	159.45
cocc - Central Office Cost	12760	cwa - Communications Workers of America	1/31/2024	01-2024	639.19
cocc - Central Office Cost	12761	adpass - Advanced Cabinetry & Storage Systems LLC	2/9/2024	02-2024	330.00
cocc - Central Office Cost	12762	amacap - Amazon Capital Services Inc	2/9/2024	02-2024	327.63
cocc - Central Office Cost	12763	aprsup - APR SUPPLY CO	2/9/2024	02-2024	127.69
cocc - Central Office Cost	12764	ccia - Cumberland Co Improvement Auth	2/9/2024	02-2024	204.76
cocc - Central Office Cost	12765	eldpes - ELDER PEST CONTROL, INC.	2/9/2024	02-2024	801.00
cocc - Central Office Cost	12766	genelec - Gen X Electrical Contractors LLC	2/9/2024	02-2024	427.50
cocc - Central Office Cost	12767	miles - Miles IT Company	2/9/2024	02-2024	105.00
cocc - Central Office Cost	12768	anchor - Anchor Moving & Storage	2/9/2024	02-2024	1,603.00
cocc - Central Office Cost	12769	barret - Barretta Plumbing Heating Cooling	2/9/2024	02-2024	938.42
cocc - Central Office Cost	12770	bottin - Bottinos Supermarkets Inc	2/9/2024	02-2024	18.96
cocc - Central Office Cost	12771	brownc - Brown & Connery LLP	2/9/2024	02-2024	1,869.00
cocc - Central Office Cost	12772	carahsoft - Carahsoft Technology Corporation	2/9/2024	02-2024	4,277.14
cocc - Central Office Cost	12773	ccia - Cumberland Co Improvement Auth	2/9/2024	02-2024	49.84
cocc - Central Office Cost	12774	dudley - Dudley General Contracting LLC	2/9/2024	02-2024	1,268.02
cocc - Central Office Cost	12775	genelec - Gen X Electrical Contractors LLC	2/9/2024	02-2024	142.50
cocc - Central Office Cost	12776	homest - HP Homestead Plumbing and Heating Inc	2/9/2024	02-2024	620.00
cocc - Central Office Cost	12777	jccupa - JC'S Custom Painting	2/9/2024	02-2024	4,892.50
cocc - Central Office Cost	12778	madmonk - Mad Monkey Wrapz LLC	2/9/2024	02-2024	85.00
cocc - Central Office Cost	12779	pbrese - Reserve Account	2/9/2024	02-2024	2,000.00
cocc - Central Office Cost	12780	sjappr - South Jersey Appraisal Associates LLC	2/9/2024	02-2024	1,800.00
cocc - Central Office Cost	12781	totsec - Total Security Alarms, LLC.	2/9/2024	02-2024	1,436.88
cocc - Central Office Cost	12782	ulbric - Ulbrich-Scull Investigations LLC	2/9/2024	02-2024	1,987.50
cocc - Central Office Cost	12783	verivi - Verizon Wireless	2/9/2024	02-2024	1,219.12
cocc - Central Office Cost	12784	vhapet - Gloria Pomaes	2/9/2024	02-2024	278.38
cocc - Central Office Cost	12785	aceplu - Ace Plumbing and Electrical Supplies Inc	2/15/2024	02-2024	1,680.00
cocc - Central Office Cost	12786	amacap - Amazon Capital Services Inc	2/15/2024	02-2024	1,143.76
cocc - Central Office Cost	12787	aprsup - APR SUPPLY CO	2/15/2024	02-2024	1,985.57
cocc - Central Office Cost	12788	avena - Linda M Avena CPA	2/15/2024	02-2024	7,083.34
cocc - Central Office Cost	12789	blocklsi - TELESYSTEM	2/15/2024	02-2024	2,022.64
cocc - Central Office Cost	12790	bobaut - BOB'S AUTO SUPPLY, INC	2/15/2024	02-2024	325.40
cocc - Central Office Cost	12791	bolste - Bolster Hardware II LLC	2/15/2024	02-2024	154.71
cocc - Central Office Cost	12792	browni - Browns Integrated Pest Management	2/15/2024	02-2024	225.00
cocc - Central Office Cost	12793	callexp - Call Experts New Jersey	2/15/2024	02-2024	457.46
cocc - Central Office Cost	12794	canbus - Canon Solutions America Inc	2/15/2024	02-2024	275.02
cocc - Central Office Cost	12795	ccia - Cumberland Co Improvement Auth	2/15/2024	02-2024	3,775.60
cocc - Central Office Cost	12796	cheuni - Cheryl's Uniform Downtown	2/15/2024	02-2024	119.00
cocc - Central Office Cost	12797	cintas - Cintas Corporation #100	2/15/2024	02-2024	741.50
cocc - Central Office Cost	12798	coloni - Colonial Electrical Supply	2/15/2024	02-2024	3,040.04
cocc - Central Office Cost	12799	cullig - South Jersey Culligan Water	2/15/2024	02-2024	33.00
cocc - Central Office Cost	12800	delect - D Electric Motors, Inc.	2/15/2024	02-2024	1,592.33
cocc - Central Office Cost	12801	ekrise - KRISE ELECTRICAL CONTRACTOR LLC	2/15/2024	02-2024	367.32
cocc - Central Office Cost	12802	eldpes - ELDER PEST CONTROL, INC.	2/15/2024	02-2024	896.00
cocc - Central Office Cost	12803	getrai - G & E Trailer Sales LLC	2/15/2024	02-2024	891.15
cocc - Central Office Cost	12804	gogogen - GOGO Generator LLC	2/15/2024	02-2024	1,036.08
cocc - Central Office Cost	12805	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	2/15/2024	02-2024	5,141.00
cocc - Central Office Cost	12806	hdsupp - HD Supply Facilities Maintenance LTD	2/15/2024	02-2024	2,955.94

Payment Summary

Bank=sec8hap AND mm/yy=01/2024-02/2024 AND Check Date=01/19/2024-02/15/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	12807	herald - Cape May County Herald Newspaper	2/15/2024	02-2024	341.00
cocc - Central Office Cost	12808	hill - Ronald Hill	2/15/2024	02-2024	1,311.00
cocc - Central Office Cost	12809	himinha - DELSEA LAUNDROMAT	2/15/2024	02-2024	1,002.75
cocc - Central Office Cost	12810	homest - HP Homestead Plumbing and Heating Inc	2/15/2024	02-2024	296.36
cocc - Central Office Cost	12811	hompro - Home Depot Pro	2/15/2024	02-2024	5,266.49
cocc - Central Office Cost	12812	jccupa - JC'S Custom Painting	2/15/2024	02-2024	852.50
cocc - Central Office Cost	12813	joskel - JOSEPH KELLY	2/15/2024	02-2024	60.00
cocc - Central Office Cost	12814	mason - W B Mason Co Inc	2/15/2024	02-2024	488.68
cocc - Central Office Cost	12815	maxcom - Max Communications Inc	2/15/2024	02-2024	240.00
cocc - Central Office Cost	12816	mazza - Frank Mazza & Son Inc.	2/15/2024	02-2024	4,741.74
cocc - Central Office Cost	12817	miles - Miles IT Company	2/15/2024	02-2024	6,275.00
cocc - Central Office Cost	12818	nanmck - Nan McKay and Associates Inc	2/15/2024	02-2024	419.00
cocc - Central Office Cost	12819	natten - National Tenant Network	2/15/2024	02-2024	601.00
cocc - Central Office Cost	12820	pcrich - P C Richard and Son Builders Div	2/15/2024	02-2024	2,073.00
cocc - Central Office Cost	12821	peters - Peterson Service Co Inc	2/15/2024	02-2024	414.91
cocc - Central Office Cost	12822	pitney - Pitney Bowes, Inc.	2/15/2024	02-2024	203.98
cocc - Central Office Cost	12823	presso - Press of Atlantic City	2/15/2024	02-2024	594.25
cocc - Central Office Cost	12824	prinsol - Print Solutions Plus Inc	2/15/2024	02-2024	385.00
cocc - Central Office Cost	12825	riffin - Riggins Inc	2/15/2024	02-2024	126.46
cocc - Central Office Cost	12826	sermas - ServiceMaster Of The Shore Area	2/15/2024	02-2024	395.00
cocc - Central Office Cost	12827	sherwi - Sherwin Williams Company	2/15/2024	02-2024	1,377.07
cocc - Central Office Cost	12828	sjglas - South Jersey Glass & Door Company	2/15/2024	02-2024	78.30
cocc - Central Office Cost	12829	sjweld - South Jersey Welding Supply Co	2/15/2024	02-2024	32.30
cocc - Central Office Cost	12830	staadv - Staples, Inc.	2/15/2024	02-2024	691.04
cocc - Central Office Cost	12831	totsec - Total Security Alarms, LLC.	2/15/2024	02-2024	2,119.71
cocc - Central Office Cost	12832	vercon - Verizon Connect Fleet USA LLC	2/15/2024	02-2024	414.85
cocc - Central Office Cost	12833	vidfir - City of Vineland, Fire Prevention Bureau	2/15/2024	02-2024	275.00
cocc - Central Office Cost	12834	weaequ - Weaver Equipment Sales & Service	2/15/2024	02-2024	15.00
cocc - Central Office Cost	12835	yardi - Yardi Systems Inc	2/15/2024	02-2024	76,406.00
cocc - Central Office Cost	246637	vmu - Vineland Municipal Utilities	1/26/2024	01-2024	5,367.88
cocc - Central Office Cost	1242024	paychex - Paychex of New York LLC	1/24/2024	01-2024	481.42
cocc - Central Office Cost	1262024	paychex - Paychex of New York LLC	1/26/2024	01-2024	398.00
cocc - Central Office Cost	1302024	aflac - AFLAC	1/30/2024	01-2024	156.00
cocc - Central Office Cost	1347008	axaequ - Equitable	1/19/2024	01-2024	2,035.00
cocc - Central Office Cost	1348650	axaequ - Equitable	2/1/2024	02-2024	2,035.00
cocc - Central Office Cost	1349831	axaequ - Equitable	2/9/2024	02-2024	2,035.00
cocc - Central Office Cost	2022024	paychex - Paychex of New York LLC	2/2/2024	02-2024	460.82
cocc - Central Office Cost	3002753	pers - Public Employees Retirement System	1/31/2024	01-2024	15,780.60
cocc - Central Office Cost	224020601	paychex - Paychex of New York LLC	2/9/2024	02-2024	358.00
cocc - Central Office Cost	5463416544	sjgas - South Jersey Gas Company	1/24/2024	01-2024	1,269.88
cocc - Central Office Cost	20240220371	vha - HOUSING AUTHORITY CITY OF VINELAND	1/22/2024	01-2024	7,917.00
cocc - Central Office Cost	710201252024	wex - WEX Bank	1/25/2024	01-2024	2,031.78
					230,906.40

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

RESOLUTION #2024-12
(2023-2024) ADOPTED BUDGET RESOLUTION
Fiscal Year October 1, 2023 – September 30, 2024

WHEREAS, the Annual Budget and Capital Budget/Program for the Housing Authority of the City of Vineland for the fiscal year beginning October 1, 2023 and ending, September 30, 2024 has been presented for adoption before the governing body of the Housing Authority of the City of Vineland at its open public meeting of February 15, 2024; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$16,588,780, Total Appropriations, including any Accumulated Deficit, if any, of \$16,493,880 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$2,105,000 and Total Unrestricted Net Position planned to be utilized of \$0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Housing Authority of the City of Vineland, at an open public meeting held on February 15, 2024 that the Annual Budget and Capital Budget/Program of the Housing Authority for the fiscal year beginning, October 1, 2023 and, ending, September 30, 2024 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

ADOPTED: February 15, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Porter*

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on February 15, 2024 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 #2024-13

Amending Resolution # 2023-42
Contract Agreement with All Risk, Inc. for the Construction Renovations
at D'Orazio Terrace – Bldg. #1 – Change Order #2 and # 3

WHEREAS, the Housing Authority of the City of Vineland awarded a contract agreement to All Risk, Inc. via Resolution 2023-42 at the September 21, 2023 board meeting; and,

WHEREAS, D'Orazio Terrace – Building #1 sustained fire damage on January 27, 2023; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to complete renovations at D'Orazio Terrace – Building #1; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-5 – the Educational Services Commission of New Jersey is registered as Lead Cooperative agency NJ System Identifier #65MCESCCPS; and,

WHEREAS, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 22/22-23 to All Risk, Inc. on September 15, 2022; and,

WHEREAS, the Housing Authority of the City of Vineland is a registered member with the Educational Services Commission of New Jersey; and,

WHEREAS, change order #2 - \$64,335.06 is necessary for the demolition, disposal and repair of floor joist throughout the building; and

WHEREAS, change order #3 - \$24,333.13 is necessary for repairs to the roof truss system based on Engineers recommendation; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Vineland hereby authorizes additional repair work as indicated above for renovations at D'Orazio Terrace – Building #1 with All Risk, Inc. – 801 E. Clements Bridge Rd., Runnemede, NJ 08078.

ADOPTED: February 15, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta - Jimenez*

VOTE:

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


VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on February 15, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION


Funding is available for:

ADDITIONAL SCOPE
CONSTRUCTION RENOVATIONS AT D'ORAZIO TERRACE – Building #1

Change Order # 2 - \$64,335.06

Change Order # 3 - \$24,333.13

in the amount totaling **\$88,668.19** from the 2022 Capital Fund Grant. The line item to be charged for the above expenditure is account #1406-22-406 (CF 2022 Operations.


Wendy Hughes
Certifying Financial Officer
2/15/24
Date



801 E. Clements Bridge Road
 Runnemede, NJ 08078
 24 Hour – (856)546-0016
 Fax - 856-627-0023
 Toll Free- 877-247-5252
www.TeamAllRisk.com

Contractor Registration # 13VH00684300

CHANGE ORDER

Date: February 5th, 2024

Contractor: AllRisk, Inc.

Project Name: Vineland Housing Authority
 D'Orazio Terrace
 84 S. West Avenue
 Vineland, NJ 08360

AllRisk, Inc. File # NJ23-3007

Change Order No. II

Repair damaged floor joists and beams based on discovery.

	Framing SOV	"Budget"	Based on Discovery	Net
1	General Conditions	\$2,995.95	\$8,458.10	\$5,462.15
2	Existing Conditions	\$0.00	\$51,400.09	\$51,400.09(Demo/Dumpsters)
6	Wood Framing	\$56,932.02	\$53,278.44	(\$3,653.58)
22	Plumbing	\$0.00	\$5,836.80	\$5,836.80
26	Electrical	\$0.00	\$5,289.60	\$5,289.60
	ALLOCATION PER CONTRACT	\$59,927.97	\$124,263.03	\$64,335.06

Net Add To Contract\$64,335.06

Terms: To Be Billed At Completion Of Services

Owner Approval _____ Date _____

Contractor Acceptance _____ Date _____

Some change orders resulting in an increase from the original contract price will require a 50% deposit upon contractor acceptance. Any credit owed to client will be adjusted in the final contractor invoicing. Change orders may result in extended completion times to original contract.



801 E. Clements Bridge Road
 Runnemede, NJ 08078
 24 Hour – (856)546-0016
 Fax - 856-627-0023
 Toll Free- 877-247-5252
www.TeamAllRisk.com

Contractor Registration # 13VH00684300

CHANGE ORDER

Date: February 6th, 2024

Contractor: AllRisk, Inc.

Project Name: Vineland Housing Authority
 D'Orazio Terrace
 84 S. West Avenue
 Vineland, NJ 08360

AllRisk, Inc. File # NJ23-3007

Change Order No. III

Truss Repairs

Labor and materials to perform truss repairs per Cannon Group Report of January 2024
 Labor and materials to perform truss bracing per J.W. Pedersen Drawings Dated 1/29/2024
 (AR100, AR101 & AR102)

Truss SOV

1	General Conditions	\$1,216.65
6	Wood Framing	\$23,116.48
	Net Increase	\$24,333.13

Net Add To Contract\$24,333.13

Terms: To Be Billed At Completion Of Services

Owner Approval _____ Date _____

Contractor Acceptance _____ Date _____

Some change orders resulting in an increase from the original contract price will require a 50% deposit upon contractor acceptance. Any credit owed to client will be adjusted in the final contractor invoicing. Change orders may result in extended completion times to original contract.

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

RESOLUTION #2024-14

**Award Contract for Roof Replacement at 1810 Jackson Drive
to Costello Home Construction LLC, T/A Costello Roofing**

WHEREAS, the Vineland Housing Authority has solicited Requests for Quotes for roof replacement at 1810 Jackson Drive; and

WHEREAS, this is a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

WHEREAS, three quotes were requested; and

WHEREAS, three quotes were submitted and reviewed; and

WHEREAS, the lowest most responsible quote was received from Costello Home Construction LLC, T/A Costello Roofing – 2021 New Rd, Suite 13B; Linwood, NJ 08221; and,

WHEREAS, Costello Home Construction LLC, T/A Costello Roofing has completed and submitted a Political Contributions Disclosure form which certifies that Costello Home Construction LLC, T/A Costello Roofing has not made any reportable contributions to a political or candidate committee in the City of Vineland in the previous year, and the contract will prohibit Costello Home Construction LLC, T/A Costello Roofing from making any reportable contributions through the term of the contract; and

WHEREAS, the Vineland Housing Authority recommends to its Board of Commissioners to award contract to Costello Home Construction LLC, T/A Costello Roofing – 2021 New Rd, Suite 13B; Linwood, NJ 08221 in the amount not to exceed \$12,400 per the quote attached hereunto; and

WHEREAS, the Vineland Housing Authority has funding available for this expenditure (see attached certification); and,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to award Costello Home Construction LLC, T/A Costello Roofing for the roof replacement at 1810 Jackson Drive.

ADOPTED: February 15, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Itta*

Resolution seconded by Commissioner *Porter*

VOTE:

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

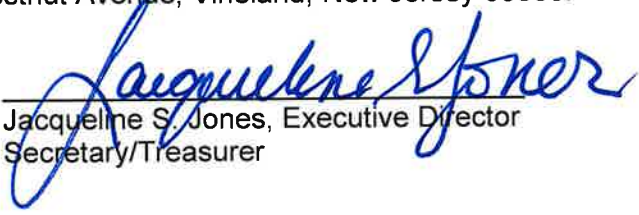
VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on February 15, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

Roof Replacement at 1810 Jackson Drive

from the 2022 Capital Fund Grant. The line item to be charged for the above expenditure is Account # 1406-22-406.


Wendy Hughes
Certifying Financial Officer
2/15/24
Date



Costello Home Construction LLC
2021 New Road, Suite 13B
Linwood NJ 08221
Phone: 609-822-2188

New Jersey Home Improvement Contractor: 13VH07046600
Pennsylvania Home Improvement Contractor: PA150515
Connecticut Home Improvement Contractor: HIC.0657933
Massachusetts Home Improvement Contractor: 199738
Rhode Island Residential Contractor: GC-45055

Proposal for: ADRIAN MICHAUD

Phone: 18564301026

Email: amichaud@vha.org

Address: 1810 Jackson Drive, Vineland, NJ, USA

Pricing Details (Quote is valid for 30 Days)	Price
Roof System	
Architectural Roof System - IKO Dynasty	\$12,400.00
Metal fascia-white	
Metal wrap Window -white	
New Gutter/downspouts-white	
Total	\$12,400.00

Job Specific Notes:

Inspect the existing fascia boards, replace rotted fascia wood included (\$9/ft, 20 linear feet included)
Includes install white, smooth, metal fascia wrap on existing fascia
Includes install Omni Ridge ventilation
Includes install white smooth, coil metal wrap on windows and doors
Includes priced above white 5" gutters/downspouts (need to remove old gutters for fascia work)
(advise if want to attempt not to re-use old gutter/downspouts)

Shingle Roof Section:

Includes Manufacturer's Material Lifetime Limited Warranty and Costello's 15 yr Workmanship Warranty

Remove and dispose of (1-2) existing layers of shingles down to the deck work
Replace rotted wood \$80.00 per 4x8 1/2" or 3/4" CDX plywood, up to 1 sheet included (additional charges may apply)
\$10 per foot for ledger board or fascia board replacement, \$20 per foot for rafters (additional charges may apply)
Install new Aluminum Drip Edge C 3-1/2" eaves and rakes (white unless otherwise specified)
Install Ice and Water Shield Surfaced Leak Barrier 36 inch eaves, 18 inch rakes, and 36 inch valleys
Install branded accessory components as required for manufacturers warranty
Install Synthetic Underlayment
Install Ice and Water Shield
Install Starter Shingle Products
Install Hip & Ridge Shingles
Install Exhaust Roof Ridge Vent as needed
Install Architectural Shingles, six nails per shingle
Install Aluminum Custom Flashing as needed
Install new pipe flashings
Install new step flashing around all chimneys as needed

Ventilation: Costello will remove roof fans and louvers and install ridge ventilation per manufacturer's specifications needed for warranty purposes. The homeowner is responsible for soffit ventilation and notifying Costello if they want to keep their fans and vents and refuse ridge ventilation. Hip roofs may require fans for ventilation if the ridge is not long enough to ventilate according to the HUD calculator.

Not included:

- *If existing roof decking is Cedar Shakes the entire price of the re-roof will be double
- *No B-vent replacement included, must seek help of HVAC professional
- *No chimney work included, must seek a mason professional
- *Permit costs (vary by city) will be added to final invoice

PROPOSED BY: Mike Messina

Signature:

Date:

ACCEPTED BY: ADRIAN MICHAUD

Signature: *Adrien Michaud*

Date: 02 / 08 / 2024

PAYMENT SCHEDULE: 50% DEPOSIT, mail check to "C. Costello" at 2021 New Rd, Suite 13B, Linwood NJ 08221

BALANCE DUE UPON INSTALLATION

*Any permit costs or extra charges will be paid by homeowner as part of final balance

CREDIT CARD PAYMENTS WILL BE SUBJECT TO A 3% FEE

A charge of 2% per month(24% per annum) will be made on past due balance -- \$5.00 minimum service charge

Should Provider bring legal action to collect monies due under the Contract or should the matter be turned over for collection, Provider shall be entitled, to the fullest extent permitted under law, to reasonable legal fees and costs of any such collection attempt, in addition to any other amounts owed by Client. This attorney fee provision shall not be effective or enforceable in jurisdictions where attorney fee provisions are made reciprocal or invalid by operation of law. Consent is hereby given for filing of mechanics' liens by Provider for the work described in this contract on the property on which the work is performed if the Provider is not paid.