
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

March 16, 2023

6 p.m.

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



**Housing Authority
of the
City of Vineland**

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

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

March 10, 2023


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

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, March 16, 2022 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED
Housing Authority of the City of Vineland
AGENDA
Thursday, March 16, 2023
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 February 16, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business – Mike Watson, Brown & Connery (Labor Counsel)
10. Resolutions:
 - # 2023-10 Executive Session
 - # 2023-11 Authorizing Settlement of Pending Litigation
 - # 2023-12 Monthly Expenses (*updated*)
 - # 2023-13 Approving Change Order #23, #24, #25 for Kidston & Olivio Towers Interior and Plumbing Renovations
 - # 2023-14 Approve Transfer of Ownership of Authority Owned Vehicle to OCHA
 - # 2023-15 Award Pest Control Services
 - # 2023-16 Dispose of Furniture & Equipment Utilizing the Disposition Policy

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

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, February 16, 2023
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, February 19, 2023, 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
Commissioner Brian Asselta
Commissioner Albert Porter (arrived 6:04 p.m.)
Commissioner Iris Acosta-Jimenez
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, Esquire – Solicitor, Linda Cavallo – Accountant, Rick Ginnetti, Consultant – The Brooke Group and Gloria Pomales, Executive Assistant.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the four months ending January 31, 2023.

Commissioner Albert Porter arrived. Commissioner Chapman noted Commissioner Green resigned and explained to Commissioner Porter since he is now present we can approve minutes with Commissioners present.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on December 15, 2022. A motion was made by Commissioner Porter and seconded by Commissioner Asselta. The following vote was taken:

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

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on January 19, 2022. A motion was made by Commissioner Porter and seconded by Commissioner Chapman. The following vote was taken:

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

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided a few updates to her written report. The plumbing project at Kidston and Olivio Towers is substantially completed as it relates to all the resident units. Every unit has a new bathroom and all of the interior plumbing lines to those units have been replaced. There are a few things left in the building regarding water filtration, but this project will not interfere with the tenants other than some shut offs of the water now and then until that project is complete. All residents are back in their existing original units. All of the "hotel" units are in the process of being leased - approximately 18-20 units. There are also some improvements at the towers with the common community room space, community room kitchen and the common bathrooms in both buildings that have been completely refurbished.

Consultant, Rick Ginnetti of the Brooke Group will discuss the Scattered Site Project tonight.

Mrs. Jones stated the VHA has a family self-sufficiency program (FSS) and with the help of the Brooke Group the (FSS) grant was renewed. This grant is up to \$96,978.00 for the year. There were a lot of participants in the program that graduated. The Authority is looking to increase the program beyond the 25 participants it had to at least 50 or more. Mrs. Jones explained on the Financial Statement the Family Self-Sufficiency line item is overspent. It is a good thing for this line item to be overspent because that means these residents in the program are getting better jobs and earning more money. When they earn more money the difference between what the rent was and what it is now goes into a savings account for them. The resident then has 5 years to attain set goals and can use that escrow money at the end for a car, house etc.

Mrs. Jones received a letter from HUD regarding the Section 8 Housing Choice Voucher funding the Authority is expected to receive in 2023, although we are already in February. The letter indicates that the Authority can expect to receive 7.7% more than what was spent in 2022. In 2022, the VHA spent \$7 million dollars on housing assistance payments (HAP). The increase is about a half million dollars. Based on the average per unit cost (HAP expense) it appears the Authority can lease up another 70 units in 2023. The Authority will wait until it receives the money before we develop a plan to issue the vouchers.

Commissioner Porter asked about the eviction process. Mrs. Jones explained the eviction process. Discussion regarding process during the Pandemic and repayment agreements.

Committee Report: None.

Old Business: Consultant, Rick Ginnetti, provided history of the Scattered Site project for the new Commissioners on the Board. Mr. Ginnetti discussed the current status of disposing of the Scattered Sites. Approximately eight scattered site homes have been sold. HUD recently changed its rules in the Rental Assistance Demonstration program (RAD). The HUD rule change is if you are a small housing authority and Vineland is now considered a small housing authority due to converting most of its properties to RAD. HUD changes its notice on RAD indicating small housing authorities can convert under RAD, but instead of using the RAD rents they can take up to 80% of the units and collect rent at 110% of the posted fair market rent. There is an apparent need for family housing units in Vineland. Mr. Ginnetti was requested to do a proforma to see what it would be like if the VHA converted some of the Scattered Site homes to RAD. The Authority would not convert the homes that are far away from the VHA as well as homes with septic systems. The VHA has a HUD approval from the Special Application Center at the HUD for inventory removal. The Authority spoke with HUD in regard to being able to rescind on inventory removal on some of the units. The remaining will go back to the Special Application Center for approval to remove from inventory and then start the processing of converting the others to RAD that the Authority would keep. Mr. Ginnetti discussed potential projected cash flow.

The Authority is down to two public housing projects (D'Orazio and Scattered Sites). Eventually, D'Orazio will be converted. HUD, during a RAD conversion, allows you to convert federal money (Capital Money, ACC reserve) to non-federal money. Any money that remains after the conversion they will take back. This would need to be planned accordingly. The core cost to do this is about \$175,000. It is an expensive conversion because surveys/appraisals will need to be done on approximately 37 scattered site homes. Physical need assessments would need to be completed at each of these scattered sites. This amount also includes consulting fees as well. Based on the needs assessment it will provide the Authority information if any work on the home is needed should be corrected. The Funds for these repairs can come out of the Capital Program or sales proceeds as well as pay off the Capital Fund Bond balance. Mr. Ginnetti recommends this would also allow the Authority to start planning D'Orazio renovations sooner rather than later. The Authority needs to save D'Orazio to convert last to RAD because anything that remains in the Authority's account remaining in the Scattered Site can be used. If you converted D'Orazio prior to converting the Scattered Site then funds would go back to HUD such as the sales proceeds etc. Keeping some of the Scattered Sites will now make some money for the VHA over time and provide its mission of providing affordable housing and family housing in the City of Vineland. The tenant in the homes the VHA will keep will maintain their subsidy in their homes. There are a few vacant units in the homes that VHA will keep. They will be leased up with the residents residing in the scattered site homes from the outskirts that will be sold as soon as possible to enable the VHA to put the homes for disposal up for sale. The residents who remain in the unit that will be sold will be issued vouchers and maintain their subsidy. The VHA is required for them to be housed properly. Some of these residents can move to other VHA properties. One of the first things to be done is to rescind the scattered sites the Authority would like to keep. HUD has changed the rules on how to receive a CHAP (Commitment to Entering into a Housing Assistance Payment) which is the first step in the RAD process. Now HUD wants you to first get physical needs assessment, environmental review update, financial proforma to get to the point where the Authority knows what the conversion plan is. The authority needs to procure the professionals for these items. This will probably take approximately 6 months and then once the CHAP is received from HUD then the financial plan approval will be required. The goal is to get to closing in 12 months.

New Business: None.

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

Resolution #2023-07
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,779,248.53. A motion was made by Commissioner Chapman; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2023-08
Resolution to Appoint Risk Management Consultant

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-08. Mrs. Jones explained the Authority's insurance company, Joint Insurance Fund, prefers that each housing authority have a Risk Management Consultant. The Risk Management Consultant assists the Authority in the annual review of its coverage and provide a presentation to the Board in regard to all insurance coverage. Annually, the Authority has to assess all its properties and vehicles. The Authority recommends appointing Heist Insurance Agency. The VHA started working with this Agency with the Melrose Court project. The payment for the Risk Management Consultant comes from the Authority's premium. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-09
**Resolution for the Intention of Providing Management Services
to the Buena Housing Authority (BHA)**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-09. Mrs. Jones reported the VHA has had an agreement with the BHA for several years and it is a good working relationship. The only change to the agreement is an added reciprocal agreement for maintenance to enable both Authorities to use each other's maintenance personnel when needed. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

There is no need for Executive Session.

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

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner 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 FIVE MONTHS ENDED FEBRUARY 28, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU FEBRUARY</u>	<u>ACTUAL THRU FEBRUARY</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	334,525	319,857	(14,668)
OTHER INCOME MISC.	9,770	4,071	7,368	3,297
PHA OPERATING SUBSIDY	375,760	156,567	188,360	31,793
HUD ASSET REPOSITIONING FEE	82,000	34,167	76,586	42,419
SECTION 8 ADMIN. FEE INCOME	925,930	385,804	457,080	71,276
CAPITAL FUNDS	849,030	353,763	0	(353,763)
FSS GRANT-PH	95,000	39,583	39,583	(0)
CSP-CONGREGATE SERVICES INCOME	98,000	40,833	7,372	(33,461)
INVESTMENT INCOME	2,720	1,133	1,790	657
CF MANAGEMENT FEE	57,700	24,042	0	(24,042)
MGMT FEE-PH	142,000	59,167	57,713	(1,454)
MGMT FEE-SEC 8	135,070	56,279	54,944	(1,335)
MGMT FEE-MELROSE	10,200	4,250	936	(3,314)
MGMT FEE-RAD	311,000	129,583	193,122	63,539
BOOKKEEPING FEE	13,350	5,563	5,542	(21)
BOOKKEEPING FEE-SEC 8	84,420	35,175	34,265	(910)
ASSET MGMT FEE	20,640	8,600	8,250	(350)
SHOP RENT	64,800	27,000	27,000	0
INCOME FROM OTHER AUTHORITIES	326,000	135,833	142,376	6,543
SERVICE INCOME FROM MELROSE	47,000	19,583	16,707	(2,876)
MISCELLANEOUS INCOME	5,030	2,096	15,712	13,616
TOTAL INCOME	4,458,280	1,857,617	1,654,563	(203,054)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	429,583	427,279	(2,304)
PAYROLL TAXES	87,300	36,375	33,954	(2,421)
HEALTH BENEFITS	338,840	141,183	110,713	(30,470)
PENSION EXPENSE	96,800	40,333	50,135	9,802
CRIMINAL BACKGROUND CHECKS	11,910	4,963	731	(4,232)
TNT/EMPL SCREENING	14,500	6,042	9,735	3,693
LEGAL-GENERAL	30,250	12,604	7,409	(5,195)
LEGAL-OTHER	8,500	3,542	0	(3,542)
STAFF TRAINING	11,000	4,583	1,672	(2,911)
TRAVEL	3,750	1,563	0	(1,563)
ACCOUNTING	85,000	35,417	35,417	0
AUDITING	34,400	14,333	14,333	(0)
PORT OUT ADMIN FEES	4,500	1,875	1,293	(582)
MANAGEMENT FEES	276,990	115,413	112,657	(2,756)
BOOKKEEPING FEES	97,770	40,738	39,807	(931)
ASSET MGMT FEES	20,640	8,600	8,250	(350)
CONSULTANTS	10,000	4,167	0	(4,167)
IT CONSULTANTS	82,000	34,167	36,872	2,705

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2023

	ANNUAL BUDGET	BUDGET THRU FEBRUARY	ACTUAL THRU FEBRUARY	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	8,000	3,333	0	(3,333)
RAD CONVERSION EXPENSES	6,000	2,500	0	(2,500)
MEMBERSHIP DUES/FEES	6,800	2,833	1,526	(1,307)
PUBLICATIONS	1,500	625	0	(625)
ADVERTISING	5,000	2,083	1,732	(351)
OFFICE SUPPLIES	15,500	6,458	5,408	(1,050)
COMPUTER & SOFTWARE EXPENSES	150,900	62,875	42,829	(20,046)
FUEL-ADMIN	3,000	1,250	0	(1,250)
PHONE AND INTERNET	42,400	17,667	13,382	(4,285)
POSTAGE	9,400	3,917	2,728	(1,189)
COPIER SUPPLIES	10,100	4,208	5,130	922
INSPECTION FEES	13,700	5,708	5,156	(552)
MISCELLANEOUS EXPENSES	22,360	9,317	8,365	(952)
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>1,058,254</u>	<u>976,513</u>	<u>(81,741)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	19,108	11,643	(7,465)
PAYROLL TAXES	4,030	1,679	925	(754)
MEALS	44,000	18,333	0	(18,333)
FSS ESCROWS-PH	6,890	2,871	0	(2,871)
OTHER	66,450	27,688	4,331	(23,357)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>69,679</u>	<u>16,899</u>	<u>(52,780)</u>
UTILITIES:				
WATER	38,630	16,096	16,008	(88)
ELECTRIC	168,190	70,079	74,081	4,002
GAS	35,130	14,638	14,185	(453)
GARBAGAE/TRASH REMOVAL	20,200	8,417	7,333	(1,084)
SEWER	59,920	24,967	25,038	71
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>134,196</u>	<u>136,645</u>	<u>2,449</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	183,750	107,378	(76,372)
PAYROLL TAXES	31,300	13,042	8,534	(4,508)
HEALTH BENEFITS	63,360	26,400	18,111	(8,289)
PENSION EXPENSE	70,100	29,208	19,410	(9,798)
MAINTENANCE UNIFORMS	1,810	754	1,320	566
VEHICLE GAS, OIL, GREASE	30,550	12,729	9,511	(3,218)
MATERIALS	159,340	66,392	30,112	(36,280)
CONTRACT-COSTS	169,150	70,479	64,736	(5,743)
REPAIRS-VEHICLES	7,880	3,283	3,462	179
RENT EXPENSE	18,570	7,738	7,740	3
EXTERMINATION	8,800	3,667	0	(3,667)
TRASH REMOVAL	9,200	3,833	3,192	(641)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>421,275</u>	<u>273,506</u>	<u>(147,769)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU FEBRUARY</u>	<u>ACTUAL THRU FEBRUARY</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	11,792	11,792	0
COMPENSATED ABSENCES	25,800	10,750	10,750	0
FSS ESCROWS-SEC 8	30,000	12,500	17,992	5,492
INSURANCE	156,430	65,179	60,633	(4,546)
OTHER GENERAL EXPENSES	1,500	625	625	0
PAYMENTS IN LIEU OF TAXES	53,140	22,142	20,452	(1,690)
PORT-IN HAP EXPENSE	500	208	0	(208)
REPLACEMENT RESERVES	95,000	39,583	39,583	(0)
RETIREE HEALTH BENEFITS	50,320	20,967	20,230	(737)
TOTAL GENERAL EXPENSES	<u>440,990</u>	<u>183,746</u>	<u>182,057</u>	<u>(1,689)</u>
TOTAL OPERATING EXPENSES	<u>4,481,160</u>	<u>1,867,150</u>	<u>1,585,620</u>	<u>(281,530)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>(22,880)</u>	<u>(9,533)</u>	<u>68,943</u>	<u>78,476</u>
HAP REVENUES	6,700,000	2,791,667	3,299,065	507,398
HAP EXPENSES	6,670,000	2,779,167	3,198,481	419,314
NET HAP (LOSS)	<u>30,000</u>	<u>12,500</u>	<u>100,584</u> *	<u>88,084</u>
GRAND TOTAL PROFIT (LOSS)	<u>7,120</u>	<u>2,967</u>	<u>169,527</u>	<u>166,560</u>
UNRECONCILED HUD HELD RESERVES AT 02/28/23			<u>410,376</u>	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>579,903</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: March 9, 2023

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for February 2023)

PERIOD: February 9, 2023 to March 8, 2023

Rental Assistance Demonstration (RAD) Conversions - Status

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

Development	CHAP Award Date	RAD Closing Date	RAD Effective Date
Kidston/Olivio	02/13/2018	11/06/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
D’Orazio	12/07/2018	TBD	TBD

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff is working with a State Contract vendor for this purchase.

Renovation Projects – Complete or On Hold

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

Kidston & Olivio Towers – Renovation Projects - Active

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

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

Kidston & Olivio Towers – Renovation Projects - Active

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

Scope of Work	Work Status	Comments
<p style="text-align: center;">KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p style="text-align: center;">KT – New elevator lobby windows; stair tower window replacement;</p> <p style="text-align: center;">OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p> <p style="text-align: center;"><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 style="text-align: center;"><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 style="text-align: center;">Continued from above:</p> <p style="text-align: center;"><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 style="text-align: center;"><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 style="text-align: center;"><u>3/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; this project is in process; 2. Kidston mechanical room piping replacement; 3. Water filtration system - not started yet. Olivio scheduled to begin 3/17/23; Kidston – parts are backordered;

<u>Kidston & Olvio Towers – Renovation Projects - Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p>	<p 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>

<u>Kidston & Olvio Towers – Renovation Projects – Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p> <p>6/2022 Update: E & F risers are complete; Work on J & K risers is in process; Remaining risers are A,B,C,D & I.</p> <p>7/2022 Update: J & K risers are complete; Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>8/2022 Update: Work on C & D risers is in process; Remaining risers are A, B & I.</p>	<p>July- August 2021 Award Anticipated</p>	<p>Continued from above:</p> <p>9/2/022 Update: Work on A & C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>10/2022 Update: Work on A & B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B & I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</p> <p>12/2022 Update: B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected throughout the project at certain intervals;</p> <p>1/2023 Update: I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through-out the project at certain intervals;</p> <p>2/2023 Update: All risers are complete; All residents have moved back into their units; The occupancy staff is in the process of leasing the two vacant risers;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</p>

Scattered Site Disposition – Status

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

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

D’Orazio Terrace – Redevelopment

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

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

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

Melrose Court

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

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed
Chris Chapman	Completed
Mario Ruiz-Mesa	Completed
Daniel J. Peretti, Jr.	Completed
Albert D. Porter	Registered for (2) Classes
Iris Acosta-Jimenez	Registered for all (5) Five Classes
Vacant	

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

Program Statistics Report

10/2022 - 10/2023

Feb2023

Jan2023

Dec2022

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	8	5	16
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	24	14	43
Total number of units inspected year-to-date - all sites	123	99	85
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	235	35	81
Annual Unit Turnaround Time (For Fiscal Year)	99	65	75
Monthly - Number of Vacancies Filled (this month)	7	5	6
Monthly - Average unit turnaround time in days for Lease Up	227	6	28.00
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	5	11	18
PIC Score	92.67%	92.00%	87.55%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	92.83%	92.33%	95.67%
Public Housing & RAD Waiting List Applicants			
Families - All lists open until 2/25/2023.	330	268	254
Elderly (Seniors - 62+)/Disabled - All lists until 2/25/2023.	306	248	275
Average work order turnaround time in days - Tenant Generated	0.10	0.12	0.14
Number of routine work orders written this month	575	606	521
Number of outstanding work orders from previous month	982	963	908
Total number of work orders to be addressed this month	1557	1569	1429
Total number of work orders completed this month	601	587	466
Total number of work orders left outstanding	956	982	963
Number of emergency work orders written this month	1	1	10
Total number of work orders written year-to-date	2,887	2,312	1,706
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	4	6	14
Section 8			
Level of leased units of previous month was:	929	937	924
Level of leased units this month is:	930	929	937
Number of increased leased-units over last month	1	-8	13
Total number of units inspected this month	50	36	26
Programs (Voucher):			
ABA Utilization %	97.48%	84.99%	102.64%
Repayment Agreements	27	27	29
Total repayments due YTD	\$89,273	\$89,424	\$86,843
Total repayments received YTD	\$6,570	\$6,419	\$5,559
PIC Score (Oakview added 10/13)	92.54%	90.42%	91.98%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2187	2187	2,187
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	276	272	264
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	172	173	173
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	72%/28%	67%/33%	70%/30%
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	6	10	25
The number of residents signed on to the program. (FSS Contracts).	20	23	20
The number of FSS Participants with established escrow accounts.	18	21	19
Number of residents in need of employment skills (GED, DL, Job Training.)	2	3	2
The number of meetings, workshops and case management services	1	4	12
Congregate Services			
Number of clients on the Congregate Program	29	39	19
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	20	13	20

Program Statistics Report

10/2022 - 10/2023

Feb2023

Jan2023

Dec2022

Number of clients on Laundry Services (This service is included in housekeeping)	18	18	16
Number of clients on Shopping Services (This service is included in housekeeping)	9	8	8
Registered Nurse			
Number of clients served this month	102	113	119
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	8	11	5
Meds Supervision	35	38	39
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	8	10	25
Number of residents that received case management services	6	10	25
Number of Meetings	5	0	12
Number of residents enrolled in academic/employment workshops (FSS)	2	3	2
VHA - (MEDICAL)			
Number of residents received health assessment	8	11	5
Number of residents health activities of daily living assessments.	8	11	5
Resident's medicine monitoring/supervision for month	35	38	39
Self-sufficiency - improved living conditions.	8	11	5
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	2	0
Number of ongoing clients	66	66	64
Total clients currently being served this month	8	11	25
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	24%	24%	22%
Low 50%-31% (MFI)	27%	27%	28%
Very Low 30%-0% (MFI)	48%	48%	50%
Total	100%	100%	100%
Client Demographics			
White	7	7	7
Black	6	6	5
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	50	50	49
Non-Hispanic	16	16	15

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

RESOLUTION #2023-10

A Resolution Authorizing Executive Session

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Vineland Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend, and

WHEREAS, the Vineland Housing Authority has determined that 1 (insert number) issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on March 16, 20 23 at 6:00 P.M., and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion." The legal citation to the provision(s) at issue is: _____ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

"(2) Any matter in which the release of information would impair a right to receive funds from the federal government." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

"(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body" The collective bargaining contract(s) discussed are between the Board and _____

"(5) Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

"(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

"(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer." The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed are _____
DCR Conciliation

and nature of the discussion, described as specifically as possible without undermining the need for confidentiality is _____

_____;

"(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting." Subject to the balancing of the public's interest and the employee's privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

_____;

"(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

WHEREAS, the length of the Executive Session is estimated to be 35 minutes after which the public meeting of the Vineland Housing Authority shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Vineland Housing Authority will go into Executive Session for **only** the above stated reasons;

BE IT FURTHER RESOLVED that the Board of Commissioners hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence

BE IT FURTHER RESOLVED that the Secretary, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE VINELAND HOUSING AUTHORITY AT ITS PUBLIC MEETING HELD ON March 16, 2023.

ADOPTED: March 16, 2023

MOVED/SECONDED:

Resolution moved by Commissioner Asse Ita
 Resolution seconded by Commissioner Chapman

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
 BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

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

**RESOLUTION #2023-11
Resolution Authorizing Settlement of Pending Litigation**

WHEREAS, on November 12, 2021, the Housing Authority of the City of Vineland ("Authority") was named as a defendant in the litigation filed by Nancy Gautier ("Complainant") Respondent with the New Jersey Division of Civil Rights (hereinafter the "Division" or "DCR"), bearing Docket No. E2021-003469, on or about November 12, 2021 (hereinafter referred to as the "Litigation");

WHEREAS, in the interest of avoiding the time and expense of further litigation and costs, the Authority and the Complainant mutually agreed to resolve all disputes and claims between them, without any admission of liability or wrongdoing whatsoever by the Authority;

WHEREAS, the Authority and the Complainant have determined it is in its best interest to resolve the Litigation amicably and have negotiated terms of settlement set forth in a document entitled "Settlement Agreement and Release";

WHEREAS, pursuant to the Settlement Agreement and Release, Complainant has agreed to dismiss her claims against the Authority with prejudice, to generally and specifically release the Authority from any and all claims she believes she has or may have against the Authority, and to dismiss the Litigation with prejudice;

WHEREAS, the terms of the Settlement Agreement and Release provide that the Authority will make a "Settlement Payment" to the Complainant, as defined therein, in exchange for, *inter alia*, the aforementioned dismissal of the Litigation and the release of any and all claims against the Authority;

WHEREAS, the settlement of the Litigation is not an admission of fact(s) or liability in any manner by the Authority; and

WHEREAS, through consultation with its Labor and Employment attorney and the attorneys assigned to defend the Authority in connection with the Litigation, the Authority Board of Commissioners has reviewed the terms of the Settlement Agreement and Release, and has determined it is in the best interests of the Authority to settle the Litigation in a manner consistent with the terms set forth in the Settlement Agreement and Release.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Vineland Housing Authority that the proper Authority officials are hereby authorized to enter into the Settlement Agreement and Release with Nancy Gautier, as described herein, in connection with the litigation captioned as Gautier v. Housing Authority of the City of Vineland, under Docket No. E2021-003469;

BE IT FURTHER RESOLVED that the appropriate Authority personnel are hereby authorized and directed to take all necessary action on the Authority's behalf in furtherance of the Settlement Agreement and Release, and that the Executive Director or her designee are hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this Resolution; and

BE IT FURTHER RESOLVED that the appropriate members of the Authority will advise the Board of Commissioners of any material changes to the Settlement Agreement and Release that are deemed to be inconsistent with this Resolution and, in the event such revisions are made, the revised Settlement Agreement and Release shall be presented to the Board of Commissioners for additional approval.

ADOPTED: March 16, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

SETTLEMENT AGREEMENT AND GENERAL RELEASE

This Settlement Agreement and General Release (hereinafter the "Agreement") is entered into this ___ day of _____, 2023, by and between Complainant, NANCY GAUTIER (hereinafter "Complainant") and Respondent, THE HOUSING AUTHORITY OF THE CITY OF VINELAND (hereinafter "Respondent"). Complainant and Respondent, as defined herein, may also be referred to collectively as the "Parties."

RECITALS

WHEREAS, Complainant filed a Verified Complaint against Respondent with the New Jersey Division of Civil Rights (hereinafter the "Division" or "DCR"), bearing Docket No. E2021-003469, on or about November 12, 2021 (hereinafter referred to as the "Action"); and,

WHEREAS, the Parties desire that the Action and all disputes and claims between them shall be immediately settled, finally compromised, terminated, and dismissed with prejudice unless noted otherwise, and that they be spared the time and expense of further litigation and costs between them; and,

WHEREAS, this Agreement and the settlement herein shall not be construed as an admission of any wrongdoing in any manner, shall not be used as evidence in any other matter or proceeding, and Respondent expressly denies each and every allegation made by Complainant. This Agreement is entered into for reasons other than the merits of any claims, and solely to avoid the time and expense of litigation, including any potential appeals, administrative proceedings or attorneys' fee applications; and,

WHEREAS, Complainant acknowledges and agrees that the payment detailed in Paragraph 1 below is provided as consideration for (a) her agreement to voluntarily release, dismiss, waive and withdraw all claims, complaints, charges, administrative actions and civil actions of any kind against Respondent; (b) her agreement to refrain from any further claims

against Respondent for any alleged actions occurring up to the date of execution of this agreement; and (c) her acceptance of all the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions set forth herein, the Parties agree as follows:

1. Within thirty (30) days following receipt by Respondent's attorneys of fully executed copies of this Agreement and that certain Consent Order and Decree between the Division and the Parties, Respondent shall deliver to Complainant settlement funds in the total amount of Twenty Four Thousand Dollars (\$24,000.00) (hereinafter referred to as the "Settlement Funds"). The Settlement Funds shall represent the total and only payment to Complainant by Respondent in connection with the Action and for any other consideration provided to Respondent or Releasees (as that term is defined below) by Complainant. Respondent shall issue a form 1099 to Complainant for this amount.

Complainant agrees and acknowledges that Complainant shall be and is responsible and liable for any and all taxes or other obligations created by and through Respondents' provision, and Complainant's acceptance, of the settlement payment detailed above. Complainant further agrees and acknowledges that Complainant shall hold Respondent harmless from any liability for such taxes or other obligations, and shall defend and indemnify Respondent from and against any liability which Respondent may incur with respect to such taxes and obligations.

2. **ACKNOWLEDGEMENT.** Complainant understands and agrees that the settlement payment does not reflect, in any way, an admission of Respondent that it violated the LAD and/or engaged in any unlawful conduct against Complainant. Complainant further acknowledges and agrees that the payment detailed in Paragraph 1 above is provided as consideration for (a) her agreement to voluntarily release, dismiss, waive and withdraw all claims, complaints, charges, administrative actions and civil actions of any kind

against Respondent; (b) her agreement to refrain from any further claims against Respondent for any alleged actions occurring up to the date of execution of this agreement; and (c) her acceptance of all the terms and conditions of this Agreement. Complainant further acknowledges and agrees that Respondent does not owe her, nor is she entitled to, any other wages, compensation, commissions, bonuses, benefits, paid time off, severance pay, retiree payments or benefits, or any other payments, other than the settlement payment specified in Paragraph 1, or as otherwise required by law.

3. **GENERAL AND SPECIFIC RELEASE:** In exchange for the consideration provided by the Respondent in this Agreement, including without limitation the payment detailed in Paragraph 1 above, Complainant for herself and her heirs, executors, representatives, administrators, agents, and assigns (collectively the "Releasers") irrevocably and unconditionally, fully and forever waives, releases, and discharges Respondent, including each of its and his predecessors, successors, and assigns, and each of its and his respective elected officials, insurance carriers and legal representatives, in their corporate and individual capacities (collectively the "Releasees"), from any and all claims, demands, actions, causes of action, judgments, rights, fees, damages, debts, obligations, liabilities, and expenses (inclusive of attorneys' fees) of any kind whatsoever, whether known or unknown (collectively "Claims"), that Releasers may have or have ever had against the Releasees, or any of them, arising out of, or in any way related to Complainant's hire, salary, benefits, employment, or by reason of any actual or alleged act, omission, transaction, practice, conduct, occurrence, or other matter from the beginning of time up to and including the date of Complainant's execution of this Agreement, including, but not limited to:

- (a) Complainant specifically waives any rights that she may have under the: (i) New Jersey Law Against Discrimination; (ii) Conscientious Employee Protection

Act; (iii) Title VII of the Civil Rights Act of 1964, as amended; (iv) Americans With Disabilities Act; (v) Equal Pay Act; (vi) the Family and Medical Leave Act; (vii) New Jersey Family Leave Act; (viii) Fair Labor Standards Act; (ix) Age Discrimination in Employment Act; (x) Occupational Safety and Health Act; (xi) the New Jersey and/or United States Constitutions; (xii) the Employee Retirement Income Security Act; and/or (xiii) any other federal, state or local law or ordinances and any common law claims under tort, contract or any other theories now or hereafter recognized as well as any claims under any Respondent policy and/or plan.

(b) any and all claims for compensation of any type whatsoever, including but not limited to claims for salary, wages, bonuses, commissions, incentive compensation, vacation, sick pay, or severance;

(c) any and all claims arising under tort, contract, or quasi-contract law, including but not limited to claims of breach of an express or implied contract, tortious interference with a contract or prospective business advantage, breach of the covenant of good faith and fair dealing, promissory estoppel, detrimental reliance, invasion of privacy, nonphysical injury, personal injury or sickness, or any other harm, wrongful or retaliatory discharge, fraud, defamation, false imprisonment, and negligent or intentional infliction of emotional distress; and,

(d) any and all claims for monetary or equitable relief, including, but not limited to, attorneys' fees and costs, back pay, front pay, experts' fees, medical fees or expenses, costs and disbursements, punitive damages, liquidated damages, and penalties.

4. Complainant acknowledges she is aware that she may hereafter discover facts different from or in addition to what she now knows or believes to be true with respect to the

matters herein released, and agrees that the General Release contained in this Agreement shall be and remain in effect in all respects as a complete General Release as to the matters released, notwithstanding the discovery of any such different or additional facts.

5. Respondent similarly agrees to release, acquit, and forever discharge Complainant from any and all claims, known or unknown, arising out of her employment with the company.
6. Complainant further agrees that if anyone (including, but not limited to, the Equal Employment Opportunity Commission, the Department of Labor, or any other government agency or similar such body) makes a claim or undertakes an investigation involving Respondent, Complainant waives any and all right and claim to financial recovery resulting from such claim or investigation. Complainant further agrees to release, waive, and forever discharge her right to any portion of any settlement, judgment, or other recovery in any future lawsuit arising from, or in any way related to, any incidents, transactions or occurrences involving Respondent, in whole or in part, from the beginning of time until the present, regardless of whether those transactions or occurrences related in any way to the subject matter of this Agreement, including but not limited to, any right to receive expenses, attorneys' fees, and costs or otherwise.
7. If the Centers for Medicare & Medicaid Services (CMS) (this term includes any related agency representing Medicare's interests) determines that Medicare has an interest in the payment to Complainant under this settlement, Complainant agrees to indemnify, defend and hold Releasees harmless from any action by CMS relating to medical expenses of Complainant.
8. As further consideration for the payment of the Settlement Funds noted above by the parties released hereby, Complainant agrees to indemnify and hold harmless the Releasees from and against any and all liens or claims of any nature whatsoever arising in any respect out of the claims set forth in the Action and any discovery conducted in the

Action, including but not limited to any claims, liens, or subrogated interests arising out of medical treatment, psychiatric, psychological, or social worker care, therapy or other services of any nature whatsoever. Complainant also agrees to indemnify the Releasees from any and all liens for services provided by other professionals, including but not limited to any attorneys who may claim a right to fees, costs or other compensation. Complainant and her attorneys hereby waive and release all rights to any claim or cause of action for court costs, attorneys' fees, interest, punitive damages, or any other rights as against the Releasees herein other than the Settlement Funds set forth in paragraph 1.

9. By signing this Agreement Complainant hereby acknowledges and confirms that:
 - (a) she has read this Agreement in its entirety and understands all of its terms;
 - (b) Complainant knowingly, freely, and voluntarily agrees to all of the terms and conditions set out in this Agreement including, without limitation, the waiver, release, and covenants contained in it;
10. (c) Complainant is executing this Agreement, including the waiver and release, in exchange for good and valuable consideration; Except for the covenants and promises contained herein, the Parties covenant that they will not commence, prosecute, or cause to be commenced or prosecuted against the other party, any action or other proceedings based upon any claims, demands, allegations, causes of action, obligations, damages, or liabilities which are being released by this Agreement, nor will either party seek to challenge the validity of this Agreement except as provided herein.
11. This Agreement is not intended to be used and shall not be used as evidence or for any other purpose in any other action or proceeding, other than evidence of the parties' compromise as set forth herein, or to enforce the terms of this Agreement.
12. The Parties acknowledge that this Agreement has been executed in connection with the compromise and settlement of disputed claims and that this Agreement and the actions

taken pursuant thereto do not constitute an acknowledgement, admission, or concession on the part of any Party to the Action regarding liability for any matter alleged in the Action, or precedent upon which a liability may be asserted, and that this settlement is not to be construed as an admission of liability on the part of Respondent or Releasees, by whom liability is expressly denied.

13. The Parties acknowledge that this Paragraph constitutes written notice to them of their right to be advised by legal counsel in connection with this Agreement, and that they understand their respective rights and obligations. The Parties declare, under penalty of perjury, that they have completely read this Agreement, fully understand its terms and contents, and freely, voluntarily, and without coercion enter into this Agreement. Further, the Parties agree and acknowledge that the waiver or release by them of their rights under any federal, state, or local law pursuant to this Agreement is knowing and voluntary, and that it shall be a breach of this Agreement to institute any action or to recover any damages which would be in conflict with or contrary to this acknowledgement.
14. Any oral representation or modification concerning this Agreement shall be of no force or effect.
15. This Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any of the Parties. Unless the context indicates otherwise, the term “or” shall be deemed to include the term “and” and the singular or plural number shall be deemed to include the other. Any paragraph or section heading used in this Agreement is intended solely for convenience of reference and shall not be used in interpretation of the Agreement. The general rule of contract interpretation providing that contracts are to be construed against the drafter shall not be applicable to this Agreement. If it is determined

by any court of competent jurisdiction that any provision hereof is invalid, the remaining provisions shall remain in full force and effect.

16. This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey. Any disputes arising out of and/or relating to this Agreement shall be filed only in the state courts in Cumberland County, New Jersey and/or the District Court of New Jersey located in Camden County, New Jersey and both parties consent to personal jurisdiction in such courts for any such actions.
17. This Agreement has been signed by Complainant, Respondent's authorized representatives and counsel for Respondent, on the dates shown next to their respective signatures below, and the persons signing this Agreement have the authority to bind the Parties thereto.
18. **CONFIDENTIALITY.** To the extent permitted by law, Complainant agrees and represents that he will not disclose to any person or entity, nor will he authorize any third party, including her attorneys, if applicable, to disclose any information, documents, or records concerning the existence of all claims against the Respondent arising out of Respondent's alleged employment and/or relationship with the Respondent (the claims), the allegations contained in the claims, the alleged circumstances and facts giving rise to the claims, or any information provided during any investigation or litigation discovery conducted in connection with the subject matter of the claims and any communications or negotiations involving the settlement hereof. Each party and their respective legal counsel specifically agree not to communicate with the media or members of the media regarding this settlement or the negotiations thereof. The parties further agree that the existence of this Agreement, the Agreement itself, and the terms of the Agreement, are and shall remain confidential. If either party is questioned concerning the claims, each

will respond only that "the matter has been amicably resolved" or utilize substantially similar language to convey the same fact.

19. Nothing in these paragraphs shall preclude Complainant from disclosing to her attorneys, if applicable, insurance agent/broker, insurance carrier (present or future), accountants or other financial or tax adviser, the amount of the settlement or the distribution of the settlement funds, but only if such person first specifically agrees to be bound by the terms of this paragraph. Further, nothing in these paragraphs shall preclude Complainant from disclosing information to a representative or employee of any taxing authority, or any disclosure made in compliance with a Court Order, or pursuant to State or Federal law, provided that if the Complainant is served with or otherwise receives notice of any such Court Order, or if the Complainant believes such disclosure is required by any State or Federal law, then Complainant shall immediately provide written notice to Respondent so that the Respondent may be afforded the opportunity to oppose same, prior to any such disclosure.

20. The restrictions and limitations imposed by this paragraph shall not apply to any disclosures made by Respondent or her designated representative to a Court of competent jurisdiction as part of an application or Motion seeking to enforce the terms of this Agreement.

21. ALTHOUGH THE PARTIES MAY HAVE AGREED TO KEEP THIS SETTLEMENT AND UNDERLYING FACTS CONFIDENTIAL, THIS PROVISION IS UNENFORCEABLE AGAINST RESPONDENT IF THE COMPLAINANT PUBLICLY REVEALS SUFFICIENT DETAILS OF THE CLAIMS SO THAT THE EMPLOYER IS REASONABLY IDENTIFIABLE.

22. **NON-DISPARAGEMENT.** Complainant agrees and covenants that he shall not make any disparaging statement (oral or written), whether direct or implied, about Respondent

or its employees, officers or officials to any person or entity with respect to the Claim or its settlement, his claims and allegations asserted in the Claim, or any related matter or event preceding the Claim.

23. **WAIVER OF FUTURE EMPLOYMENT.** Complainant hereby acknowledges and agrees that her employment relationship with the Respondent will end subject to the terms of this Agreement and, in exchange for the payments and other consideration made herein, hereby covenants that after the termination of employment in accordance with the terms set forth herein, she will not seek future employment with the Respondent and waives any future right or entitlement to be reemployed by the Respondent and acknowledges that neither the Respondent, nor any of its officers, public officials, administrators and/or directors shall have any obligation to hire and/or employ her in the future.

24. **EXECUTION OF AGREEMENT.**

- (a) Complainant acknowledges that she may consult with an attorney and/or her personal advisors prior to signing this Agreement.
- (b) Complainant acknowledges that she has carefully read and fully understands the provisions of this Agreement, including the releases contained herein, and has had sufficient time and opportunity to consult with an attorney and/or her personal advisors prior to executing this Agreement.
- (c) Complainant acknowledges that she enters into this Agreement knowingly and voluntarily, without any coercion, pressure, or duress on the part of any person, and she signs this Agreement with the full intention of releasing all claims known and unknown.
- (d) Complainant was given at least twenty-one (21) days to consider the terms of this Agreement and consult with an attorney, although Complainant may sign sooner if

desired; and changes to this Agreement, whether material or immaterial, do not restart the running of the 21-day period; and,

- (e) Complainant understands that she has seven (7) days from the date of signing this Agreement to revoke the release in this paragraph by delivering notice of revocation to Barry A. Stieber, Esq., at Citta, Holzapfel & Zabarsky, 248 Washington Street, Toms River, New Jersey 08754, by certified mail, FedEx, or other overnight delivery service requiring proof of delivery, before the end of the seven-day period.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties have hereunder executed this Settlement Agreement and General Release.

Dated:

NANCY GAUTIER

STATE OF NEW JERSEY)

) SS:

COUNTY OF)

I certify that on _____, NANCY GAUTIER, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person);

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as his/her act and deed.

Notary Public

Dated:

JACQUELINE JONES,
Executive Director, Vineland Housing Authority

CITTA, HOLZAPFEL & ZABARSKY

Dated:

Barry A. Stieber, Esq.
Attorney for Respondent, Vineland Housing Authority

STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC SAFETY
DIVISION ON CIVIL RIGHTS
DCR DOCKET NO. E2021-003460

N.G.,)
)
COMPLAINANT,)
)
v.)
)
Housing Authority of the)
City of Vineland,)
)
RESPONDENT.)
)
)
)
)

Consent Order and Decree

WHEREAS, N.G. (“Complainant”) filed a Verified Complaint with the New Jersey Division on Civil Rights (“the Division” or “DCR”), on or about November 12, 2021, alleging that the Housing Authority of the City of Vineland (“Respondent”) violated the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 to -49 (the LAD); and

WHEREAS, Respondent is an employer and is subject to the provisions of the LAD; and

WHEREAS, the Verified Complaint alleged that Respondent, Complainant’s former employer, denied Complainant a reasonable accommodation for her disability; and

WHEREAS, Respondent denies that any violation of the LAD, New Jersey law, and/or federal law occurred; and

WHEREAS, the Division conducted an investigation of the allegations and issued, on December 6, 2022, a written determination finding probable cause to support Complainant's allegations of failure to accommodate; and

WHEREAS, the parties engaged in conciliation efforts; and

WHEREAS, this Agreement and the settlement herein shall not be construed as an admission of any wrongdoing in any manner and Respondent expressly denies each and every allegation made by Complainant; and,

WHEREAS, it is now the intention of the parties to settle the matter amicably without the necessity of further proceedings, including a public hearing;

NOW THEREFORE, it is on this _____ day of _____, 2023 ORDERED

AND AGREED as follows:

1. The Effective Date of this Agreement shall be the date in which the Division receives a fully executed copy of this Agreement. The Division shall notify the parties of the Effective Date within three (3) days upon receipt of a fully executed copy of this Agreement.
2. Respondent has represented that its consent to this Agreement is contingent on Complainant and Respondent entering into a separate Confidential Settlement Agreement and General Release (hereinafter "Supplemental Agreement"). The Division is not a party to the Supplemental Agreement and will not review the Supplemental Agreement. Any negotiations or discussions about the terms or content of the Supplemental Agreement will be conducted between Complainant and Respondent's representative(s). If Complainant and Respondent fail to reach an agreement as to the terms or content of the Supplemental Agreement, and do not execute the Supplemental Agreement prior to or within thirty (30) days of the Effective Date, the Division will conclude that the parties are not able to reach a

voluntary settlement and this Agreement will be void. Complainant and Respondent represent that any Supplemental Agreement executed by the parties does not contain any provisions that violate the letter or spirit of this Agreement, the public policy of this state, or any other state or federal law or regulation.

EQUITABLE RELIEF

3. Respondent hereby agrees that all of its policies and decisions affecting persons employed with Respondent shall comply with the New Jersey Law Against Discrimination (“LAD”), N.J.S.A. 10:5-1 et seq.; and that Respondent shall not implement any decision, policy, or procedure having the purpose or effect of discriminating against any individual on the basis of race, religion, national origin, gender, sexual orientation, gender identity or expression, disability, or other protected characteristics in violation of the LAD.
4. Respondent shall not engage in any act prohibited by the LAD, including any retaliatory conduct against Complainant, members of Complainant’s immediate family, or any person who assisted in any action or proceeding under the LAD, or authorize any of its employees or agents to engage in any such conduct. Respondent also shall not attempt to prevent any person from exercising their rights under the LAD or participating in or assisting with any investigation or proceeding under the LAD.
5. Respondent agrees to comply with all posting and notice requirements for employers pursuant to N.J.A.C. 13:8-1.2. The notices to be displayed pursuant to this paragraph may be obtained on the Division’s website, www.njcivilrights.gov. Respondent shall display the Division’s employment poster in a place visible to employees and potential employees, including on the internal district website. By no later than fifteen (15) days of the Effective

Date, Respondent shall provide proof of compliance with this provision to the Division via the New Jersey Bias Investigation Access System (NJBIAS).

6. Respondent shall review, and revise as necessary, its anti-discrimination, anti-harassment and anti-sexual harassment policies to ensure compliance with this agreement and current requirements of the LAD.
7. By no later than sixty (60) days from the date the Consent Order is fully executed, Respondent agrees to review and revise as necessary its written Disability and Pregnancy Accommodation Policy and Procedures to ensure compliance with the LAD. At minimum: Respondent agrees that its Disability Accommodation Procedure shall, at a minimum:
 - a. State that reasonable accommodations related to disability shall be provided unless providing an accommodation would impose an undue hardship on the operation of the business;
 - b. Provide examples of the types of accommodations that may be available;
 - c. Provide that Respondent will engage in an interactive process with an individual requesting the accommodation to determine whether and what specific accommodation should be provided;
 - d. Identify by name, title, and contact information of the person to receive and process requests for accommodations.

Respondent agrees that its policies will include a statement that any person who believes their rights under the LAD have been violated may contact the New Jersey Division on Civil Rights at 1-833-NJDCR4U (833-653-2748) or online at www.NJCivilRights.gov, and may file a complaint with the Division within 180 days of the incident. Respondent agrees that

these policies shall be disseminated and otherwise made available to all employees in New Jersey within sixty (60) calendar days of the date this Consent Order is fully executed. Respondent shall provide a copy of the Policy to DCR at least ten (10) calendar days prior to its dissemination to employees, by filing the Policy through the NJ BIAS system.

8. Within sixty (60) days of the Effective Date, Respondent shall hold training on this Written Policy and the LAD to Director Jacqueline Jones and Human Resources staffer Gloria Pomales, along with any other person involved in reviewing or processing requests for reasonable accommodation. Such training shall be conducted by a person with knowledge of state and federal antidiscrimination laws (“the Trainer”). Individuals receiving this training shall have the opportunity to ask questions during the training. Respondent will provide to the Division, via NJBIAS, any materials to be used in this training, including but not limited to handouts and a copy of any PowerPoint slides, and the name of the person who will provide the training, at least ten (10) days in advance of the scheduled training. The Trainer shall maintain a sign-in sheet, where employees must print and sign their names to verify that they participated in the training. Alternatively, Respondent may satisfy the requirement of this paragraph by having the designated employees attend one of the “New Jersey Law Against Discrimination in the Workplace” seminars provided monthly by the Division (for a list of currently available dates, visit <https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/education-and-training-unit/etu-trainings/>). If electing this option, within ten (10) days after the training has occurred, Respondent shall submit to the Division, via NJBIAS, documentary evidence to show that it completed the course, along with a list of employees who participated.

9. For a period of two years (730 days) following the Effective Date, Respondent shall provide the Division bi-annual reports concerning every employee request for an accommodation for disability, pregnancy or breastfeeding, and how each request was resolved. Respondent may provide a pseudonym in place of the name of the employee in the reports. Reports shall be filed on or by the final day of the month following the end of July and January (for example,; July 30, 2023, for January through June; January 31, 2024, for July through December). All reports shall be submitted via NJBIAS. These reports and any documents provided with them pursuant to this paragraph will be considered investigative records pursuant to N.J.A.C. 13:4-13.1.

RELIEF TO COMPLAINANT

10. Within thirty (30) days following receipt by Respondent's attorneys of a fully executed copy of this Agreement, Respondent shall pay to Complainant settlement funds in the total sum of \$24,000.00. The settlement funds shall represent the total and only payment to Complainant by Respondent in connection with this Action.

The settlement payment shall be made by a check payable to Complainant and shall be mailed to Complainant at an address provided by the Division. Respondent shall issue Complainant an IRS Form 1099 in connection with the payment made for the settlement funds. Complainant shall be responsible for all local, state, and federal taxes related to this payment, Proof of payment shall be provided to DCR by uploading a copy of the settlement check to the NJBIAS system.

MONETARY RELIEF

11. Respondent shall pay the total sum of \$2,500.00 to the Division as a payment in lieu of penalty and administrative costs related to the Division's investigation. Within thirty

(30) days of the execution of this agreement by all parties, Respondent shall pay this amount by check or money order made payable to "Treasurer, State of New Jersey." The payment shall be delivered to Waleska Lucas at 31 Clinton Street, 3rd Floor, Newark, New Jersey 07102. Respondent's payment to the Division arises from this Agreement and Respondent's determination to resolve this matter without incurring the time and expense of litigation, including any potential appeals, administrative proceedings or attorney's fee applications; and does not reflect, in any way, an admission of Respondent that it violated the LAD and/or engaged in any unlawful conduct against Complainant.

MISCELLANEOUS PROVISIONS.

12. This Consent Order and Decree shall have the same force and effect as a cease and desist order issued by the Director pursuant to N.J.S.A. 10:5-19 and shall operate as a complete and final disposition of the aforesaid verified complaint as to Respondent, subject only to the fulfillment of all the foregoing provisions.
13. Respondent agrees and understands that its failure to comply with any of the terms or provisions of this Agreement shall constitute a breach of the agreement.
14. In the event that Respondent fails to comply with any provision of this Agreement, Respondent hereby consents to entry of this Consent Order and Decree in the Chancery Division of the Superior Court of New Jersey, thereby making this Consent Order and Decree an order of the Court for enforcement therein. Where a dispute arises regarding Respondent's compliance, the Division and Respondent shall first attempt in good faith to resolve the dispute before seeking the court's intervention. The Division shall provide Respondent with written notice of its noncompliance and provide Respondent fifteen (15) days to cure its

noncompliance before seeking relief from the Court. The Division retains discretion to determine whether Respondent has fully complied with the provisions of this Agreement.

15. This Consent Order and Agreement resolves only the allegations against Respondent set forth in the verified complaint filed by Complainant, DCR Docket No. E2021-003460 and the complaint filed with the Equal Employment Opportunity Commission assigned Federal Charge No. 17E-2022-000048. Nothing herein shall be construed to limit the Office of the New Jersey Attorney General or the New Jersey Division on Civil Rights in the exercise of their authority to act in the public interest in any future or pending matter involving Respondent other than DCR Docket No. E2021-003460.
16. This Consent Order shall be binding upon the parties to this agreement and their successors and assigns. In no event shall assignment of any right, power or authority avoid compliance with the terms of this Consent Order.
17. This Agreement is entered into by the parties for settlement purposes only. Neither the fact of this Agreement nor any provision contained herein shall constitute an approval, sanction, or authorization by any governmental unit of the State of any act or practice of Respondent.
18. This Agreement shall be governed and interpreted in all respects in accordance with the laws of New Jersey, without regard to principles of conflicts of law.
19. The parties to this Consent Order represent that a person authorized to sign a document legally binding each party to its terms has signed this Consent Order with full knowledge, understanding, and acceptance of its terms.
20. Complainant acknowledges that she has been provided the opportunity to review the terms of this Agreement, and the opportunity to retain counsel of their choosing as to its effects, and that she understands and agrees to her rights and obligations under this Agreement.

21. Respondent acknowledges that they have been provided the opportunity to review the terms of this Agreement, and the opportunity to retain counsel of their choosing as to its effects, and that it understands and agrees to its obligations under this Agreement.
22. Any signature for the entry of this Consent Order may be executed in counterparts, each of which shall be deemed an original, but all of which shall together constitute one and the same Consent Order. The parties agree that this Agreement may be signed electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.
23. As used in this Agreement, the plural shall include the singular and the singular shall include the plural. In addition, “or” and “and” shall be interpreted conjunctively.
24. If any portion of this Agreement is held invalid or unenforceable by operation of law, the remaining terms of this Agreement shall not be affected.

ROSEMARY DISAVINO, DEPUTY DIRECTOR
OF THE NEW JERSEY DIVISION ON CIVIL RIGHTS

DATE

**THE PARTIES CONSENT TO THE FORM, CONTENT AND ENTRY OF THIS
CONSENT ORDER:**

RESPONDENT:

Housing Authority of the City of Vineland

Signature: _____

Print name: _____

Dated:

COMPLAINANT

N.G.

Signature: _____

Dated:

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

RESOLUTION #2023-12

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 \$1,394,035.48.

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

ADOPTED: March 16, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
 LIST OF CHECKS
 3/17/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 656,067.00
3674 - 3710, 20230530393 - 20230530394	LANDLORD/TENANT CHECKS AND OTHER	\$ 19,070.00
18992 - 19158	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 636,997.00
	SECTION 8 ADM FEE ACCOUNT	82,614.02
683 - 686, 20230530395, 20230530396 & 20230750016	COMPUTER CHECKS- Ocean First	\$ 82,614.02
	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NHOP	
	COMPUTER CHECKS	\$0.00 0.00
	NHOP INVESTMENTS	0.00
	COMPUTER CHECKS- Ocean First	\$0.00
	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
20230720480	COMPUTER CHECKS	377.24
	OCEAN FIRST BANK FSS ESCROW	
211 - 211	COMPUTER CHECKS	1,945.56
	CAPITAL BANK GEN/FUND PH	
2514 - 2517, 20230750006, 20230750015 & 20230750017	COMPUTER CHECKS	157,056.04
	COCC CASH ACCOUNT	
11737 - 11836	COMPUTER CHECKS	338,934.31
2162023, 3032023, 5432428, 5871647, 20230530397, 20230530398, 20230530399 & 20230530400		
	COCC EXPENDITURES	
	PAYROLL	02/16/23 - 03/03/23 131,284.68
	PAYROLL TAX LIABILITY	02/16/23 - 03/03/23 25,756.63
	TOTAL	\$ 1,394,035.48

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount Reconciled
sec8hap - Section 8 HAP	3674	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	2/22/2023	02-2023	1,309.00
sec8hap - Section 8 HAP	3675	dca - Department of Treasury - State of NJ	2/24/2023	02-2023	600.00
sec8hap - Section 8 HAP	3676	0caguas - CAGUAS OF MUNICIPALITY	3/2/2023	03-2023	366.00
sec8hap - Section 8 HAP	3677	0millif - LIFESPRING OF MILLVILLE INC	3/2/2023	03-2023	577.00
sec8hap - Section 8 HAP	3678	0oscoss8 - OSCEOLA COUNTY HOUSING	3/2/2023	03-2023	960.00
sec8hap - Section 8 HAP	3679	t0000388 - RODRIGUEZ	3/2/2023	03-2023	124.00
sec8hap - Section 8 HAP	3680	t0000624 - GUNN	3/2/2023	03-2023	104.00
sec8hap - Section 8 HAP	3681	t0000660 - COLON	3/2/2023	03-2023	101.00
sec8hap - Section 8 HAP	3682	t0001053 - MEDINA	3/2/2023	03-2023	116.00
sec8hap - Section 8 HAP	3683	t0003357 - KENNEDY	3/2/2023	03-2023	64.00
sec8hap - Section 8 HAP	3684	t0004557 - RAMOS	3/2/2023	03-2023	24.00
sec8hap - Section 8 HAP	3685	t0004781 - LIDDICK	3/2/2023	03-2023	62.00
sec8hap - Section 8 HAP	3686	t0004846 - ROTHMALLER	3/2/2023	03-2023	101.00
sec8hap - Section 8 HAP	3687	t0005188 - MELENDEZ	3/2/2023	03-2023	45.00
sec8hap - Section 8 HAP	3688	t0005231 - REDFERN	3/2/2023	03-2023	23.00
sec8hap - Section 8 HAP	3689	t0005571 - CARABALLO	3/2/2023	03-2023	5.00
sec8hap - Section 8 HAP	3690	t0005666 - BALDWIN	3/2/2023	03-2023	41.00
sec8hap - Section 8 HAP	3691	t0005731 - HAROLD	3/2/2023	03-2023	89.00
sec8hap - Section 8 HAP	3692	t0006338 - SAEZ	3/2/2023	03-2023	3.00
sec8hap - Section 8 HAP	3693	t0007057 - DESAI	3/2/2023	03-2023	63.00
sec8hap - Section 8 HAP	3694	t0008553 - CARLO	3/2/2023	03-2023	240.00
sec8hap - Section 8 HAP	3695	t0010166 - ORTIZ	3/2/2023	03-2023	195.00
sec8hap - Section 8 HAP	3696	t0012267 - ACKLEY	3/2/2023	03-2023	18.00
sec8hap - Section 8 HAP	3697	t0012269 - PEYTON	3/2/2023	03-2023	64.00
sec8hap - Section 8 HAP	3698	t0012270 - MERCADO	3/2/2023	03-2023	1.00
sec8hap - Section 8 HAP	3699	t0012280 - LOPEZ	3/2/2023	03-2023	2.00
sec8hap - Section 8 HAP	3700	t0012304 - MEDINA	3/2/2023	03-2023	36.00
sec8hap - Section 8 HAP	3701	t0012529 - IRIZARRY	3/2/2023	03-2023	5.00
sec8hap - Section 8 HAP	3702	t0013702 - Medina	3/2/2023	03-2023	73.00
sec8hap - Section 8 HAP	3703	t0015067 - QUILES	3/2/2023	03-2023	107.00
sec8hap - Section 8 HAP	3704	t0015625 - MACIN	3/2/2023	03-2023	73.00
sec8hap - Section 8 HAP	3705	t0015636 - WILSON	3/2/2023	03-2023	36.00
sec8hap - Section 8 HAP	3706	t0015850 - PURNELL	3/2/2023	03-2023	65.00
sec8hap - Section 8 HAP	3707	t0015857 - PAYNE	3/2/2023	03-2023	41.00
sec8hap - Section 8 HAP	3708	t0015908 - BEARDSLEY	3/2/2023	03-2023	41.00
sec8hap - Section 8 HAP	3709	vfl033 - SEMINOLE COUNTY	3/2/2023	03-2023	1,298.00
sec8hap - Section 8 HAP	3710	vfl093 - ORANGE COUNTY HOUSING & C D	3/2/2023	03-2023	1,541.00
sec8hap - Section 8 HAP	18992	0537grap - 529-537 GRAPE STREET,LLC	3/3/2023	03-2023	386.00
sec8hap - Section 8 HAP	18993	0abobab - BABATUNDE O ABORISADE	3/3/2023	03-2023	687.00
sec8hap - Section 8 HAP	18994	0abrawi - ABRAHAN HEREDIA	3/3/2023	03-2023	1,227.00
sec8hap - Section 8 HAP	18995	0acojor - ACOSTA	3/3/2023	03-2023	1,614.00
sec8hap - Section 8 HAP	18996	0ahcpv - AFFORDABLE HOUSING CORPORATION	3/3/2023	03-2023	10,779.00
sec8hap - Section 8 HAP	18997	0ahctaaa - AFFORDABLE HOUSING CORPORATION	3/3/2023	03-2023	87,738.00
sec8hap - Section 8 HAP	18998	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	3/3/2023	03-2023	69,268.00

Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	18999	0albreb - REBECCA C THOMPSON-ALBERT	3/3/2023	03-2023	89.00	
sec8hap - Section 8 HAP	19000	0aljess - ALJESS LLC	3/3/2023	03-2023	905.00	
sec8hap - Section 8 HAP	19001	0andcar - ANDUJAR	3/3/2023	03-2023	281.00	
sec8hap - Section 8 HAP	19002	0andjon - JONATHAN ANDREOZZI	3/3/2023	03-2023	1,492.00	
sec8hap - Section 8 HAP	19003	0andron - RONALD ANDRO	3/3/2023	03-2023	73.00	
sec8hap - Section 8 HAP	19004	0aparab - AB APARTMENTS LLC	3/3/2023	03-2023	1,698.00	
sec8hap - Section 8 HAP	19005	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	3/3/2023	03-2023	6,686.00	
sec8hap - Section 8 HAP	19006	0assind - INDEPENDENCE ASSOCIATES LLC	3/3/2023	03-2023	832.00	
sec8hap - Section 8 HAP	19007	0behhar - HARRY & BARBARA BEHRENS	3/3/2023	03-2023	523.00	
sec8hap - Section 8 HAP	19008	0beredw - EDWIN C & SAVALYN BERGAMO	3/3/2023	03-2023	1,061.00	
sec8hap - Section 8 HAP	19009	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	3/3/2023	03-2023	4,244.00	
sec8hap - Section 8 HAP	19010	0berobe - OBED BERMUDEZ	3/3/2023	03-2023	986.00	
sec8hap - Section 8 HAP	19011	0betalp - ALPHA BETA CAMDEN LLC	3/3/2023	03-2023	1,440.00	
sec8hap - Section 8 HAP	19012	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	3/3/2023	03-2023	783.00	
sec8hap - Section 8 HAP	19013	0brewst - BREWSTER GARDEN APARTMENTS LLC	3/3/2023	03-2023	1,040.00	
sec8hap - Section 8 HAP	19014	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	3/3/2023	03-2023	16,971.00	
sec8hap - Section 8 HAP	19015	0bususa - USA BUSY BEE INC	3/3/2023	03-2023	911.00	
sec8hap - Section 8 HAP	19016	0cackim - KIMBERLY A CACCHIOLI	3/3/2023	03-2023	957.00	
sec8hap - Section 8 HAP	19017	0camnil - NILZA R CAMACHO	3/3/2023	03-2023	1,066.00	
sec8hap - Section 8 HAP	19018	0carjos - CARVALHO	3/3/2023	03-2023	702.00	
sec8hap - Section 8 HAP	19019	0carmar - SIMOES	3/3/2023	03-2023	791.00	
sec8hap - Section 8 HAP	19020	0casros - CASTILLO	3/3/2023	03-2023	659.00	
sec8hap - Section 8 HAP	19021	0cbrenta - C & B RENTAL	3/3/2023	03-2023	867.00	
sec8hap - Section 8 HAP	19022	0cdgard - CD GARDENS INC.	3/3/2023	03-2023	2,744.00	
sec8hap - Section 8 HAP	19023	0chainv - CHAAD INVESTMENTS LLC	3/3/2023	03-2023	621.00	
sec8hap - Section 8 HAP	19024	0chajos - JOSEPH T CHAMBERS	3/3/2023	03-2023	950.00	
sec8hap - Section 8 HAP	19025	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	3/3/2023	03-2023	4,900.00	
sec8hap - Section 8 HAP	19026	0chuoks - OKSANA CHUMAK	3/3/2023	03-2023	1,575.00	
sec8hap - Section 8 HAP	19027	0colmac - MACY A COLLINS	3/3/2023	03-2023	654.00	
sec8hap - Section 8 HAP	19028	0corjua - CORTES	3/3/2023	03-2023	2,828.00	
sec8hap - Section 8 HAP	19029	0cridan - DANA CRISS	3/3/2023	03-2023	622.00	
sec8hap - Section 8 HAP	19030	0crofre - FBF ASSOCIATES INC	3/3/2023	03-2023	800.00	
sec8hap - Section 8 HAP	19031	0damjos - DAMATO	3/3/2023	03-2023	899.00	
sec8hap - Section 8 HAP	19032	0dejyes - YESENIA DEJESUS	3/3/2023	03-2023	1,700.00	
sec8hap - Section 8 HAP	19033	0delsia - SIAN DELUCA	3/3/2023	03-2023	454.00	
sec8hap - Section 8 HAP	19034	0dibwil - WILLIAM V DIBIASE	3/3/2023	03-2023	1,105.00	
sec8hap - Section 8 HAP	19035	0eas307 - 307 N EAST AVE LLC	3/3/2023	03-2023	1,055.00	
sec8hap - Section 8 HAP	19036	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	3/3/2023	03-2023	721.00	
sec8hap - Section 8 HAP	19037	0edwdip - EDWARD DIPALMA	3/3/2023	03-2023	955.00	
sec8hap - Section 8 HAP	19038	0egbmar - MARY J EGBEH	3/3/2023	03-2023	1,534.00	
sec8hap - Section 8 HAP	19039	0einmar - MARTIN JAY EINSTEIN	3/3/2023	03-2023	598.00	
sec8hap - Section 8 HAP	19040	0equacc - ACCUMULATING EQUITY PARTNERS LLC	3/3/2023	03-2023	5,321.00	
sec8hap - Section 8 HAP	19041	0estros - ESTATE OF LUIS A ROSADO-TORRES	3/3/2023	03-2023	507.00	
sec8hap - Section 8 HAP	19042	0flodor - FLOWERS	3/3/2023	03-2023	907.00	

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	19043	Og.b.ltd - G B LTD OPER CO INC	3/3/2023	03-2023	69.00
sec8hap - Section 8 HAP	19044	Ogarabn - ABNER GARCIA	3/3/2023	03-2023	492.00
sec8hap - Section 8 HAP	19045	Ogaritz - ITZAMAR GARCIA	3/3/2023	03-2023	1,100.00
sec8hap - Section 8 HAP	19046	Ogarsal - GARCIA	3/3/2023	03-2023	2,530.00
sec8hap - Section 8 HAP	19047	Ogarspr - SPRING GARDENS VINELAND LLC	3/3/2023	03-2023	7,096.00
sec8hap - Section 8 HAP	19048	Ogarvin - VINELAND GARDENS LLC	3/3/2023	03-2023	895.00
sec8hap - Section 8 HAP	19049	Oghebre - BRENDAN G GHEEN	3/3/2023	03-2023	907.00
sec8hap - Section 8 HAP	19050	Ogibjam - GRIBBLE JR	3/3/2023	03-2023	835.00
sec8hap - Section 8 HAP	19051	Ogromad - MADHU GROUP LLC	3/3/2023	03-2023	2,200.00
sec8hap - Section 8 HAP	19052	Ohagdan - DANIEL HAGEMAN JR	3/3/2023	03-2023	2,525.00
sec8hap - Section 8 HAP	19053	Ohemtom - BTW 4 LLC	3/3/2023	03-2023	1,150.00
sec8hap - Section 8 HAP	19054	Ohereri - 123 SOUTH 4TH STREET LLC	3/3/2023	03-2023	3,905.00
sec8hap - Section 8 HAP	19055	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	3/3/2023	03-2023	2,201.00
sec8hap - Section 8 HAP	19056	Ohfprop - HF PROPERTY MANAGEMENT	3/3/2023	03-2023	1,654.00
sec8hap - Section 8 HAP	19057	Oholasm - ASM HOLDINGS LLC	3/3/2023	03-2023	455.00
sec8hap - Section 8 HAP	19058	Oholvin - VINELAND 18 HOLDINGS LLC	3/3/2023	03-2023	579.00
sec8hap - Section 8 HAP	19059	Ohomhec - HECS HOMES LLC	3/3/2023	03-2023	841.00
sec8hap - Section 8 HAP	19060	Ohomoa - O&A HOME RENTAL LLC	3/3/2023	03-2023	1,400.00
sec8hap - Section 8 HAP	19061	Ohomsky - SKYLO HOMES LLC	3/3/2023	03-2023	503.00
sec8hap - Section 8 HAP	19062	Ohomtar - TARKILN HOMES LLC	3/3/2023	03-2023	5,725.00
sec8hap - Section 8 HAP	19063	Ohormil - MILLVILLE HORIZON LLC	3/3/2023	03-2023	1,401.00
sec8hap - Section 8 HAP	19064	Ohougol - GOLD HOUSING PROVIDERS LLC	3/3/2023	03-2023	1,050.00
sec8hap - Section 8 HAP	19065	Houriv - RIVERGROVE HOUSING PARTNERS LLC	3/3/2023	03-2023	12.00
sec8hap - Section 8 HAP	19066	Howkev - KEVIN HOWARD	3/3/2023	03-2023	2,966.00
sec8hap - Section 8 HAP	19067	Oiaplis - LISA A IAPALUCCI	3/3/2023	03-2023	1,513.00
sec8hap - Section 8 HAP	19068	Ointers - VINELAND ASSOCIATES LLC	3/3/2023	03-2023	541.00
sec8hap - Section 8 HAP	19069	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	3/3/2023	03-2023	2,941.00
sec8hap - Section 8 HAP	19070	Ojhorn - JOHN HORNER	3/3/2023	03-2023	33.00
sec8hap - Section 8 HAP	19071	Okapala - PANDA REALTY GROUP LLC	3/3/2023	03-2023	1,293.00
sec8hap - Section 8 HAP	19072	Okatjay - JAY-KAT INVESTMENTS, LLC	3/3/2023	03-2023	885.00
sec8hap - Section 8 HAP	19073	Oklc1llc - KLC1 LLC	3/3/2023	03-2023	1,383.00
sec8hap - Section 8 HAP	19074	Olandic - LANDICINI 566 LLC	3/3/2023	03-2023	1,038.00
sec8hap - Section 8 HAP	19075	Olebzai - LEBRON	3/3/2023	03-2023	2,516.00
sec8hap - Section 8 HAP	19076	Olegmay - MAYERFELD LEGACY TRUST	3/3/2023	03-2023	1,289.00
sec8hap - Section 8 HAP	19077	Olevgab - GABRIELLE LEVITT	3/3/2023	03-2023	850.00
sec8hap - Section 8 HAP	19078	Olhrent - L & H RENTALS	3/3/2023	03-2023	671.00
sec8hap - Section 8 HAP	19079	Olinrob - ROBERT LINDNER	3/3/2023	03-2023	569.00
sec8hap - Section 8 HAP	19080	Ollciig - IIG-1 LLC	3/3/2023	03-2023	893.00
sec8hap - Section 8 HAP	19081	Olocloc - LOCATION LOCATION & TIMING LLC	3/3/2023	03-2023	956.00
sec8hap - Section 8 HAP	19082	Olonlav - DAVID LONGINI	3/3/2023	03-2023	515.00
sec8hap - Section 8 HAP	19083	Olopyad - YADIRA LOPEZ	3/3/2023	03-2023	625.00
sec8hap - Section 8 HAP	19084	Olospro - LOST PROPERTIES LLC	3/3/2023	03-2023	1,774.00
sec8hap - Section 8 HAP	19085	Omanmil - MILLVILLE MANOR LLC	3/3/2023	03-2023	572.00
sec8hap - Section 8 HAP	19086	Omapgre - GREENWOOD MAPLE JAY LLC	3/3/2023	03-2023	944.00

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sec8hap - Section 8 HAP	19087	Omelrose - MELROSE COURT LP	3/3/2023	03-2023	17,340.00
sec8hap - Section 8 HAP	19088	Omenbre - MENDEZ	3/3/2023	03-2023	245.00
sec8hap - Section 8 HAP	19089	Omillvil - MILLVILLE REALTY CORPORATION	3/3/2023	03-2023	2,420.00
sec8hap - Section 8 HAP	19090	Omiryar - MIRANDA	3/3/2023	03-2023	4,156.00
sec8hap - Section 8 HAP	19091	Omonbry - BRYAN P. MONTEMURRO	3/3/2023	03-2023	1,450.00
sec8hap - Section 8 HAP	19092	Oneeshr - SHREE NEEL LLC	3/3/2023	03-2023	2,573.00
sec8hap - Section 8 HAP	19093	Onegcar - CARLOS NEGRON JR	3/3/2023	03-2023	788.00
sec8hap - Section 8 HAP	19094	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	3/3/2023	03-2023	29,153.00
sec8hap - Section 8 HAP	19095	Oolilui - LUIS A OLIVERAS	3/3/2023	03-2023	648.00
sec8hap - Section 8 HAP	19096	Ooyojos - JOSE N OYOLA	3/3/2023	03-2023	320.00
sec8hap - Section 8 HAP	19097	Opaeast - EAST PARK APARTMENTS	3/3/2023	03-2023	7,251.00
sec8hap - Section 8 HAP	19098	Opagang - ANGEL L PAGAN	3/3/2023	03-2023	1,260.00
sec8hap - Section 8 HAP	19099	Oparest - PARVIN ESTATES LLC	3/3/2023	03-2023	66.00
sec8hap - Section 8 HAP	19100	Opargle - GLEN PARK APARTMENTS LP	3/3/2023	03-2023	1,097.00
sec8hap - Section 8 HAP	19101	Oparkto - PARK TOWNE APTS LLC	3/3/2023	03-2023	11,653.00
sec8hap - Section 8 HAP	19102	Opasmar - PASTORE	3/3/2023	03-2023	1,070.00
sec8hap - Section 8 HAP	19103	Opoisil - SILVER POINT MANAGEMENT LLC	3/3/2023	03-2023	1,186.00
sec8hap - Section 8 HAP	19104	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	3/3/2023	03-2023	701.00
sec8hap - Section 8 HAP	19105	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	3/3/2023	03-2023	719.00
sec8hap - Section 8 HAP	19106	Oprofam - FAM PROPERTY MANAGEMENT LLC	3/3/2023	03-2023	1,280.00
sec8hap - Section 8 HAP	19107	Oprotim - TIMARIA PROPERTIES LLC	3/3/2023	03-2023	1,323.00
sec8hap - Section 8 HAP	19108	Opwn822 - 822 PLUM STREET LLC	3/3/2023	03-2023	1,260.00
sec8hap - Section 8 HAP	19109	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	3/3/2023	03-2023	156,071.00
sec8hap - Section 8 HAP	19110	Oramnic - NICHOLAS P RAMBONE	3/3/2023	03-2023	1,455.00
sec8hap - Section 8 HAP	19111	Oreajba - JBAR REALTY LLC	3/3/2023	03-2023	911.00
sec8hap - Section 8 HAP	19112	Orealbf - B & F REAL ESTATE HOLDINGS LLC	3/3/2023	03-2023	1,610.00
sec8hap - Section 8 HAP	19113	Orealsa - S & A REALTY ENTERPRISES LLC	3/3/2023	03-2023	668.00
sec8hap - Section 8 HAP	19114	Oreatmat - MATURO REALTY INC	3/3/2023	03-2023	1,371.00
sec8hap - Section 8 HAP	19115	Oreasar - SARA REAVES	3/3/2023	03-2023	631.00
sec8hap - Section 8 HAP	19116	Oregche - REGENCY CHESTNUT COURT	3/3/2023	03-2023	8,497.00
sec8hap - Section 8 HAP	19117	Oregeas - REGENCY EAST LLC	3/3/2023	03-2023	2,389.00
sec8hap - Section 8 HAP	19118	Orenaco - ACOSTA RENTAL LLC	3/3/2023	03-2023	1,891.00
sec8hap - Section 8 HAP	19119	Orénokg - K G RENOVATIONS LLC	3/3/2023	03-2023	1,121.00
sec8hap - Section 8 HAP	19120	Oriscam - CAMDEN RISING 2 LLC	3/3/2023	03-2023	1,139.00
sec8hap - Section 8 HAP	19121	Orivdie - DIEGO A RIVERA	3/3/2023	03-2023	442.00
sec8hap - Section 8 HAP	19122	Oriviri - IRIS J RIVERA	3/3/2023	03-2023	1,793.00
sec8hap - Section 8 HAP	19123	Orivvic - VICTORIANO RIVERA JR	3/3/2023	03-2023	328.00
sec8hap - Section 8 HAP	19124	Ormidprop - R MIDDLETON PROPERTIES LLC	3/3/2023	03-2023	848.00
sec8hap - Section 8 HAP	19125	Oroceli - ELIZABETH ROCHE	3/3/2023	03-2023	608.00
sec8hap - Section 8 HAP	19126	Orodhen - HENRY RODRIGUEZ	3/3/2023	03-2023	781.00
sec8hap - Section 8 HAP	19127	Orogsal - SALVATORE W ROGGIO	3/3/2023	03-2023	835.00
sec8hap - Section 8 HAP	19128	Orpipro - RPJ PROPERTIES LLC	3/3/2023	03-2023	11,908.00
sec8hap - Section 8 HAP	19129	Oruppab - RUPERTO	3/3/2023	03-2023	1,175.00
sec8hap - Section 8 HAP	19130	Osaiger - GERALD M SAINSOT JR	3/3/2023	03-2023	1,404.00

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sec8hap - Section 8 HAP	19131	Osaldas - DAMIAN & ELAINE SALAS	3/3/2023	03-2023	612.00
sec8hap - Section 8 HAP	19132	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	3/3/2023	03-2023	758.00
sec8hap - Section 8 HAP	19133	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	3/3/2023	03-2023	467.00
sec8hap - Section 8 HAP	19134	Oshabru - BRUCE D SHAW	3/3/2023	03-2023	1,251.00
sec8hap - Section 8 HAP	19135	Osimseb - SIMONE	3/3/2023	03-2023	554.00
sec8hap - Section 8 HAP	19136	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	3/3/2023	03-2023	1,703.00
sec8hap - Section 8 HAP	19137	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	3/3/2023	03-2023	263.00
sec8hap - Section 8 HAP	19138	Ootalb - ALBERTO SOTO	3/3/2023	03-2023	1,090.00
sec8hap - Section 8 HAP	19139	Ospring - SPRING GARDENS ASSOCIATES LLC	3/3/2023	03-2023	541.00
sec8hap - Section 8 HAP	19140	Osqulan - LANDIS SQUARE SR APTS	3/3/2023	03-2023	1,565.00
sec8hap - Section 8 HAP	19141	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	3/3/2023	03-2023	828.00
sec8hap - Section 8 HAP	19142	Oswaway - WAYNE SWANSON	3/3/2023	03-2023	97.00
sec8hap - Section 8 HAP	19143	Otayver - TAYLOR	3/3/2023	03-2023	618.00
sec8hap - Section 8 HAP	19144	Othapau - ALBERTA A QUAIROLI ESTATE	3/3/2023	03-2023	1,082.00
sec8hap - Section 8 HAP	19145	Otimesus - SUSAN V TIMMRECK	3/3/2023	03-2023	815.00
sec8hap - Section 8 HAP	19146	Ovasdap - DAPHNE VASSALOTTI	3/3/2023	03-2023	704.00
sec8hap - Section 8 HAP	19147	Oveljon - JONATHAN VELEZ	3/3/2023	03-2023	1,398.00
sec8hap - Section 8 HAP	19148	Ovelmal - MALADA CRESPO VELEZ	3/3/2023	03-2023	739.00
sec8hap - Section 8 HAP	19149	Ovhosri - SRI VHOMES LLC	3/3/2023	03-2023	1,205.00
sec8hap - Section 8 HAP	19150	Ovinlan - VINELAND VILLAGE APTS	3/3/2023	03-2023	6,860.00
sec8hap - Section 8 HAP	19151	Ovirulou - LOUIS A VIRUET	3/3/2023	03-2023	992.00
sec8hap - Section 8 HAP	19152	Ovitdor - VITALO	3/3/2023	03-2023	924.00
sec8hap - Section 8 HAP	19153	Owalnut - WALNUT REALTY ASSOCIATES LLC	3/3/2023	03-2023	7,629.00
sec8hap - Section 8 HAP	19154	Owassey - SEYMOUR WASSERSTRUM	3/3/2023	03-2023	1,100.00
sec8hap - Section 8 HAP	19155	Owatrob - ROBERT H WATSON	3/3/2023	03-2023	1,400.00
sec8hap - Section 8 HAP	19156	Owhejon - WHEELER	3/3/2023	03-2023	494.00
sec8hap - Section 8 HAP	19157	Owolpro - WOLF PROPERTY HOLDINGS LLC	3/3/2023	03-2023	1,266.00
sec8hap - Section 8 HAP	19158	Owrialf - ALFRED WRIGHT	3/3/2023	03-2023	1,709.00
sec8hap - Section 8 HAP	20230530393	Oahcvtot - AFFORDABLE HOUSING CORP OF VINELAND	2/22/2023	02-2023	9,047.00 2/28/2023
sec8hap - Section 8 HAP	20230530394	Oahctaaa - AFFORDABLE HOUSING CORPORATION	2/22/2023	02-2023	1,410.00 2/28/2023
					656,067.00

Payment Summary

erty=.all AND Bank=sec8admn AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8admn - Section 8 Admi	683	Ocaguas - CAGUAS OF MUNICIPALITY	3/2/2023	03-2023	63.04
sec8admn - Section 8 Admi	684	Oosccos8 - OSCEOLA COUNTY HOUSING	3/2/2023	03-2023	65.16
sec8admn - Section 8 Admi	685	vfl033 - SEMINOLE COUNTY	3/2/2023	03-2023	65.16
sec8admn - Section 8 Admi	686	vfl093 - ORANGE COUNTY HOUSING & C D	3/2/2023	03-2023	65.16
sec8admn - Section 8 Admi	20230530395	vha - HOUSING AUTHORITY CITY OF VINELAND	2/22/2023	02-2023	18,057.00 2/28/2023
sec8admn - Section 8 Admi	20230530396	vha - HOUSING AUTHORITY CITY OF VINELAND	2/22/2023	02-2023	17,998.50 2/28/2023
sec8admn - Section 8 Admi	20230750016	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2023	03-2023	46,300.00
					82,614.02

Payment Summary

erty=.all AND Bank=capsecdp AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Che

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

property=.all AND Bank=sec8hap AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capsecdp - PH Sec Dep Acc	20230720480	vha - HOUSING AUTHORITY CITY OF VINELAND	3/13/2023	03-2023	377.24
					377.24

Payment Summary

property=.all AND Bank=capfsses AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capfsses - VHA FSS Escrow	211	t0012274 - RIVERA	3/13/2023	03-2023	1,945.56
					1,945.56

Payment Summary

property=.all AND Bank=capgenfd AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capgenfd - Public Housing C	2514	vmu - Vineland Municipal Utilities	2/21/2023	02-2023	17,148.19
capgenfd - Public Housing C	2515	sjgas - South Jersey Gas Company	3/3/2023	03-2023	1,581.08
capgenfd - Public Housing C	2516	vmu - Vineland Municipal Utilities	3/3/2023	03-2023	7,657.32
capgenfd - Public Housing C	2517	njdmv - NJ Motor Vehicle Commission	3/6/2023	03-2023	120.00
capgenfd - Public Housing C	20230750006	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2023	03-2023	1,548.00
capgenfd - Public Housing C	20230750015	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2023	03-2023	114,600.00
capgenfd - Public Housing C	20230750017	vha - HOUSING AUTHORITY CITY OF VINELAND	3/13/2023	03-2023	14,401.45
					157,056.04

Payment Summary

property=.all AND Bank=cocc AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Check

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	11737	jccupa - JC'S Custom Painting	2/16/2023	02-2023	5,685.00
cocc - Central Office Cost	11738	vmu - Vineland Municipal Utilities	2/21/2023	02-2023	3,010.15
cocc - Central Office Cost	11739	acehar - Vineland Ace Hardware East	2/24/2023	02-2023	34.31
cocc - Central Office Cost	11740	advenv - Advanced Enviro Systems	2/24/2023	02-2023	938.35
cocc - Central Office Cost	11741	aflac - AFLAC	2/24/2023	02-2023	190.70
cocc - Central Office Cost	11742	axaequ - Equitable	2/24/2023	02-2023	2,515.00
cocc - Central Office Cost	11743	brownc - Brown & Connery LLP	2/24/2023	02-2023	389.50
cocc - Central Office Cost	11744	ccia - Cumberland Co Improvement Auth	2/24/2023	02-2023	83.36
cocc - Central Office Cost	11745	cdwgov - CDW Government Inc	2/24/2023	02-2023	1,817.14
cocc - Central Office Cost	11746	coloni - Colonial Electrical Supply	2/24/2023	02-2023	260.92
cocc - Central Office Cost	11747	inspira - Inspira Health Network Urgent Care, PC	2/24/2023	02-2023	180.00
cocc - Central Office Cost	11748	intsys - Integrated Systems Associates Inc	2/24/2023	02-2023	175.00
cocc - Central Office Cost	11749	michau - Adrien D Michaud Jr	2/24/2023	02-2023	450.00
cocc - Central Office Cost	11750	miles - Miles Technologies	2/24/2023	02-2023	150.00
cocc - Central Office Cost	11751	pbrese - Reserve Account	2/24/2023	02-2023	1,000.00
cocc - Central Office Cost	11752	prich - P C Richard and Son Builders Div	2/24/2023	02-2023	1,851.00
cocc - Central Office Cost	11753	pdq - PDQ Supply Inc	2/24/2023	02-2023	730.54
cocc - Central Office Cost	11754	semper - Semper Secure , LLC	2/24/2023	02-2023	1,729.35
cocc - Central Office Cost	11755	uline - Uline, Inc	2/24/2023	02-2023	890.11
cocc - Central Office Cost	11756	cwa - Communications Workers of America	2/24/2023	02-2023	249.78
cocc - Central Office Cost	11757	acehar - Vineland Ace Hardware East	3/3/2023	03-2023	28.76
cocc - Central Office Cost	11758	ambcom - Ambient Comfort	3/3/2023	03-2023	1,239.00
cocc - Central Office Cost	11759	babbit - Babbitt Manufacturing Co, Inc.	3/3/2023	03-2023	185.00
cocc - Central Office Cost	11760	canfin - Canon Financial Services Inc	3/3/2023	03-2023	40.09
cocc - Central Office Cost	11761	carahsoft - Carahsoft Technology Corporation	3/3/2023	03-2023	3,328.10

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	11762	cdwgov - CDW Government Inc	3/3/2023	03-2023	118.68
cocc - Central Office Cost	11763	combus - COMCAST	3/3/2023	03-2023	1,498.85
cocc - Central Office Cost	11764	dudley - Dudley General Contracting LLC	3/3/2023	03-2023	475.00
cocc - Central Office Cost	11765	gemech - G E Mechanical Inc	3/3/2023	03-2023	607.50
cocc - Central Office Cost	11766	jccupa - JC'S Custom Painting	3/3/2023	03-2023	2,237.75
cocc - Central Office Cost	11767	miles - Miles Technologies	3/3/2023	03-2023	5,431.47
cocc - Central Office Cost	11768	purewa - Pure Water Solutions Inc	3/3/2023	03-2023	129.00
cocc - Central Office Cost	11769	rutgers - Rutgers, The State University of New Jersey	3/3/2023	03-2023	533.00
cocc - Central Office Cost	11770	shred - Shred-It USA LLC	3/3/2023	03-2023	69.50
cocc - Central Office Cost	11771	sjgas - South Jersey Gas Company	3/3/2023	03-2023	2,483.63
cocc - Central Office Cost	11772	totsec - Total Security Alarms, LLC.	3/3/2023	03-2023	1,831.00
cocc - Central Office Cost	11773	maxcom - Max Communications Inc	3/9/2023	03-2023	124.94
cocc - Central Office Cost	11774	aceplu - Ace Plumbing and Electrical Supplies Inc	3/10/2023	03-2023	1,120.00
cocc - Central Office Cost	11775	blocklsi - TELESYSTEM	3/10/2023	03-2023	1,736.76
cocc - Central Office Cost	11776	ccia - Cumberland Co Improvement Auth	3/10/2023	03-2023	49.84
cocc - Central Office Cost	11777	cdwgov - CDW Government Inc	3/10/2023	03-2023	338.10
cocc - Central Office Cost	11778	gatto - Gatto's Septic	3/10/2023	03-2023	412.66
cocc - Central Office Cost	11779	intsys - Integrated Systems Associates Inc	3/10/2023	03-2023	1,006.25
cocc - Central Office Cost	11780	jccupa - JC'S Custom Painting	3/10/2023	03-2023	861.25
cocc - Central Office Cost	11781	mason - W B Mason Co Inc	3/10/2023	03-2023	282.27
cocc - Central Office Cost	11782	miles - Miles Technologies	3/10/2023	03-2023	3,454.00
cocc - Central Office Cost	11783	peters - Peterson Service Co Inc	3/10/2023	03-2023	701.81
cocc - Central Office Cost	11784	riffin - Riggins Inc	3/10/2023	03-2023	33.54
cocc - Central Office Cost	11785	rutgers - Rutgers, The State University of New Jersey	3/10/2023	03-2023	554.00
cocc - Central Office Cost	11786	semper - Semper Secure , LLC	3/10/2023	03-2023	1,537.20
cocc - Central Office Cost	11787	verivi - Verizon Wireless	3/10/2023	03-2023	1,136.23
cocc - Central Office Cost	11788	wex - WEX Bank	3/10/2023	03-2023	1,865.80
cocc - Central Office Cost	11789	axaequ - Equitable	3/10/2023	03-2023	2,515.00
cocc - Central Office Cost	11790	njdmv - NJ Motor Vehicle Commission	3/14/2023	03-2023	120.00
cocc - Central Office Cost	11791	acehar - Vineland Ace Hardware East	3/16/2023	03-2023	190.54
cocc - Central Office Cost	11792	aceplu - Ace Plumbing and Electrical Supplies Inc	3/16/2023	03-2023	565.38
cocc - Central Office Cost	11793	adcase - Advanced Cabinetry & Storage Systems LLC	3/16/2023	03-2023	1,330.00
cocc - Central Office Cost	11794	akequip - A & K EQUIPMENT COMPANY	3/16/2023	03-2023	14,035.18
cocc - Central Office Cost	11795	amacap - Amazon Capital Services Inc	3/16/2023	03-2023	40.67
cocc - Central Office Cost	11796	aprsup - APR SUPPLY CO	3/16/2023	03-2023	87.25
cocc - Central Office Cost	11797	avena - Linda M Avena CPA	3/16/2023	03-2023	7,083.34
cocc - Central Office Cost	11798	bowman - BOWMAN & COMPANY, LLP	3/16/2023	03-2023	850.00
cocc - Central Office Cost	11799	brooke - The Brooke Group LLC	3/16/2023	03-2023	1,822.50
cocc - Central Office Cost	11800	browco - Robert M Browne Court Officer	3/16/2023	03-2023	82.00
cocc - Central Office Cost	11801	callexp - Call Experts New Jersey	3/16/2023	03-2023	352.16
cocc - Central Office Cost	11802	canbus - Canon Solutions America Inc	3/16/2023	03-2023	76.40
cocc - Central Office Cost	11803	ccia - Cumberland Co Improvement Auth	3/16/2023	03-2023	3,119.64
cocc - Central Office Cost	11804	centur - Century Water Conditioning & Purification Inc	3/16/2023	03-2023	1,274.50
cocc - Central Office Cost	11805	cintas - Cintas Corporation #100	3/16/2023	03-2023	537.00
cocc - Central Office Cost	11806	coloni - Colonial Electrical Supply	3/16/2023	03-2023	222.60
cocc - Central Office Cost	11807	conser - County Conservation Company LLC	3/16/2023	03-2023	548.00
cocc - Central Office Cost	11808	cullig - South Jersey Culligan Water	3/16/2023	03-2023	100.93
cocc - Central Office Cost	11809	dudley - Dudley General Contracting LLC	3/16/2023	03-2023	1,998.24
cocc - Central Office Cost	11810	gabage - Eisenstat Gabage and Furman PC	3/16/2023	03-2023	1,871.67
cocc - Central Office Cost	11811	genser - Genserve Inc	3/16/2023	03-2023	568.00

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=02/2023-03/2023 AND Check Date=02/17/2023-03/16/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	11812	getrai - G & E Trailer Sales LLC	3/16/2023	03-2023	728.00
cocc - Central Office Cost	11813	hdsupp - HD Supply Facilities Maintenance LTD	3/16/2023	03-2023	2,185.61
cocc - Central Office Cost	11814	herald - Cape May County Herald Newspaper	3/16/2023	03-2023	153.50
cocc - Central Office Cost	11815	hill - Ronald Hill	3/16/2023	03-2023	1,000.00
cocc - Central Office Cost	11816	himina - DELSEA LAUNDROMAT	3/16/2023	03-2023	811.25
cocc - Central Office Cost	11817	hompro - The Home Depot Pro - SupplyWorks	3/16/2023	03-2023	3,782.96
cocc - Central Office Cost	11818	jccupa - JC'S Custom Painting	3/16/2023	03-2023	2,522.50
cocc - Central Office Cost	11819	jersey - Jersey Elevator LLC	3/16/2023	03-2023	2,748.00
cocc - Central Office Cost	11820	lilfor - LILLISTON FORD, INC.	3/16/2023	03-2023	102.90
cocc - Central Office Cost	11821	mall - MALL CHEVROLET INC	3/16/2023	03-2023	42,826.70
cocc - Central Office Cost	11822	mason - W B Mason Co Inc	3/16/2023	03-2023	334.37
cocc - Central Office Cost	11823	nataut - National Auto Fleet Group	3/16/2023	03-2023	117,558.70
cocc - Central Office Cost	11824	natten - National Tenant Network	3/16/2023	03-2023	524.00
cocc - Central Office Cost	11825	pbrese - Reserve Account	3/16/2023	03-2023	1,000.00
cocc - Central Office Cost	11826	prinsol - Print Solutions Plus Inc	3/16/2023	03-2023	356.25
cocc - Central Office Cost	11827	qbespe - QBE Specialty Insurance Company	3/16/2023	03-2023	4,931.23
cocc - Central Office Cost	11828	rkauto - RK Auto Group	3/16/2023	03-2023	88.87
cocc - Central Office Cost	11829	semper - Semper Secure , LLC	3/16/2023	03-2023	1,537.20
cocc - Central Office Cost	11830	sherwi - Sherwin Williams Company	3/16/2023	03-2023	1,530.14
cocc - Central Office Cost	11831	smilum - I.S. SMICK LUMBER	3/16/2023	03-2023	45.50
cocc - Central Office Cost	11832	totsec - Total Security Alarms, LLC.	3/16/2023	03-2023	155.00
cocc - Central Office Cost	11833	univer - Universal Supply Co	3/16/2023	03-2023	778.97
cocc - Central Office Cost	11834	vann - Vann Dodge Chrysler LLC	3/16/2023	03-2023	214.05
cocc - Central Office Cost	11835	vercon - Verizon Connect Fleet USA LLC	3/16/2023	03-2023	352.00
cocc - Central Office Cost	11836	weaequ - Weaver Equipment Sales & Service	3/16/2023	03-2023	138.38
cocc - Central Office Cost	2162023	paychex - Paychex of New York LLC	2/16/2023	02-2023	391.77
cocc - Central Office Cost	3032023	paychex - Paychex of New York LLC	3/3/2023	03-2023	391.77
cocc - Central Office Cost	5432428	pers - Public Employees Retirement System	2/24/2023	02-2023	11,490.16
cocc - Central Office Cost	5871647	pers - Public Employees Retirement System	2/28/2023	02-2023	11,553.34
cocc - Central Office Cost	20230530397	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	2/22/2023	02-2023	10,317.00
cocc - Central Office Cost	20230530398	ahcvktot - AFFORDABLE HOUSING CORPORATION	2/22/2023	02-2023	11,420.00
cocc - Central Office Cost	20230530399	vha - HOUSING AUTHORITY CITY OF VINELAND	2/22/2023	02-2023	7,917.00
cocc - Central Office Cost	20230530400	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	2/22/2023	02-2023	1,875.00
					338,934.31

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

RESOLUTION #2023-13

Approving Change Order #23, #24 & #25 for
Kidston & Olivio Towers Interior and Plumbing Renovations

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for contractors for Interior and Plumbing Renovations at Kidston and Olivio Towers; and

WHEREAS, the apparent lowest, responsible bidder for this project was Gary F. Gardner, Inc. – 624 Gravelly Hollow Road; Medford, NJ 08055 with a bid of \$2,747,981; and

WHEREAS, the contract was awarded to Gary F. Gardner, Inc. with Resolution 2021-38 at the August 5, 2021 board meeting; and

WHEREAS, change order 023 (\$3,285.98) is necessary for the installation of a temporary plumbing bypass for risers A through D not included in the project; and

WHEREAS, change order 024 (\$4,268.66) is necessary for the replacement of butterfly valves on the domestic water pump not included in the project; and

WHEREAS, change order 025 (\$0.00) is necessary for a contract time extension until August 1, 2023; and

WHEREAS, the aforementioned change orders shall not exceed \$7,554.64 and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change orders of \$7,554.64 for the Kidston & Olivio Towers Interior and Plumbing Renovations.

ADOPTED: March 16, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*
Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 023 Date: 02/28/2023
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

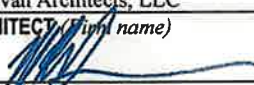
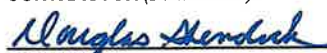
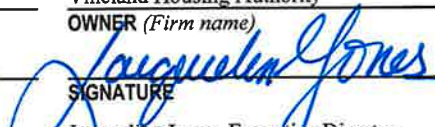
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

02/28/2023 - The gate valve failed when the system was drained. To restore hot water to the A thru D towers a bypass had to be installed until work is to be done in the Mechanical/Boiler Room. The plumber and GC had to work on the problem after hours to try and restore the hot water. It was determined the only option was to bypass the gate valve until the ball valve could be installed once work began replacing the rough plumbing and valves in the Mechanical/Boiler room.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 168,649.07
The Contract Sum prior to this Change Order was	\$ 2,916,630.07
The Contract Sum will be increased by this Change Order in the amount of	\$ 3,285.98
The new Contract Sum including this Change Order will be	\$ 2,919,916.05
The Contract Time will be unchanged by Zero (0) days.	
The new date of Substantial Completion will be	

~~NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC ARCHITECT <i>(Firm name)</i>	Gary F. Gardner, Inc. CONTRACTOR <i>(Firm name)</i>	Vineland Housing Authority OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Michael R. Donovan, Principal PRINTED NAME AND TITLE	Douglas Shendock, Vice-President PRINTED NAME AND TITLE	Jacqueline Jones, Executive Director PRINTED NAME AND TITLE
02/28/2023 DATE	3/1/2023 DATE	3/17/23 DATE

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Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 024 Date: 03/08/2023
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

03/08/2023 - Butterfly valves for booster pump and labor.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 171,935.05
The Contract Sum prior to this Change Order was	\$ 2,919,916.05
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,268.66
The new Contract Sum including this Change Order will be	\$ 2,924,184.71
The Contract Time will be unchanged by Zero (0) days.	
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC ARCHITECT <i>(Firm name)</i>	Gary F. Gardner, Inc. CONTRACTOR <i>(Firm name)</i>	Vineland Housing Authority OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Michael R. Donovan, Principal PRINTED NAME AND TITLE	Douglas Shendock, Vice-President PRINTED NAME AND TITLE	Jacqueline Jones, Executive Director PRINTED NAME AND TITLE
03/08/2023 DATE	3/14/2023 DATE	3/17/23 DATE

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User Notes:

(389ADA4B)

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Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 025 Date: 03/09/2023
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:


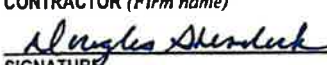
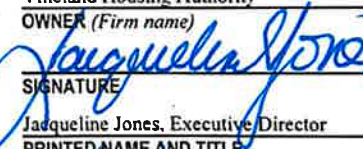
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
03/08/2023 - Contract time extension until August 1st, 2023.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 176,203.71
The Contract Sum prior to this Change Order was	\$ 2,924,184.71
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 2,924,184.71

The Contract Time will be increased by Seventy Eight (78) days.
The new date of Substantial Completion will be 08/01/2023

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Donovan Architects, LLC ARCHITECT <i>(Firm name)</i>	Gary F. Gardner, Inc. CONTRACTOR <i>(Firm name)</i>	Vineland Housing Authority OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Michael R. Donovan, Principal PRINTED NAME AND TITLE	Douglas Shendock, Vice-President PRINTED NAME AND TITLE	Jacqueline Jones, Executive Director PRINTED NAME AND TITLE
03/09/2023 DATE	3/14/2023 DATE	3/17/23 DATE

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

RESOLUTION #2023-14

Transfer Ownership of Authority Owned Vehicle

WHEREAS, the Vineland Housing Authority owns and operates a fleet of vehicles; and

WHEREAS, the Vineland Housing Authority possesses a 2012 Ford E-350 Econoline Van – VIN: 1FTSS3EL4CDA12687 with the current mileage of 30,468; and

WHEREAS, the Ocean City Housing Authority has expressed interest in owning the vehicle for use at the Authority; and

WHEREAS, the transfer of said vehicle is considered in the best interest of both public entities to further the usefulness of public property; and

WHEREAS, it is the desire of the Vineland Housing Authority to transfer ownership of said vehicle to the Ocean City Housing Authority in the amount of \$16,000; and

WHEREAS, N.J.S.A 40A:11-36.2 allows for the transfer of property to another contracting unit without the need for bids; and

WHEREAS, the 2012 Ford E-350 Econoline Van – VIN: 1FTSS3EL4CDA12687 vehicle to be transferred shall be in an "As Is" condition with no warranties or representations as to their use or condition; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby approves the transfer the 2012 Ford E-350 Econoline Van – VIN: 1FTSS3EL4CDA12687 to the Ocean City Housing Authority in the amount of \$16,000.

ADOPTED: March 16, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Asse Ha

Resolution seconded by Commissioner

Chapman

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

2012 Ford E350 Super Duty Cargo Pricing Report

Style: Extended Van 3D

Mileage: 30,468

KBB.com Consumer Rating: 4.4/5

Vehicle Highlights

Fuel Economy: N/A

Engine: V8, Flex Fuel, 5.4 Liter

Transmission: Automatic, 5-Spd w/Overdrive

Drivetrain: RWD

Country of Assembly: United States

Country of Origin: United States

EPA Class: Vans, Cargo Type

Max Seating: 5

Doors: 3

Body Style: Extended Van

Trade in to a Dealer



Valid for ZIP code 08360 through 03/08/2023

Your Configured Options

Our pre-selected options, based on typical equipment for this car.

✓ Options that you added while configuring this car.

Exterior Color

✓ White

Engine

V8, Flex Fuel, 5.4 Liter

Transmission

✓ Automatic, 5-Spd w/Overdrive

Drivetrain

RWD

Accessory Packages

Handling Pkg

Braking and Traction

AdvanceTrac

ABS (4-Wheel)

Comfort and Convenience

Air Conditioning

Power Windows

Power Door Locks

Cruise Control

Steering

Power Steering

Tilt Wheel

Entertainment and Instrumentation

AM/FM Stereo

CD/MP3 (Single Disc)

Sirius Satellite

SYNC

Safety and Security

Dual Air Bags

Cargo and Towing

✓ Towing Pkg

Wheels and Tires

Steel Wheels

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

RESOLUTION #2023-15

Resolution Awarding Pest Control Services Contract

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Bids for Pest Control Services; and

WHEREAS, two bids for Pest Control Services was received; and

WHEREAS, Elder Pest Control is the apparent lowest qualified bidder; and

WHEREAS, it is recommended to the Board of Commissioners a contract to **Elder Pest Control, Inc. – 505 Hamilton Avenue; Linwood, NJ 08221** to provide the Housing Authority of the City of Vineland with its Pest Control Services for the period April 1, 2023 through March 31, 2024 per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Pest Control Services contract to **Elder Pest Control, Inc.** for the term indicated above.

ADOPTED: March 16, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Chapman

Resolution seconded by Commissioner

Porter

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


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

CERTIFICATION

Funding is available for:

PEST CONTROL SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4430-07-000.


Wendy Hughes
Certifying Financial Officer
3/16/23
Date

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

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

PEST CONTROL SERVICES

UNIT PRICING TABLE PAGE 1 OF 2

CODE	DESCRIPTION	UNIT PRICE (TREATMENT FOR 1 MONTH)	# OF UNITS SERVICES ARE RENDERED	TOTAL PRICE
EX-ASSELTA	Provide price to exterminate at Asselta Acres (Defined in specification above, service all units 1 time)	225 ⁰⁰	12	\$ 2700 ⁰⁰
EXT-PARKVIEW	Provide price to exterminate at ParkView Apartments (Defined in specification above, service all units 1 time)	1125 ⁰⁰	12	\$13500 ⁰⁰
EXT-KIDSTON	Provide price to exterminate at Kidston Towers (Defined in specification above, service all units 1 time)	4635 ⁰⁰	12	\$55620 ⁰⁰
EXT-DORAZIO	Provide price to exterminate at D'Orazio Terrace (Defined in specification above, service all units 1 time)	450 ⁰⁰	12	\$5,400 ⁰⁰
EXT-CLIVIO	Provide price to exterminate at Clivio Towers (Defined in specification above, service all units 1 time)	450 ⁰⁰	6	\$2700 ⁰⁰
EXT-TARKILN	Provide price to exterminate at Tarkiln Acres (Defined in specification above, service 75 units 1 time)	3375 ⁰⁰	12	\$40500 ⁰⁰
EXT-SPECIAL	Provide price for unscheduled special exterminate at any listed property (Defined in specification above, capped at \$50/treatment)	50 ⁰⁰	30	\$1500 ⁰⁰

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows: \$ 23,262⁰⁰

TWENTY THREE THOUSAND TWO HUNDRED & SIXTY TWO DOLLARS
TOTAL PRICE IN WRITTEN WORD FORM

Total number of units by site:	
Asselta Acres	50
ParkView	25
Kidston Towers	103
D'Orazio Terrace	100
Clivio Towers	100
Tarkiln Acres	150

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

ELDER PEST CONTROL BY Tom Thompson

Firm Name: 505 HAMILTON AVE LINWOOD NJ 08221
Street, Town, State, Zip Code

Telephone: 609 748 8001 Fax: 609 926 0506

Sworn to and subscribed before me on this day of March 23

Signature of proposer if the proposer is an individual: [Signature]

Signature of partner if proposer is a partnership: [Signature]

Signature of officer if the proposer is a corporation: [Signature]

Title: OWNER/OPERATOR

LORENA PALMIGIANO AMATO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/6/2023

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

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

PEST CONTROL SERVICES

UNIT PRICING TABLE PAGE 2 OF 2

CODE	DESCRIPTION	UNIT PRICE	QUANTITY	Total
EXT-BED-0BR	Provide Price for treatment of Bed Bugs in an efficiency apartment.	249 ⁰⁰		
EXT-BED-1BR	Provide Price for treatment of Bed Bugs in a one (1) bedroom apartment.	299 ⁰⁰		
EXT-BED-2BR	Provide Price for treatment of Bed Bugs in a two (2) bedroom apartment.	299 ⁰⁰		
EXT-BED-3BR	Provide Price for treatment of Bed Bugs in a three (3) bedroom apartment.	329 ⁰⁰		
EXT-BED-4BR	Provide Price for treatment of Bed Bugs in a four (4) bedroom apartment.	349 ⁰⁰		
EXT-BED-5BR	Provide Price for treatment of Bed Bugs in a five (5) bedroom apartment.	449 ⁰⁰		
EXT-BED-6BR	Provide Price for treatment of Bed Bugs in a six (6) bedroom apartment.	549 ⁰⁰		
EXT-BED-HOUSE	Provide Price for treatment of Bed Bugs in a Single family home (not to exceed 1500 sq Ft.)	649 ⁰⁰		
EXT- HOURS	Provide Price for 1 exterminator per hour. (Estimated # of hours for the length of the contract is 20)	95 ⁰⁰	20	\$ 1900 ⁰⁰

Apartment Size by Average Total Square Footage

376	Average Square footage for an EFFICIENCY apartment
704	Average Square footage for a ONE BEDROOM apartment
732	Average Square footage for a TWO BEDROOM apartment
792	Average Square footage for a THREE BEDROOM apartment
1008	Average Square footage for a FOUR BEDROOM apartment
1310	Average Square footage for a FIVE BEDROOM apartment
1470	Average Square footage for a SIX BEDROOM apartment

1,100 Sq. Ft.	Average Single Family Home
---------------	----------------------------

No contract adjustments will be issued on the sizes or square footage of the apartments. See section 8 for a breakdown of the units by pricing. Apartments range from a 376 Square foot efficiency to a 1470 Square foot 6 bedroom apartment.

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

RESOLUTION #2023-16

Resolution to Dispose of Furniture and Equipment
Utilizing the Disposition Policy

WHEREAS, it is necessary from time to time for the Housing Authority of the City of Vineland to dispose of surplus property; and

WHEREAS, the Authority owns furniture and equipment (a complete list of same is attached as **Exhibit "A"**), which is obsolete; and

WHEREAS, the Authority no longer has use for the aforesaid furniture and equipment; and

WHEREAS, the Authority wishes to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority's Disposition Policy; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland that the Executive Director is directed to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority's Disposition Policy.

ADOPTED: March 16, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Chapman

Resolution seconded by Commissioner

Porter

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

3/10/23

HOUSING AUTHORITY OF VINELAND - MARCH, 2023 - EVICTIONS

1. ADRIANA DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on February 6, 2023. Trial is scheduled for March 15, 2023.

2. SANTA SANTANA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. While we were awaiting a Case Management Conference date, we were advised by the Authority to dismiss the case with the Court. This matter will be removed from the list.

3. AMY DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference is scheduled for March 10, 2023.

4. IVELISSE RIVERA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. While we were awaiting a Case Management Conference date from the Court, we were advised by the Authority to dismiss the case with the Court. This matter will be removed from the list.

5. SHERRIE WILLIAMS

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on January 19, 2023. We are currently awaiting a trial date from the Court.

6. REINALDO RODRIGUEZ

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

7. IGRACIO TURPEAU

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

8. MOLLY COOK

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

3/10/23

MELROSE COURT - MARCH, 2023 - EVICTIONS

1. YESMARIE TORRES-TORRES

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference was held on February 6, 2023. Thereafter, we were advised by the Authority to dismiss the case with the Court. This matter will be removed from the list.

2. SALLY BELTRAN-ACEVEDO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on February 6, 2023. Trial is scheduled for March 22, 2023.

3. ISA SERRANO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. While we were awaiting a Case Management Conference date, we were advised by the Authority to dismiss the case with the Court. This matter will be removed from the list.

4. JESSICA CARDONA

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