
Housing Authority of the City of Vineland

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners' Meeting

*March 20, 2025
6 p.m.*

REVISED

Housing Authority of the City of Vineland

AGENDA

Thursday, March 20, 2025

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 20, 2025
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Reports
8. Old Business
9. New Business
10. Resolutions:
 - # 2025-11 Monthly Expenses **(updated)**
 - # 2025-12 Award Pest Control Services Contract
 - # 2025-13 Award Special Legal Services Contract – Landlord/Tenant
 - # 2025-14 Authorizing Entering into a Contract Agreement with Global Furniture Group
 - # 2025-15 Approve Contract Modifications for Modernization of Elevators at Kidson and Olivio Towers
 - # 2025-16 Approving HVAC Equipment and Repairs – Administrative Offices
- Executive Session if required*
11. Comments from the press and/or public *(limited to 2 minutes for each speaker)*
12. Comments from Board Members
- The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.*
13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING **Thursday, February 20, 2025** **6:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, February 20, 2025, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on January 16, 2025. A motion was made by Commissioner Porter and seconded by Commissioner Chapman. The following vote was taken:

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

Fee Account's Report:

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the four months ending January 31, 2025.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones requested an update from Ron Miller on the construction renovation projects. Ron reported quotes were received for the community room furniture and are being reviewed.

Staff met with the new architect regarding the Tarkiln Acres roof and are waiting on the fee proposal from the architect.

There was a meeting today on the elevator project. This project is in a close-out phase. It is anticipated an amendment to this contract will be presented at the March Board meeting. There is a maintenance component to this project for the next two years after substantial completion and in order to close the project we have to amend the contract. It is not going to change any of the scope or numbers. It needs to be amended in order to close out the AIA, which is the payment application. The punch list was reviewed with elevator consultants.

Kidston and Olivio water filtration equipment was removed by the general contractor from the building. It was sent back to the manufacturer and it is being programmed. The general contractor also went under contract with South Jersey Water to reinstall equipment to test it and make sure it works.

No new update on the fire pump replacement. As mentioned last month, the fueling station for the pump replacement remains incomplete.

The weather is delaying the pouring of concrete at D'Orazio Terrace, building #1. The general contractor is hoping to pour next week with the upcoming warmer weather. All the appliances were installed into all units today. Final cleaning of the units will probably be next week.

The staff met with the architects regarding the D'Orazio Terrace Community Room. The VHA is awaiting a proposal to layout the floor plan.

Ron explained building #3 at Asselta Acres is a unique building. This building contains all 6-bedroom units. Currently, the VHA has a total of four 6-bedroom units in its inventory, and they are all in this building. There is not a need for this size units anymore. Family sizes do not dictate the need for these size unit. Currently, two of these units are empty. They have been taken offline and they happen to be right next to each other. There is a big demand for two bedroom and one-bedroom units. There are only a couple of one-bedroom units in the VHA's inventory available for those that are not elderly or do not have a disability. The VHA staff along with the architects are looking into converting two 6-bedrooms into four units (2 - 1-bedroom, 2 - 2-bedrooms) enabling the Authority to house more families. An initial look at this appears the conversion would be possible. This would require zoning approval from the City. It appears there is enough parking on-site.

The Authority is working with an electrical engineer and architect to install new cameras at Kidston and Olivio Towers. The existing cameras were installed in 2005. It is possible to use the same infrastructure. Both buildings were wired together with fiber optics underground.

No community events were held in January. It is hard during the winter months to do anything outside with the families. There was an event in February and the Board will be updated at that March meeting.

Mrs. Jones reported there are two scattered site houses left to be sold. They are both actively under contract and just awaiting a settlement date. There is a resolution tonight to award a physical conditions assessment on the 39 scattered site homes the Authority is keeping. This assessment has to be completed on every property being converted to RAD. This will be part of the application to HUD. The RAD conversion is a bit of a concern because of what is going on in Washington. Hopefully, there are enough people left that know the RAD conversion process.

Another issue in Washington is the continuing resolution which expires March 13th. Right now, the whole country is operating without a budget. Keep in mind that the Authority has the scattered sites under Public Housing as well as D'Orazio. Public Housing will be affected by budget cuts. Section 8 is less likely to be affected by budget cuts.

There are two more payments left on the Capital Bond.

The Authority is at 99.30% occupancy. This occupancy rate is where the rate was pre-COVID. The occupancy and maintenance departments are doing a good job. The Authority is housing as many people as it can house. Maintenance is turning units over quickly and a lot of the backlog of work orders has been reduced.

Section 8's funding was caught up right before the new administration came in. All of the administrative funds the Authority used for HAP payments were replaced and last week the Authority was taken off the naughty list. The Authority can lease if a voucher is released, and the funds are available.

Commissioner Porter asked if the Authority has had any conversations with Congressman Van Drew about the Authority's concerns. Mrs. Jones stated she has had a conversation through a channel.

Chairperson Ruiz-Mesa stated as Board Members he believes congratulations are in order for Mrs. Jones and her staff for selling all of the scattered sites homes which was a big task. Mrs. Jones stated a lot of effort came from Ron and his staff as well as the Brooke Group, consultant.

Commissioner Porter asked regarding the status of the furniture for the Towers and resident input. Mrs. Jones stated this is being reassessed because the immediate need is chairs. The chairs will be replaced the chairs and the tables at Olivio will be assessed for replacement. Ron stated he and the occupancy manager visited the site and engaged verbally with the tenants inquiring what type of things they need and the tenants also provided input on what type of furniture does not work. Mrs. Jones stated the Authority was waiting to make sure there was enough funds left after all the projects.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2025-05
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,493,217.24. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Absent)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes) — abstain on Brown & Connery invoices.
Chairperson Mario Ruiz-Mesa	(Yes)

Resolution #2025-06

Awarding Contract for RAD Physical Condition Assessment – Scattered Site Project

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-06. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-07

Authorizing Use of Contract #120122-RNG (RingCentral)

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-07. Ron Miller provided explanation of this resolution in regard to the Authority's phone lines. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-08

**Authoring Member Participation in a Cooperative Pricing System
(Camden County Educational Services Commission)**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-08. Ron Miller explained the resolution as well as the following resolution. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-09
Authorizing Use of Contract RFT#FY21-01 (Peterson Service Company)

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-09. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-10
Approving Change Order #8 for Construction Renovations at D'Orazio Terrace

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-10. Ron Miller provided an explanation of the Change Order. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

There is no need for an Executive Session.

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

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:25 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2025

	<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	678,010	282,504	291,296	8,792
OTHER INCOME MISC.	11,090	4,621	2,217	(2,404)
PHA OPERATING SUBSIDY	398,660	166,108	141,938	(24,170)
SECTION 8 ADMIN. FEE INCOME	1,320,000	550,000	505,593	(44,407)
CAPITAL FUNDS	655,000	272,917	276,286	3,369
FSS GRANT-PH	106,920	44,550	44,550	0
CSP-CONGREGATE SERVICES INCOME	50,820	21,175	20,210	(965)
INVESTMENT INCOME	17,830	7,429	15,014	7,585
CF MANAGEMENT FEE	60,000	25,000	60,360	35,360
MGMT FEE-PH	130,260	54,275	52,456	(1,819)
MGMT FEE-SEC 8	146,450	61,021	61,380	359
MGMT FEE-MELROSE	12,090	5,038	5,040	3
MGMT FEE-RAD	450,000	187,500	187,500	0
BOOKKEEPING FEE	12,130	5,054	4,815	(239)
BOOKKEEPING FEE-SEC 8	91,530	38,138	38,362	225
ASSET MGMT FEE	16,680	6,950	7,110	160
SHOP RENT	61,420	25,592	25,595	3
INCOME FROM OTHER AUTHORITIES	481,500	200,625	286,573	85,948
SERVICE INCOME FROM MELROSE	69,390	28,913	19,074	(9,839)
FRAUD RECOVERY	15,000	6,250	33,135	26,885
MISCELLANEOUS INCOME	1,200	500	46,426	45,926
TOTAL INCOME	4,785,980	1,994,158	2,124,930	130,772
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,386,650	577,771	706,636	128,865
PAYROLL TAXES	124,800	52,000	54,999	2,999
HEALTH BENEFITS	520,780	216,992	134,703	(82,289)
CRIMINAL BACKGROUND CHECKS	6,500	2,708	5,634	2,926
TNT/EMPL SCREENING	22,490	9,371	14,710	5,339
LEGAL-GENERAL	24,510	10,213	4,661	(5,552)
LEGAL-OTHER	4,500	1,875	2,685	810
STAFF TRAINING	7,000	2,917	3,271	354
TRAVEL	3,000	1,250	1,203	(47)
ACCOUNTING	87,550	36,479	36,479	(0)
AUDITING	47,780	19,908	19,908	(0)
PORT OUT ADMIN FEES	2,400	1,000	2,680	1,680
MANAGEMENT FEES	273,150	113,813	113,835	23
BOOKKEEPING FEES	103,010	42,921	43,176	255
ASSET MGMT FEES	16,680	6,950	7,110	160
CF MANAGEMENT FEES	60,000	25,000	60,360	35,360
CONSULTANTS	7,100	2,958	12,897	9,939
IT CONSULTANTS	33,680	14,033	19,033	5,000

HOUSING AUTHORITY OF THE CITY OF VINELAND
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	ANNUAL BUDGET	BUDGET THRU FEBRUARY	ACTUAL THRU FEBRUARY	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	6,000	2,500	0	(2,500)
MEMBERSHIP DUES/FEES	4,900	2,042	1,376	(666)
PUBLICATIONS	1,300	542	0	(542)
ADVERTISING	4,800	2,000	956	(1,044)
OFFICE SUPPLIES	17,800	7,417	2,640	(4,777)
PAPER	4,000	1,667	1,133	(534)
COMPUTER & SOFTWARE EXPENSES	158,290	65,954	93,254	27,300
FUEL-ADMIN	2,200	917	0	(917)
TELEPHONE AND CELL	39,500	16,458	13,637	(2,821)
POSTAGE	24,500	10,208	4,434	(5,774)
COPIER SUPPLIES	8,400	3,500	2,597	(903)
INTERNET	7,000	2,917	1,878	(1,039)
GPS VEHICLE TRACKING	1,400	583	595	12
INSPECTION FEES	10,730	4,471	4,458	(13)
COFFEE SUPPLIES	1,500	625	417	(208)
MISCELLANEOUS EXPENSES	18,700	7,792	17,902	10,110
TOTAL ADMINISTRATION EXPENSES	<u>3,042,600</u>	<u>1,267,750</u>	<u>1,389,257</u>	<u>121,507</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	26,080	10,867	18,295	7,428
PAYROLL TAXES	2,350	979	1,424	445
TENANT CONTRACT SERVICES	9,500	3,958	5,685	1,727
OTHER	6,000	2,500	3,109	609
TOTAL TENANT SERVICES	<u>43,930</u>	<u>18,304</u>	<u>28,513</u>	<u>10,209</u>
UTILITIES:				
WATER	29,590	12,329	10,940	(1,389)
ELECTRIC	155,610	64,838	77,456	12,619
GAS	24,000	10,000	14,973	4,973
GARBAGAE/TRASH REMOVAL	10,900	4,542	5,059	517
SEWER	55,350	23,063	22,452	(611)
TOTAL UTILITIES EXPENSE	<u>275,450</u>	<u>114,771</u>	<u>130,880</u>	<u>16,110</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	386,610	161,088	79,174	(81,914)
PAYROLL TAXES	34,790	14,496	6,161	(8,335)
HEALTH BENEFITS	111,670	46,529	28,555	(17,974)
MAINTENANCE UNIFORMS	2,270	946	1,672	726
VEHICLE GAS, OIL, GREASE	19,740	8,225	7,370	(855)
MATERIALS	94,190	39,246	29,564	(9,682)
CONTRACT-COSTS	105,910	44,129	38,366	(5,763)
REPAIRS-VEHICLES	7,610	3,171	5,458	2,287
RENT EXPENSE	15,190	6,329	6,330	1
EXTERMINATION	6,460	2,692	3,823	1,131
TRASH REMOVAL	8,890	3,704	3,598	(106)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2025

	ANNUAL BUDGET	BUDGET THRU FEBRUARY	ACTUAL THRU FEBRUARY	FROM BUDGET (+OVER/-UNDER)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	793,330	330,554	210,071	(120,483)
GENERAL EXPENSES:				
BAD DEBTS	5,980	2,492	2,492	0
COMPENSATED ABSENCES	14,000	5,833	5,833	(0)
FSS ESCROWS-SEC 8	72,000	30,000	18,184	(11,816)
INSURANCE	199,000	82,917	74,049	(8,868)
PAYMENTS IN LIEU OF TAXES	44,940	18,725	18,109	(616)
PENSION - ANNUAL PAYMENT	167,750	69,896	69,896	0
REPLACEMENT RESERVES	95,000	39,583	39,583	(0)
RETIREE HEALTH BENEFITS	97,260	40,525	25,160	(15,365)
TOTAL GENERAL EXPENSES	695,930	289,971	253,306	(36,665)
TOTAL OPERATING EXPENSES	4,851,240	2,021,350	2,012,027	(9,322)
PROFIT (LOSS) EXCLUDING HAP	(65,260)	(27,192)	112,903	140,094
HAP REVENUES	8,241,000	3,433,750	4,112,673	678,923
HAP EXPENSES	8,169,000	3,403,750	4,112,350	708,600
NET HAP (LOSS)	72,000	30,000	323 *	(29,677)
GRAND TOTAL PROFIT (LOSS)	6,740	2,808	113,226	110,417
UNRECONCILED HUD HELD RESERVES AT 02/28/25			104,883	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			218,109	

Housing Authority of the City of Vineland

Administrative Report

DATE: March 13, 2025

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for February 2025)

PERIOD: February 13, 2025, to March 12, 2025

Rental Assistance Demonstration (RAD) Conversions - Status

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

Development	CHAP Award Date	RAD Closing Date	RAD Effective Date
Kidston/Olivio	02/13/2018	11/06/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
Scattered Sites	7/24/2024	TBD	TBD
D’Orazio	12/07/2018 (Rescinded)	TBD	TBD

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after the close-out of the current construction project and the award of the fire-pump project.

Quotations for community room furniture are being obtained. Orders are expected to be placed in March or April.

Renovation Projects

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	<i>March 2025 – Waiting on an A&E proposal for this project;</i> Feb 2025 – project is currently in the planning stages with JW Pedersen Architect, a project kicking off meeting was held in January;

<p style="text-align: center;">KT/OT – Elevator Refurbishment;</p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p> <p>11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.</p> <p>12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.</p> <p>1/2024 – A change order is needed to replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received.</p>	<p style="text-align: center;">Bid opening on 5/17/22</p> <hr/> <p>2/2024 – Equipment for the modernization is pending delivery from the manufacturer.</p> <p>04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of-service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.</p> <p>05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.</p> <p>6/2021 – No Update;</p> <p>9/2021 – A&E proposals received and under review;</p> <p>12/2023- Project is in the planning stages with the architects;</p> <p>1/2024 –Architect is preparing a proposal for this project; The plan is to move forward in 2024;</p> <p>2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process;</p> <p>9/2024 – No change in project status;</p> <p>06/2024 – Modernization work on elevators in both Kidston & Olivio continues; One elevator remains in service at both buildings;</p> <p>7/2024 - – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers – Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings. A further explanation at the Board meeting regarding Kidston Towers.</p> <p>8/2024-Kidston Towers –Car #1 will be taken out of service for modernization starting mid-August. Olivio Towers – Car #2 is scheduled for completion and inspection at the end of August, once completed work will begin on elevator Car #1. One elevator car remains in service and operational at both buildings.</p>	<p>09/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 will be taken out of service for modernization once Car #2 is operational. Olivio Towers – Car #2 is delayed – the contractor is working to obtain fire alarm devices that are required for proper operation of the car. One elevator car remains in service and operational at both buildings.</p> <p>10/2024 - – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 is out of service for modernization. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at both buildings. A change order will be presented to request an extension in time to complete the project.</p> <p>11/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.</p> <p>12/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.</p> <p>1/2025- All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.</p> <p>2/2025 - All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.</p> <p><i>No status change from February 2025.</i></p>
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Kidston & Olivio Towers – Renovation Projects - Active

Scope of Work		Comments
<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>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> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4; 4/2023 Update: <ul style="list-style-type: none"> - New domestic water pump replacement – Complete; - Kidston mechanical room piping replacement – Complete; - Water filtration system - Olivio is complete; Kidston – parts are backordered; 5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023; 6/2023 Update: No status change; 7/2023 Update: No status change; 8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p>

Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work		Comments
<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> <hr/> <p>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</p> <p>12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p>		<p>02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p>06/2024 – New vendor for water filtration system on schedule for an on-site visit;</p> <p>7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. <u>No update.</u></p> <p>9/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p>01/2025 – No update on this project.</p> <p>2/2025 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; Update: Equipment was removed from the building by Gary F Gardner and sent out for configuration; once returned it will be re-installed and tested.</p> <p><i>3/2025 – Update – The equipment is being reprogrammed and will be re-installed by South Jersey Water Conditioning when reprogramming is complete.</i></p>

Kidston/Olivio Towers – Fire Pump Replacement

9/2023 - Fire Pump Replacement

Project was bid on two occasions –

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

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

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

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

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

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

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

03/2024 - Underground utility infrastructure work has been substantially completed. The tie-in at Kidston remains to be completed. The construction team has been making regular site visits to inspect the work. The fire pump has been shipped by the manufacturer, but not yet delivered to the site. Electrical, mechanical, and concrete work are being completed within the space to prepare for the pump delivery.

04/2024 - The fire pump has been installed in the building, the general contractor is working on piping and electrical work within the building.

05/2024 - Underground utility infrastructure work has been substantially completed. The tie-in at Kidston remains to be completed. The construction team has been making regular site visits to inspect the work. The fire pump has been installed in the building and the general contractor is working on piping and electrical work within the building. The fueling station for the pump has not yet been delivered to the property. Once received, the contractor will schedule an initial startup of the equipment and begin testing. Olivio is planned to be brought online first. Once the new system is activated in Olivio the construction team will focus their efforts on bringing Kidston up on the new system. Both buildings remain fully protected throughout the process.

06/2024 – The wrong fueling station for the pump was delivered to the property; a replacement has been ordered; The new diesel fired pump is now in service; The Vineland Fire Department, Water Department, Code Officials have been kept informed throughout the process. Electrical work related to the old fire pumps needs to be completed. Both buildings are fully protected throughout the project.

7/2024 - The new diesel fire pump is now in service. A change order is required to replace the jockey pump at Olivio Towers. Both buildings remain fully protected throughout the process. The project is currently substantially completed and in the closeout phase.

8/2024 - The wrong fueling station for the pump was delivered to the property, a replacement has been ordered. The new diesel fire pump is in service. The replacement jockey pump at Olivio Towers has been installed. Both buildings remain fully protected throughout the process. The project is currently substantially completed and in the closeout phase.

09/2024 – Pump testing and training was completed with the assistance of the Vineland Fire Department. The project is currently substantially completed and in the closeout phase.

10/2024 - The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project.

11/2024 – The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project. A change order will be presented, a further explanation will be provided at the Board Meeting.

12/2024 - The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project. A change order will be presented, a further explanation will be provided at the Board Meeting.

02/2025 – No update on this project.

03/2025 – No update on this project.

Scattered Site Disposition – Status

- The Scattered Site program was approved for disposition by HUD.
- Several homes have been listed for sale. The chart below summarizes the status of the 72 homes;
- Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; this is due to the low or no availability of rental housing.
- The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working on a presentation for the board to consider, which will change the status of 35 homes from “disposition” to RAD conversion;
- A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial “ok” to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;
- The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;
- Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;
- *Staff continue to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the chart below for status details;*
- *Listings are active on several units. Please see the below chart for status details;*
- *The Authority has requested quotes for the completion of a RAD Physical Conditions Assessment, RFQ's are due to the Authority in early December. Individual assessments are required due to the nature and uniqueness of each scattered site home. – Update: explanation will be provided with resolution.*
- *A kick-off meeting with the project team has been scheduled for the RAD Physical Conditions Assessment process.*

SCATTERED SITE HOMES – STATUS SUMMARY

<i>Date</i>	<i>Addresses</i>	<i>Status</i>	<i>Total Homes</i>
			39 Keeping 33 Selling
<i>2022 Activity</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD – 5/4/22</i>	
	<i>1441 Nylund Drive</i>	<i>SOLD – 05/10/22</i>	
	<i>612 Oxford Street</i>	<i>SOLD – 5/16/22</i>	
	<i>1137 East Elmer Rd</i>	<i>SOLD – 6/28/22</i>	
	<i>864 Columbia Avenue</i>	<i>SOLD – 9/30/22</i>	
	<i>1409 Brown Road</i>	<i>SOLD – 9/8/22</i>	
	<i>1745 Jackson Drive</i>	<i>SOLD – 11/10/22</i>	
	<i>4331 Robert Drive</i>	<i>SOLD – 2/12/22</i>	8 Sold in 2022
<i>2023 Activity</i>	<i>760 N. Mill Rd</i>	<i>SOLD – 12/1/23</i>	
	<i>1091 N. Mill Rd</i>	<i>SOLD – 10/31/23</i>	
	<i>1290 Old Lake Rd</i>	<i>SOLD – 12/29/23</i>	
	<i>930 Charles St</i>	<i>SOLD – 1/11/2024</i>	
	<i>30 Avon Place</i>	<i>SOLD – 1/31/2024</i>	
	<i>5578 High Ridge Rd</i>	<i>SOLD – 1/31/2024</i>	
	<i>1479 Brown Rd</i>	<i>SOLD – 2/21/2024</i>	
	<i>2174 Sunset Ave</i>	<i>SOLD – 4/04/2024</i>	
	<i>5599 Lodge Place</i>	<i>SOLD – 7/01/2024</i>	9 Sold in 2023
<i>2024 Activity</i>	<i>3188 Hance Bridge Rd</i>	<i>SOLD 4/22/2024</i>	
	<i>5633 High Ridge Rd</i>	<i>SOLD – 5/2024</i>	
	<i>721 S. Valley Ave</i>	<i>SOLD – 5/30/2024</i>	
	<i>2961 Athens Way</i>	<i>SOLD – 6/19/2024</i>	
	<i>4630 Bernard Rd</i>	<i>SOLD – 7/02/2024</i>	
	<i>1659 Venus Drive</i>	<i>SOLD – 6/20/2024</i>	
	<i>4509 Noel Drive</i>	<i>SOLD – 5/28/2024</i>	
	<i>38 Victory Lane</i>	<i>SOLD 7/17/24</i>	
	<i>4511 Robin Road</i>	<i>SOLD 8/30/24</i>	
	<i>1460 Neptune Terr</i>	<i>SOLD 9/20/24</i>	
	<i>2935 Athens Way</i>	<i>SOLD 9/16/24</i>	
	<i>1306 Brown Rd</i>	<i>SOLD – 9/30/24</i>	
	<i>1017 Alexander Dr</i>	<i>SOLD – 12/19/24</i>	
	<i>4486 Robin Road</i>	<i>SOLD 12/13/24</i>	14 Sold in 2024
	<i>2149 Berkley Dr</i>	<i>SOLD 2/28/25</i>	1 Sold in 2025
	<i>5691 High Ridge Rd</i>	<i>DOT release received; Pending Settlement;</i>	<i>1 To be sold</i>
		<i>33 Houses being sold;</i>	<i>End of List</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 for confirmation from HUD before moving forward.

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

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

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

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

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

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

March 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing/electrical rough ins are underway. Repairs to the roof are expected to begin within the next few weeks, weather dependent. A limited Survey and Geotech study are being completed to better determine the correct course of action to prevent future water infiltration into the crawl spaces of the building. A further explanation of this project will be provided at the Board meeting.

April 2024 – Project status to be reviewed at board meeting;

May 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing/electrical rough ins are underway. Repairs to the roof are underway. A limited Survey and Geotech

D'Orazio Terrace – Redevelopment - continued

study is being completed to better determine the correct course of action to prevent future water infiltration into the crawl spaces of the building. A further explanation of this project will be provided at the Board meeting.

June 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing\electrical rough ins are underway. The survey for the project is being finalized along with the Geotech report. Change orders will be presented to discuss at the Board meeting.

July 2024 - Construction is fully engaged at the building, drywall, paint, and casework are all simultaneously underway throughout the building. Final plans are currently under review for drainage around the building and in the courtyard. A more detailed update will be provided at the Board meeting.

August 2024 - Construction is fully engaged at the building, drywall, paint, and casework are all simultaneously underway throughout the building. Final plans are currently under review for drainage around the building and in the courtyard. A more detailed update will be provided at the Board meeting.

September 2024 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. A more detailed update will be provided at the Board meeting.

October 2024 - Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. A more detailed update will be provided at the Board meeting.

November 2024 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. Site work is scheduled to begin. A more detailed update will be provided at the Board meeting.

December 2024 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. Site work is scheduled to begin.

January 2025 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. Site work is underway. A more detailed update will be provided at the Board meeting. Occupancy of the building is scheduled for February; however, weather conditions may affect the completion of the site work.

February 2025 – Occupancy of the building is slated for March\April; however, weather conditions may affect the completion of the site work.

March 2025 - Occupancy of the building is slated for March; the remainder of the site work can be completed with the building occupied and as the weather improves.

D'Orazio Terrace – Community Room

January 2025 - Update – Project is currently in the planning stages with JW Pedersen Architect, a project kicking off meeting is anticipated to take place in January.

February 2025 - Update –A project kicking off meeting was held with our Architect.

March 2025 – Update - Update – A&E proposal received and under review.

Asselta Acres – Building 3

February 2025 – This project involves the conversion of two (2) six (6) bedroom units into four (4) units. This project is currently in the space planning stage with JW Pedersen Architect. A project kicking off meeting was held with the Architect in January.

March 2025 - Update – A&E proposal received and under review.

Kidston & Olivio Towers – Camera Replacement

February 2025 - The team is working with the Architect and Electrical Engineer to develop plans for the replacement of security equipment at both Kidston & Olivio Towers. Preliminary information technology infrastructure work has been completed.

March 2025 - Update – pending receipt of A&E proposal.

Melrose Court

The property is 100% occupied. The property is financially sound.

Community Outreach

On December 23, 2024, the staff hosted a toy giveaway for the family sites and scattered sites. During the event, pizza, sodas, cookies, and chips were provided to the families who participated.

The initiative was well received, and we believe it was a huge success. Looking ahead, we are confident that next year's event will benefit from even more positive feedback and increased participation from tenants. The families who joined in truly enjoyed the time spent together during the activity.

No community outreach events were held in the month of January. We look forward to future events in the months ahead.

March 2025 – Update - The Authority in conjunction with Outlaws Burger held an event on February 8th, we had a great turnout. Tenants participated by accepting donated clothing, books, and shoes. They also enjoyed the burgers from Outlaws, and VHA staff had the opportunity to provide beverages and to engage with the tenants in-person at the property. Overall, it was a very nice event—cold, but still very enjoyable! We look forward to future events in the months ahead.



Board of Commissioners
NJ Local Housing Authority Training Program Status

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

Program Statistics Report

10/2024 - 10/2025

Feb2025

Jan2025

Dec2024

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	4	0
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	11	50	40
Total number of units inspected year-to-date - all sites	395	284	234
City Inspections	100	0	25
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	24	34	41
Annual Unit Turnaround Time (For Fiscal Year)	31	33	32
Monthly - Number of Vacancies (at start of month)	9	5	2
Monthly - Number of Vacancies Filled (this month)	8	1	1
Monthly - Average unit turnaround time in days for Lease Up	3	1	6
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	7	27	26
Monthly - Annual Average Number of Vacancies (at start of month)	5	4	4
PIC Score	100.00	100.00	100.00
Occupancy Rate	99.30%	99.30%	99.30%
Public Housing & RAD Waiting List Applicants all lists closed 1/30/2025.			
Families - With Local Preference	117	117	118
Families - Without Local Preference	362	363	362
Elderly (Seniors - 62+)/Disabled - With Local preference	184	187	165
Elderly (Seniors - 62+)/Disabled - Without Local preference	347	342	315
0/1 Bedroom	531	529	480
2 Bedroom	156	155	154
3 Bedroom	71	74	90
4 Bedroom	186	185	173
5 Bedroom	58	58	55
6 Bedroom	8	8	8
Success Rate	25%	25%	25%
Average work order turnaround time in days - Tenant Generated	0.10	0.07	0.09
Number of routine work orders written this month	609	505	570
Number of outstanding work orders from previous month	1,403	1,383	1,313
Total number of work orders to be addressed this month	2,012	1,888	1,883
Total number of work orders completed this month	547	485	500
Total number of work orders left outstanding	1,465	1,403	1,383
Number of emergency work orders written this month	4	13	1
Total number of work orders written year-to-date	2,701	2,092	1,587
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	2	0	2
Section 8			
Level of leased units of previous month was:	1025	1024	1024
Level of leased units this month is:	1026	1025	1025
Number of increased leased-units over last month	1	1	1
Total number of units inspected this month	14	21	29
Programs (Voucher):			
ABA Utilization %	99.27%	99.27%	97.73%
Repayment Agreements	50	49	46
Total repayments due YTD	\$158,144	\$153,853	\$148,008
Total repayments received YTD	\$8,714	\$6,765	\$4,842
PIC Score (Oakview added 10/13)	101.08%	101.08%	101.18%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	632	632	631
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1213	1213	1214
Section 8 Project Based Waiting List Applicants- Oakview - OPEN (2-4br lists open)	726	708	712
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - OPEN	11	8	2
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - OPEN	97	86	61
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	74%/26%	72%/28%	73%/27%
Section 8 - Choice Mobiltiy List	112	112	111
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	26	40	10
The number of residents signed on to the program. (FSS Contracts).	27	27	26

Program Statistics Report**10/2024 - 10/2025****Feb2025****Jan2025****Dec2024**

The number of FSS Participants with established escrow accounts.	15	15	15
Number of residents in need of employment skills (GED, DL, Job Training.)	6	6	4
The number of meetings, workshops and case management services	10	40	1
<u>Congregate Services</u>			
Number of clients on the Congregate Program	41	30	33
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	14	17	17
Number of clients on Laundry Services	21	22	21
Number of clients on Shopping Services	6	6	5
<u>Registered Nurse</u>			
Number of clients served this month	110	100	97
Blood Pressure Clinics (clinics) # of residents attending	1	0	1
Health Assessments/re-assessments	9	4	9
Meds Supervision	25	27	27
<u>VHA - (FAMILY SW)</u>			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	26	30	10
Number of Meetings	1	4	75
Number of residents enrolled in academic/employment workshops (FSS)	6	6	4
<u>VHA - (MEDICAL)</u>			
Number of residents received health assessment	9	4	9
Number of residents health activities of daily living assessments.	60	20	31
Resident's medicine monitoring/supervision for month	25	27	27
Self-sufficiency - improved living conditions.	4	6	10
<u>Community Development Block Grant Program</u>			
<u>Clients Served</u>			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	26	40	75
<u>Income</u>			
Median Family Income (MFI)			
Moderate 80%-51% (MFI)	15	15	15
Low 50%-31% (MFI)	18	18	18
Very Low 30%-0% (MFI)	31	31	31
Total	64	64	64
<u>Client Demographics</u>			
White	9	9	9
Black	7	7	7
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2025-11

A Resolution Approving Regular Monthly Expenses

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

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of \$1,421,696.74.

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 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

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 20, 2025 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
3/20/25

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
4827 - 4876	SECTION 8 HAP PROGRAM LANDLORD/TENANT CHECKS AND OTHER	\$ 841,696.00
		\$33,329.00
23676 - 23877; 500070 - 500071	DIRECT DEPOSITS-LANDLORDS HAPS	\$808,367.00
	SECTION 8 ADM FEE ACCOUNT	\$ 64,589.02
783 - 786; 2025065409, 20250590390, 20250730238 & 20250730249	COMPUTER CHECKS- Ocean First	
		\$64,589.02
-	COMPUTER CHECKS- Tuist	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	\$ 0.00
-	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	\$ 3,818.94
-	COMPUTER CHECKS- Ocean First	\$0.00
128 - 130	COMPUTER CHECKS- Truist	\$3,818.94
	OCEAN FIRST BANK PH SECURITY DEPOSIT	\$ 0.00
	COMPUTER CHECKS	\$0.00
	OCEAN FIRST BANK FSS ESCROW	\$ 0.00
-	COMPUTER CHECKS	\$0.00
	CAPITAL BANK GEN/FUND PH	\$ 125,684.85
2658 - 2660; 2025065408, 5467316899, 20250590389, 20250730237, 20250730245, 20250730255 & 20250730258	COMPUTER CHECKS	
	COCC CASH ACCOUNT	\$ 192,062.53
13895 - 13984; 163276, 1419351, 1422444, 2212025, 2282025, 3072025, 3142025, 5540153, 20250730259 & 710202212025	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	02/21/25 - 03/07/2025 \$ 159,982.94
	PAYROLL TAX LIABILITY	02/21/25 - 03/07/2025 \$ 33,862.46
	TOTAL	\$ 1,421,696.74

Payment Summary

Bank=sec8hap AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	4827	Oapabar - BARCLAY APARTMENTS VENTURES LP	3/4/2025	03-2025	1,388.00
sec8hap - Section 8 HAP	4828	Ocbrenta - C & B RENTALS	3/4/2025	03-2025	1,767.00
sec8hap - Section 8 HAP	4829	Ocoryol - CORTES	3/4/2025	03-2025	2,312.00
sec8hap - Section 8 HAP	4830	Oinvfai - INVESTMENT GROUP LLC	3/4/2025	03-2025	1,890.00
sec8hap - Section 8 HAP	4831	Oosccos8 - OSCEOLA COUNTY HOUSING	3/4/2025	03-2025	7,434.00
sec8hap - Section 8 HAP	4832	t0000066 - CORTES	3/4/2025	03-2025	56.00
sec8hap - Section 8 HAP	4833	t0000388 - RODRIGUEZ	3/4/2025	03-2025	112.00
sec8hap - Section 8 HAP	4834	t0001053 - MEDINA	3/4/2025	03-2025	137.00
sec8hap - Section 8 HAP	4835	t0001073 - PETERSON	3/4/2025	03-2025	5.00
sec8hap - Section 8 HAP	4836	t0004557 - RAMOS	3/4/2025	03-2025	68.00
sec8hap - Section 8 HAP	4837	t0004672 - CRUZ	3/4/2025	03-2025	84.00
sec8hap - Section 8 HAP	4838	t0004893 - BALL	3/4/2025	03-2025	165.00
sec8hap - Section 8 HAP	4839	t0005562 - GASKINS	3/4/2025	03-2025	170.00
sec8hap - Section 8 HAP	4840	t0005715 - VAZQUEZ	3/4/2025	03-2025	134.00
sec8hap - Section 8 HAP	4841	t0005884 - RUIZ	3/4/2025	03-2025	145.00
sec8hap - Section 8 HAP	4842	t0006492 - MOORE	3/4/2025	03-2025	50.00
sec8hap - Section 8 HAP	4843	t0006629 - FORD	3/4/2025	03-2025	85.00
sec8hap - Section 8 HAP	4844	t0006704 - ORTIZ- RAMOS	3/4/2025	03-2025	5.00
sec8hap - Section 8 HAP	4845	t0006766 - MOSS	3/4/2025	03-2025	273.00
sec8hap - Section 8 HAP	4846	t0007021 - SHIELDS	3/4/2025	03-2025	6.00
sec8hap - Section 8 HAP	4847	t0007057 - DESAI	3/4/2025	03-2025	78.00
sec8hap - Section 8 HAP	4848	t0008077 - PEREZ	3/4/2025	03-2025	104.00
sec8hap - Section 8 HAP	4849	t0008506 - HARRIS	3/4/2025	03-2025	87.00
sec8hap - Section 8 HAP	4850	t0008553 - CARLO	3/4/2025	03-2025	53.00
sec8hap - Section 8 HAP	4851	t0010166 - ORTIZ	3/4/2025	03-2025	60.00
sec8hap - Section 8 HAP	4852	t0012269 - PEYTON	3/4/2025	03-2025	17.00
sec8hap - Section 8 HAP	4853	t0013742 - Thomas	3/4/2025	03-2025	33.00
sec8hap - Section 8 HAP	4854	t0013765 - Samuel	3/4/2025	03-2025	83.00
sec8hap - Section 8 HAP	4855	t0013870 - Harris	3/4/2025	03-2025	1.00
sec8hap - Section 8 HAP	4856	t0013888 - SCARBROUGH	3/4/2025	03-2025	223.00
sec8hap - Section 8 HAP	4857	t0013930 - Quinones	3/4/2025	03-2025	26.00
sec8hap - Section 8 HAP	4858	t0013995 - VIERA	3/4/2025	03-2025	90.00
sec8hap - Section 8 HAP	4859	t0014175 - Chavez	3/4/2025	03-2025	15.00
sec8hap - Section 8 HAP	4860	t0014378 - HAND	3/4/2025	03-2025	52.00
sec8hap - Section 8 HAP	4861	t0014727 - Rodriguez	3/4/2025	03-2025	140.00
sec8hap - Section 8 HAP	4862	t0014784 - ARNOLD	3/4/2025	03-2025	159.00
sec8hap - Section 8 HAP	4863	t0014786 - RIVERA VIRUET	3/4/2025	03-2025	96.00
sec8hap - Section 8 HAP	4864	t0015043 - POWELL	3/4/2025	03-2025	154.00
sec8hap - Section 8 HAP	4865	t0015625 - MACIN	3/4/2025	03-2025	108.00
sec8hap - Section 8 HAP	4866	t0015634 - DICKS	3/4/2025	03-2025	52.00
sec8hap - Section 8 HAP	4867	t0015636 - WILSON	3/4/2025	03-2025	63.00
sec8hap - Section 8 HAP	4868	t0015850 - PURNELL	3/4/2025	03-2025	92.00
sec8hap - Section 8 HAP	4869	t0015908 - BEARDSLEY	3/4/2025	03-2025	103.00
sec8hap - Section 8 HAP	4870	t0015929 - ALICEA	3/4/2025	03-2025	121.00
sec8hap - Section 8 HAP	4871	t0018082 - JORDAN	3/4/2025	03-2025	90.00
sec8hap - Section 8 HAP	4872	t0018174 - TURNER	3/4/2025	03-2025	27.00
sec8hap - Section 8 HAP	4873	vfi093 - ORANGE COUNTY HOUSING & C D	3/4/2025	03-2025	1,949.00
sec8hap - Section 8 HAP	4874	vnj058 - SALEM HOUSING AUTHORITY	3/4/2025	03-2025	977.00
sec8hap - Section 8 HAP	4875	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	3/4/2025	03-2025	7,693.00
sec8hap - Section 8 HAP	4876	Ohousin - VINELAND HOUSING AUTHORITY	3/10/2025	03-2025	4,297.00

Payment Summary

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	23676	0537grap - 529-537 GRAPE STREET,LLC	3/5/2025	03-2025	3,433.00
sec8hap - Section 8 HAP	23677	0abobab - BABATUNDE O ABORISADE	3/5/2025	03-2025	1,479.00
sec8hap - Section 8 HAP	23678	0abrawi - ABRAHAN HEREDIA	3/5/2025	03-2025	662.00
sec8hap - Section 8 HAP	23679	0acojol - ACOSTA III	3/5/2025	03-2025	840.00
sec8hap - Section 8 HAP	23680	0acojor - ACOSTA	3/5/2025	03-2025	2,027.00
sec8hap - Section 8 HAP	23681	0ahcpv - AFFORDABLE HOUSING CORPORATION	3/5/2025	03-2025	14,166.00
sec8hap - Section 8 HAP	23682	0ahctaaa - AFFORDABLE HOUSING CORPORATION	3/5/2025	03-2025	94,869.00
sec8hap - Section 8 HAP	23683	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELANE	3/5/2025	03-2025	87,530.00
sec8hap - Section 8 HAP	23684	0albreb - REBECCA C THOMPSON-ALBERT	3/5/2025	03-2025	355.00
sec8hap - Section 8 HAP	23685	0aljess - ALJESS LLC	3/5/2025	03-2025	847.00
sec8hap - Section 8 HAP	23686	0andcar - ANDUJAR	3/5/2025	03-2025	1,145.00
sec8hap - Section 8 HAP	23687	0andjon - JONATHAN ANDREOZZI	3/5/2025	03-2025	1,725.00
sec8hap - Section 8 HAP	23688	0andron - RONALD ANDRO	3/5/2025	03-2025	374.00
sec8hap - Section 8 HAP	23689	0aparab - AB APARTMENTS LLC	3/5/2025	03-2025	3,773.00
sec8hap - Section 8 HAP	23690	0apgava - VALLEY GARDEN APARTMENTS LLC	3/5/2025	03-2025	985.00
sec8hap - Section 8 HAP	23691	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	3/5/2025	03-2025	256.00
sec8hap - Section 8 HAP	23692	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	3/5/2025	03-2025	6,299.00
sec8hap - Section 8 HAP	23693	0assind - INDEPENDENCE ASSOCIATES LLC	3/5/2025	03-2025	892.00
sec8hap - Section 8 HAP	23694	0asslop - LOPEZ & ASSOCIATES LLC	3/5/2025	03-2025	814.00
sec8hap - Section 8 HAP	23695	0augdav - DAVID AUGUSTINE	3/5/2025	03-2025	1,666.00
sec8hap - Section 8 HAP	23696	0banvan - CAMPOS BANDALA	3/5/2025	03-2025	1,193.00
sec8hap - Section 8 HAP	23697	0behant - ANTHONY BEHRENS	3/5/2025	03-2025	782.00
sec8hap - Section 8 HAP	23698	0beredw - EDWIN C & SAVALYN BERGAMO	3/5/2025	03-2025	322.00
sec8hap - Section 8 HAP	23699	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	3/5/2025	03-2025	4,415.00
sec8hap - Section 8 HAP	23700	0betaip - ALPHA BETA CAMDEN LLC	3/5/2025	03-2025	1,425.00
sec8hap - Section 8 HAP	23701	0biaent - BIA ENTERPRISES LLC	3/5/2025	03-2025	633.00
sec8hap - Section 8 HAP	23702	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	3/5/2025	03-2025	1,031.00
sec8hap - Section 8 HAP	23703	0brewst - BREWSTER GARDEN APARTMENTS LLC	3/5/2025	03-2025	1,076.00
sec8hap - Section 8 HAP	23704	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	3/5/2025	03-2025	20,425.00
sec8hap - Section 8 HAP	23705	0bususa - USA BUSY BEE INC	3/5/2025	03-2025	944.00
sec8hap - Section 8 HAP	23706	0cackim - KIMBERLY A CACCHIOLI	3/5/2025	03-2025	1,084.00
sec8hap - Section 8 HAP	23707	0camnil - NILZA R CAMACHO	3/5/2025	03-2025	1,057.00
sec8hap - Section 8 HAP	23708	0carjos - CARVALHO	3/5/2025	03-2025	811.00
sec8hap - Section 8 HAP	23709	0carmar - SIMOES	3/5/2025	03-2025	781.00
sec8hap - Section 8 HAP	23710	0casros - CASTILLO	3/5/2025	03-2025	747.00
sec8hap - Section 8 HAP	23711	0cdgard - CD GARDENS INC.	3/5/2025	03-2025	4,712.00
sec8hap - Section 8 HAP	23712	0chajos - JOSEPH T CHAMBERS	3/5/2025	03-2025	950.00
sec8hap - Section 8 HAP	23713	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	3/5/2025	03-2025	4,961.00
sec8hap - Section 8 HAP	23714	0chuoks - OKSANA CHUMAK	3/5/2025	03-2025	1,632.00
sec8hap - Section 8 HAP	23715	0clafir - FIRST CLASS RENTAL PROPERTIES LLC	3/5/2025	03-2025	1,394.00
sec8hap - Section 8 HAP	23716	0comfar - ESTATE	3/5/2025	03-2025	519.00
sec8hap - Section 8 HAP	23717	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	3/5/2025	03-2025	1,861.00
sec8hap - Section 8 HAP	23718	0damjos - DAMATO	3/5/2025	03-2025	883.00
sec8hap - Section 8 HAP	23719	0decant - ANTHONY P DECESERO	3/5/2025	03-2025	587.00
sec8hap - Section 8 HAP	23720	0dejyes - YESENIA DEJESUS	3/5/2025	03-2025	1,850.00
sec8hap - Section 8 HAP	23721	0delwil - WILSON ZUNUN DE LEON	3/5/2025	03-2025	673.00
sec8hap - Section 8 HAP	23722	0docmay - MAY DOCK APARTMENTS LLC	3/5/2025	03-2025	886.00
sec8hap - Section 8 HAP	23723	0dowter - DOWER	3/5/2025	03-2025	1,850.00
sec8hap - Section 8 HAP	23724	0eas307 - 307 N EAST AVE LLC	3/5/2025	03-2025	599.00
sec8hap - Section 8 HAP	23725	0edwdip - EDWARD DIPALMA	3/5/2025	03-2025	1,047.00

Payment Summary

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Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	23726	Oegbmar - MARY J EGBEH	3/5/2025	03-2025	1,336.00
sec8hap - Section 8 HAP	23727	Oeinmar - MARTIN JAY EINSTEIN	3/5/2025	03-2025	718.00
sec8hap - Section 8 HAP	23728	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	3/5/2025	03-2025	6,785.00
sec8hap - Section 8 HAP	23729	Oequsul - SULLIVAN EQUITITIES LLC	3/5/2025	03-2025	1,041.00
sec8hap - Section 8 HAP	23730	Oestros - ESTATE OF LUIS A ROSADO-TORRES	3/5/2025	03-2025	479.00
sec8hap - Section 8 HAP	23731	Ofamfai - Faiola Family LP	3/5/2025	03-2025	476.00
sec8hap - Section 8 HAP	23732	Ofamip - FAIOLA FAMILY LP	3/5/2025	03-2025	1,379.00
sec8hap - Section 8 HAP	23733	Oflodor - FLOWERS	3/5/2025	03-2025	1,046.00
sec8hap - Section 8 HAP	23734	Oforraf - RAFAEL EDUARDO DILONE FORTUNA	3/5/2025	03-2025	1,326.00
sec8hap - Section 8 HAP	23735	Og.b.ltd - G B LTD OPER CO INC	3/5/2025	03-2025	1,055.00
sec8hap - Section 8 HAP	23736	Ogarabn - ABNER GARCIA	3/5/2025	03-2025	426.00
sec8hap - Section 8 HAP	23737	Ogarsal - GARCIA	3/5/2025	03-2025	2,982.00
sec8hap - Section 8 HAP	23738	Ogarspr - SPRING GARDENS VINELAND LLC	3/5/2025	03-2025	7,910.00
sec8hap - Section 8 HAP	23739	Ogarvin - VINELAND GARDENS LLC	3/5/2025	03-2025	875.00
sec8hap - Section 8 HAP	23740	Ogibjam - GRIBBLE JR	3/5/2025	03-2025	954.00
sec8hap - Section 8 HAP	23741	Ogolrob - ROBERT D GALBIATI	3/5/2025	03-2025	1,227.00
sec8hap - Section 8 HAP	23742	Ogonabr - GONZALEZ JR	3/5/2025	03-2025	1,019.00
sec8hap - Section 8 HAP	23743	Ogonlil - GONZALEZ	3/5/2025	03-2025	1,740.00
sec8hap - Section 8 HAP	23744	Ogroche - CHERRY GROUP LLC	3/5/2025	03-2025	1,579.00
sec8hap - Section 8 HAP	23745	Ogromad - MADHU GROUP LLC	3/5/2025	03-2025	2,783.00
sec8hap - Section 8 HAP	23746	Ogromic - MICHAEL D RUPPERT JR	3/5/2025	03-2025	1,076.00
sec8hap - Section 8 HAP	23747	Ogruedi - EDISON GRULLON	3/5/2025	03-2025	1,817.00
sec8hap - Section 8 HAP	23748	Ohagdan - DANIEL HAGEMAN JR	3/5/2025	03-2025	1,070.00
sec8hap - Section 8 HAP	23749	Ohemtom - BTW 4 LLC	3/5/2025	03-2025	582.00
sec8hap - Section 8 HAP	23750	Ohenreu - HENDLER	3/5/2025	03-2025	1,419.00
sec8hap - Section 8 HAP	23751	Ohereri - 123 SOUTH 4TH STREET LLC	3/5/2025	03-2025	2,685.00
sec8hap - Section 8 HAP	23752	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	3/5/2025	03-2025	3,673.00
sec8hap - Section 8 HAP	23753	Ohfprop - HF PROPERTY MANAGEMENT	3/5/2025	03-2025	1,645.00
sec8hap - Section 8 HAP	23754	Oholasm - ASM HOLDINGS LLC	3/5/2025	03-2025	674.00
sec8hap - Section 8 HAP	23755	Oholgle - GLEN PARK HOLDINGS LLC	3/5/2025	03-2025	2,686.00
sec8hap - Section 8 HAP	23756	Oholvin - VINELAND 18 HOLDINGS LLC	3/5/2025	03-2025	2,721.00
sec8hap - Section 8 HAP	23757	Ohomhec - HECS HOMES LLC	3/5/2025	03-2025	898.00
sec8hap - Section 8 HAP	23758	Ohomsky - SKYLO HOMES LLC	3/5/2025	03-2025	630.00
sec8hap - Section 8 HAP	23759	Ohomtar - TARKILN HOMES LLC	3/5/2025	03-2025	6,516.00
sec8hap - Section 8 HAP	23760	Ohopape - APEX HOPEWELL NJ LLC	3/5/2025	03-2025	632.00
sec8hap - Section 8 HAP	23761	Ohougol - GOLD HOUSING PROVIDERS LLC	3/5/2025	03-2025	1,500.00
sec8hap - Section 8 HAP	23762	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	3/5/2025	03-2025	477.00
sec8hap - Section 8 HAP	23763	Oingden - INGRALDI	3/5/2025	03-2025	1,078.00
sec8hap - Section 8 HAP	23764	Oinvbot - BOTA INVESTMENTS LLC	3/5/2025	03-2025	3,883.00
sec8hap - Section 8 HAP	23765	Oinvday - DAY INVESTMENTS LLP	3/5/2025	03-2025	483.00
sec8hap - Section 8 HAP	23766	Oinvagh - E. G. H. R. E. INVESTMENTS LLC	3/5/2025	03-2025	3,950.00
sec8hap - Section 8 HAP	23767	Oinvens - EMSIG INVESTMENTS LLC	3/5/2025	03-2025	1,201.00
sec8hap - Section 8 HAP	23768	Oinvtra - T-RAY INVESTMENTS LLC	3/5/2025	03-2025	2,182.00
sec8hap - Section 8 HAP	23769	Oinvweb - WEBER INVESTMENT GROUP LLC	3/5/2025	03-2025	6,194.00
sec8hap - Section 8 HAP	23770	Oinvweb2 - WEBER INVESTMENT GROUP 2 LLC	3/5/2025	03-2025	1,672.00
sec8hap - Section 8 HAP	23771	Ojacgar - W JACK	3/5/2025	03-2025	1,768.00
sec8hap - Section 8 HAP	23772	Ojerpri - PRIME JERSEY ESTATES	3/5/2025	03-2025	10,512.00
sec8hap - Section 8 HAP	23773	Ojrljir - JJR JR LLC	3/5/2025	03-2025	926.00
sec8hap - Section 8 HAP	23774	Okatjay - JAY-KAT INVESTMENTS, LLC	3/5/2025	03-2025	589.00
sec8hap - Section 8 HAP	23775	Okcl1lc - KLC1 LLC	3/5/2025	03-2025	1,728.00

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sec8hap - Section 8 HAP	23776	Okorcou - COURTER-KORFF LLC	3/5/2025	03-2025	715.00
sec8hap - Section 8 HAP	23777	Olabfel - LABOY	3/5/2025	03-2025	1,740.00
sec8hap - Section 8 HAP	23778	Olandic - LANDICINI 566 LLC	3/5/2025	03-2025	398.00
sec8hap - Section 8 HAP	23779	Olanedw - EDWARD J LANG	3/5/2025	03-2025	1,300.00
sec8hap - Section 8 HAP	23780	Olebzai - LEBRON	3/5/2025	03-2025	2,644.00
sec8hap - Section 8 HAP	23781	Olegmay - MAYERFELD LEGACY TRUST	3/5/2025	03-2025	152.00
sec8hap - Section 8 HAP	23782	Olevgab - GABRIELLE LEVITT	3/5/2025	03-2025	962.00
sec8hap - Section 8 HAP	23783	Olhrent - L & H RENTALS	3/5/2025	03-2025	798.00
sec8hap - Section 8 HAP	23784	Olinkar - KAREN LINDNER	3/5/2025	03-2025	461.00
sec8hap - Section 8 HAP	23785	Ollckoo - KOONER LLC	3/5/2025	03-2025	1,694.00
sec8hap - Section 8 HAP	23786	Ollcsn2 - SN 22 LLC	3/5/2025	03-2025	2,041.00
sec8hap - Section 8 HAP	23787	Olocloc - LOCATION LOCATION & TIMING LLC	3/5/2025	03-2025	1,068.00
sec8hap - Section 8 HAP	23788	Olonrav - DAVID LONGINI	3/5/2025	03-2025	473.00
sec8hap - Section 8 HAP	23789	Olopyad - YADIRA LOPEZ	3/5/2025	03-2025	710.00
sec8hap - Section 8 HAP	23790	Olospro - LOST PROPERTIES LLC	3/5/2025	03-2025	2,964.00
sec8hap - Section 8 HAP	23791	Omalaug - MIKLAVCIC JR	3/5/2025	03-2025	1,091.00
sec8hap - Section 8 HAP	23792	Omanarc - MANAGEMENT LLC	3/5/2025	03-2025	378.00
sec8hap - Section 8 HAP	23793	Omanrub - RUBY MANAGEMENT	3/5/2025	03-2025	2,350.00
sec8hap - Section 8 HAP	23794	Omapgre - GREENWOOD MAPLE JAY LLC	3/5/2025	03-2025	1,379.00
sec8hap - Section 8 HAP	23795	Omelrose - MELROSE COURT LP	3/5/2025	03-2025	18,786.00
sec8hap - Section 8 HAP	23796	Omenbre - MENDEZ	3/5/2025	03-2025	272.00
sec8hap - Section 8 HAP	23797	Omillvil - MILLVILLE REALTY CORPORATION	3/5/2025	03-2025	2,295.00
sec8hap - Section 8 HAP	23798	Omiryar - MIRANDA	3/5/2025	03-2025	2,386.00
sec8hap - Section 8 HAP	23799	Omonbry - BRYAN P MONTEMURRO	3/5/2025	03-2025	618.00
sec8hap - Section 8 HAP	23800	Omriang - RIVERA	3/5/2025	03-2025	846.00
sec8hap - Section 8 HAP	23801	Omulqua - QUALITY MULTI BR RENTALS LLC	3/5/2025	03-2025	1,963.00
sec8hap - Section 8 HAP	23802	Oneddav - NEDER	3/5/2025	03-2025	1,589.00
sec8hap - Section 8 HAP	23803	Oneeshr - SHREE NEEL LLC	3/5/2025	03-2025	1,700.00
sec8hap - Section 8 HAP	23804	Onegcar - CARLOS NEGRON JR	3/5/2025	03-2025	774.00
sec8hap - Section 8 HAP	23805	Onotop - TOP NOTCH REAL ESTATE LLC	3/5/2025	03-2025	498.00
sec8hap - Section 8 HAP	23806	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	3/5/2025	03-2025	32,599.00
sec8hap - Section 8 HAP	23807	Opaeast - EAST PARK APARTMENTS	3/5/2025	03-2025	8,344.00
sec8hap - Section 8 HAP	23808	Opanpar - PARESH PANCHAL	3/5/2025	03-2025	1,940.00
sec8hap - Section 8 HAP	23809	Oparest - PARVIN ESTATES LLC	3/5/2025	03-2025	68.00
sec8hap - Section 8 HAP	23810	Opasmar - PASTORE	3/5/2025	03-2025	1,282.00
sec8hap - Section 8 HAP	23811	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	3/5/2025	03-2025	3,948.00
sec8hap - Section 8 HAP	23812	Opoisil - SILVER POINT MANAGEMENT LLC	3/5/2025	03-2025	1,085.00
sec8hap - Section 8 HAP	23813	Oproail - ALL PRO GROUP LLC	3/5/2025	03-2025	2,155.00
sec8hap - Section 8 HAP	23814	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	3/5/2025	03-2025	620.00
sec8hap - Section 8 HAP	23815	Oprolha - LHA PROPERTIES LLC	3/5/2025	03-2025	1,618.00
sec8hap - Section 8 HAP	23816	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	3/5/2025	03-2025	729.00
sec8hap - Section 8 HAP	23817	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	3/5/2025	03-2025	16,230.00
sec8hap - Section 8 HAP	23818	Oprotim - TIMARIA PROPERTIES LLC	3/5/2025	03-2025	1,572.00
sec8hap - Section 8 HAP	23819	Oquilou - QUILES	3/5/2025	03-2025	291.00
sec8hap - Section 8 HAP	23820	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	3/5/2025	03-2025	169,749.00
sec8hap - Section 8 HAP	23821	Oramnic - NICHOLAS P RAMBONE	3/5/2025	03-2025	607.00
sec8hap - Section 8 HAP	23822	Oraymar - RAYMOND HOLDINGS LLP	3/5/2025	03-2025	1,347.00
sec8hap - Section 8 HAP	23823	Oreabrt - BRT REAL ESTATE LLC	3/5/2025	03-2025	728.00
sec8hap - Section 8 HAP	23824	Oreadcb - Realty LLC	3/5/2025	03-2025	1,174.00
sec8hap - Section 8 HAP	23825	Orealbf - B & F REAL ESTATE HOLDINGS LLC	3/5/2025	03-2025	2,000.00

Payment Summary

Bank=sec8hap AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	23826	Oreala - S & A REALTY ENTERPRISES LLC	3/5/2025	03-2025	638.00
sec8hap - Section 8 HAP	23827	Oreamat - MATURO REALTY INC	3/5/2025	03-2025	2,331.00
sec8hap - Section 8 HAP	23828	Oreamil - MILLVILLE REALTY CORP	3/5/2025	03-2025	1,082.00
sec8hap - Section 8 HAP	23829	Oreasar - SARA REAVES	3/5/2025	03-2025	865.00
sec8hap - Section 8 HAP	23830	Oregche - REGENCY CHESTNUT COURT	3/5/2025	03-2025	12,673.00
sec8hap - Section 8 HAP	23831	Oregeas - REGENCY EAST LLC	3/5/2025	03-2025	3,307.00
sec8hap - Section 8 HAP	23832	Oreisup - SUPERIOR RE INVESTMENTS LLC	3/5/2025	03-2025	1,889.00
sec8hap - Section 8 HAP	23833	Orenaco - ACOSTA RENTAL LLC	3/5/2025	03-2025	2,049.00
sec8hap - Section 8 HAP	23834	Orenokg - K G RENOVATIONS LLC	3/5/2025	03-2025	183.00
sec8hap - Section 8 HAP	23835	Orensup - SUPERIOR RENTALS LLC	3/5/2025	03-2025	1,417.00
sec8hap - Section 8 HAP	23836	Orivdie - RIVERA	3/5/2025	03-2025	2,409.00
sec8hap - Section 8 HAP	23837	Oriviri - RIVERA	3/5/2025	03-2025	1,293.00
sec8hap - Section 8 HAP	23838	Orodhen - HENRY RODRIGUEZ	3/5/2025	03-2025	885.00
sec8hap - Section 8 HAP	23839	Orogluc - ROGERS	3/5/2025	03-2025	802.00
sec8hap - Section 8 HAP	23840	Orogsal - SALVATORE W ROGGIO	3/5/2025	03-2025	1,082.00
sec8hap - Section 8 HAP	23841	Orpjpro - RPJ PROPERTIES LLC	3/5/2025	03-2025	11,706.00
sec8hap - Section 8 HAP	23842	Orunind - INDIAN RUN APARTMENTS LP	3/5/2025	03-2025	820.00
sec8hap - Section 8 HAP	23843	Oruppab - RUPERTO	3/5/2025	03-2025	1,233.00
sec8hap - Section 8 HAP	23844	Osaiger - GERALD M SAINOT JR	3/5/2025	03-2025	1,311.00
sec8hap - Section 8 HAP	23845	Osalasda - DAMIAN & ELAINE SALAS	3/5/2025	03-2025	2,322.00
sec8hap - Section 8 HAP	23846	Osauaud - SAUNDERS	3/5/2025	03-2025	1,800.00
sec8hap - Section 8 HAP	23847	Osaumar - SAUDERS	3/5/2025	03-2025	652.00
sec8hap - Section 8 HAP	23848	Oschdan - SCHWARTZ	3/5/2025	03-2025	2,000.00
sec8hap - Section 8 HAP	23849	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	3/5/2025	03-2025	743.00
sec8hap - Section 8 HAP	23850	Osenbri - HOUSING PARTNERS LLC	3/5/2025	03-2025	2,307.00
sec8hap - Section 8 HAP	23851	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	3/5/2025	03-2025	210.00
sec8hap - Section 8 HAP	23852	Oshabru - BRUCE D SHAW	3/5/2025	03-2025	1,420.00
sec8hap - Section 8 HAP	23853	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	3/5/2025	03-2025	2,265.00
sec8hap - Section 8 HAP	23854	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP I	3/5/2025	03-2025	1,048.00
sec8hap - Section 8 HAP	23855	Osolmay - MAY SOLUTIONS LLC	3/5/2025	03-2025	876.00
sec8hap - Section 8 HAP	23856	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	3/5/2025	03-2025	4,644.00
sec8hap - Section 8 HAP	23857	Ostotalb - ALBERTO SOTO	3/5/2025	03-2025	1,090.00
sec8hap - Section 8 HAP	23858	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS LLC	3/5/2025	03-2025	2,180.00
sec8hap - Section 8 HAP	23859	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	3/5/2025	03-2025	1,285.00
sec8hap - Section 8 HAP	23860	Oswaway - WAYNE SWANSON	3/5/2025	03-2025	1,222.00
sec8hap - Section 8 HAP	23861	Oswe101 - 101 S WEST LLC	3/5/2025	03-2025	1,898.00
sec8hap - Section 8 HAP	23862	Otayver - TAYLOR	3/5/2025	03-2025	733.00
sec8hap - Section 8 HAP	23863	Othapau - ALBERTA A QUAIROLI ESTATE	3/5/2025	03-2025	1,341.00
sec8hap - Section 8 HAP	23864	Otorism - TORRES	3/5/2025	03-2025	1,548.00
sec8hap - Section 8 HAP	23865	Otowpar - PARK TOWNE APARTMENTS LLC	3/5/2025	03-2025	12,712.00
sec8hap - Section 8 HAP	23866	Ovasdap - DAPHNE VASSALOTTI	3/5/2025	03-2025	698.00
sec8hap - Section 8 HAP	23867	Ovashen - VASQUEZ	3/5/2025	03-2025	979.00
sec8hap - Section 8 HAP	23868	Ovhosri - SRI VHOMES LLC	3/5/2025	03-2025	1,650.00
sec8hap - Section 8 HAP	23869	Ovinlan - VINELAND VILLAGE APTS	3/5/2025	03-2025	3,411.00
sec8hap - Section 8 HAP	23870	Ovirulou - LOUIS A VIRUET	3/5/2025	03-2025	1,056.00
sec8hap - Section 8 HAP	23871	Owalnut - WALNUT REALTY ASSOCIATES LLC	3/5/2025	03-2025	7,288.00
sec8hap - Section 8 HAP	23872	Owassey - SEYMOUR WASSERSTRUM	3/5/2025	03-2025	1,091.00
sec8hap - Section 8 HAP	23873	Owebic - WEBER	3/5/2025	03-2025	2,000.00
sec8hap - Section 8 HAP	23874	Owhihen - WHITE III	3/5/2025	03-2025	914.00
sec8hap - Section 8 HAP	23875	Owolpro - WOLF PROPERTY HOLDINGS LLC	3/5/2025	03-2025	1,661.00

Payment Summary

Bank=sec8hap AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	23876	Owrialf - WRIGHT	3/5/2025	03-2025	1,586.00
sec8hap - Section 8 HAP	23877	Oyasmia - YASMIA 3 LLC	3/5/2025	03-2025	1,361.00
sec8hap - Section 8 HAP	500070	b0000623 - FREEMAN	3/4/2025	03-2025	0.00
sec8hap - Section 8 HAP	500071	t0015601 - LLOYD	3/4/2025	03-2025	0.00
					841,696.00

Payment Summary

Bank=sec8admn AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8admn - Section 8 Admi	783	0osccos8 - OSCEOLA COUNTY HOUSING	3/4/2025	03-2025	420.12
sec8admn - Section 8 Admi	784	vf093 - ORANGE COUNTY HOUSING & C D	3/4/2025	03-2025	70.02
sec8admn - Section 8 Admi	785	vnj058 - SALEM HOUSING AUTHORITY	3/4/2025	03-2025	75.02
sec8admn - Section 8 Admi	786	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	3/4/2025	03-2025	266.56
sec8admn - Section 8 Admi	2025065409	vha - HOUSING AUTHORITY CITY OF VINELAND	3/6/2025	03-2025	3,743.30
sec8admn - Section 8 Admi	20250590390	vha - HOUSING AUTHORITY CITY OF VINELAND	2/28/2025	02-2025	1,138.50 2/28/2025
sec8admn - Section 8 Admi	20250730238	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2025	03-2025	1,475.50
sec8admn - Section 8 Admi	20250730249	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2025	03-2025	57,400.00
					64,589.02

Payment Summary

Bank=nhopbbt AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
nhopbbt - New HOP Inv - B	128	pcrich - P C Richard and Son Builders Div	3/14/2025	03-2025	3,156.00
nhopbbt - New HOP Inv - B	129	hompro - HD SUPPLY formerly Home Depot Pro	3/20/2025	03-2025	212.94
nhopbbt - New HOP Inv - B	130	jccupa - JC'S Custom Painting	3/20/2025	03-2025	450.00
					3,818.94

Payment Summary

Bank=capgenfd AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
capgenfd - Public Housing (	2658	vmu - Vineland Municipal Utilities	2/26/2025	02-2025	21,700.15
capgenfd - Public Housing (	2659	t0002849 - ORTIZ AVILES	3/7/2025	03-2025	55.60
capgenfd - Public Housing (	2660	vmu - Vineland Municipal Utilities	3/13/2025	03-2025	1,843.55
capgenfd - Public Housing (	2025065408	vha - HOUSING AUTHORITY CITY OF VINELAND	3/6/2025	03-2025	5,276.29
capgenfd - Public Housing (	5467316899	sjgas - South Jersey Gas Company	2/24/2025	02-2025	2,325.82 2/28/2025
capgenfd - Public Housing (	20250590389	vha - HOUSING AUTHORITY CITY OF VINELAND	2/28/2025	02-2025	1,712.99 2/28/2025
capgenfd - Public Housing (	20250730237	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2025	03-2025	3,615.19
capgenfd - Public Housing (	20250730245	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2025	03-2025	75,400.00
capgenfd - Public Housing (	20250730255	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2025	03-2025	1,266.00
capgenfd - Public Housing (	20250730258	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2025	03-2025	12,489.26
					125,684.85

Payment Summary

Bank=cocc AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	13895	cwa - Communications Workers of America	2/28/2025	02-2025	187.04
cocc - Central Office Cost	13896	amacap - Amazon Capital Services Inc	2/28/2025	02-2025	699.57
cocc - Central Office Cost	13897	aprsup - APR SUPPLY CO	2/28/2025	02-2025	74.31
cocc - Central Office Cost	13898	canbus2 - CANON U.S.A., INC.	2/28/2025	02-2025	104.94
cocc - Central Office Cost	13899	ccia - Cumberland Co Improvement Auth	2/28/2025	02-2025	53.20
cocc - Central Office Cost	13900	cdwgov - CDW Government Inc	2/28/2025	02-2025	995.91
cocc - Central Office Cost	13901	copet - Jeangelica Santos-Perez	2/28/2025	02-2025	471.61
cocc - Central Office Cost	13902	culligan2 - Culligan of South Jersey	2/28/2025	02-2025	105.00
cocc - Central Office Cost	13903	drainje - Drain Jetters R US LLC	2/28/2025	02-2025	8,096.00
cocc - Central Office Cost	13904	ekrise - KRISE ELECTRICAL CONTRACTOR LLC	2/28/2025	02-2025	7,901.22

Payment Summary

Bank=sec8hap AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	13905	homede - Home Depot Credit Services	2/28/2025	02-2025	155.28
cocc - Central Office Cost	13906	hughes - Wendy Hughes	2/28/2025	02-2025	155.34
cocc - Central Office Cost	13907	miles - Miles IT Company	2/28/2025	02-2025	1,867.00
cocc - Central Office Cost	13908	pdq - PDQ Supply Inc	2/28/2025	02-2025	958.61
cocc - Central Office Cost	13909	robrob - Robinson & Robinson LLC	2/28/2025	02-2025	1,974.00
cocc - Central Office Cost	13910	semper - Semper Secure , LLC	2/28/2025	02-2025	711.60
cocc - Central Office Cost	13911	shred - STERICYCLE, INC.	2/28/2025	02-2025	73.52
cocc - Central Office Cost	13912	aceplu - Ace Plumbing and Electrical Supplies Inc	3/7/2025	03-2025	144.90
cocc - Central Office Cost	13913	aprsup - APR SUPPLY CO	3/7/2025	03-2025	338.21
cocc - Central Office Cost	13914	bolste - Bolster Hardware II LLC	3/7/2025	03-2025	90.80
cocc - Central Office Cost	13915	botsto - BOTTINOS STONE AND GARDEN	3/7/2025	03-2025	174.84
cocc - Central Office Cost	13916	carahsoft - Carahsoft Technology Corporation	3/7/2025	03-2025	4,757.24
cocc - Central Office Cost	13917	ccia - Cumberland Co Improvement Auth	3/7/2025	03-2025	30.39
cocc - Central Office Cost	13918	cintas - Cintas Corporation #100	3/7/2025	03-2025	174.42
cocc - Central Office Cost	13919	coloni - Colonial Electrical Supply	3/7/2025	03-2025	92.40
cocc - Central Office Cost	13920	eldpes - ELDER PEST CONTROL, INC.	3/7/2025	03-2025	5,739.50
cocc - Central Office Cost	13921	himinha - DELSEA LAUNDROMAT	3/7/2025	03-2025	936.25
cocc - Central Office Cost	13922	hompro - HD SUPPLY formerly Home Depot Pro	3/7/2025	03-2025	379.82
cocc - Central Office Cost	13923	jccupa - JC'S Custom Painting	3/7/2025	03-2025	1,711.25
cocc - Central Office Cost	13923	jccupa - JC'S Custom Painting	3/19/2025	03-2025	-1,711.25
cocc - Central Office Cost	13924	mason - W B Mason Co Inc	3/7/2025	03-2025	566.40
cocc - Central Office Cost	13925	miles - Miles IT Company	3/7/2025	03-2025	3,250.00
cocc - Central Office Cost	13926	prinsol - Print Solutions Plus Inc	3/7/2025	03-2025	385.25
cocc - Central Office Cost	13927	rkauto - RK Auto Group	3/7/2025	03-2025	147.78
cocc - Central Office Cost	13928	secgcs - GCSI Security Group	3/7/2025	03-2025	954.50
cocc - Central Office Cost	13929	sherwi - Sherwin Williams Company	3/7/2025	03-2025	617.40
cocc - Central Office Cost	13930	staadv - Staples, Inc.	3/7/2025	03-2025	501.08
cocc - Central Office Cost	13931	veriw - Verizon Wireless	3/7/2025	03-2025	1,361.03
cocc - Central Office Cost	13932	xpress - Xpress Electronic Services, Inc.	3/7/2025	03-2025	260.00
cocc - Central Office Cost	13933	blocklsi - TELESYSTEM	3/14/2025	03-2025	2,096.42
cocc - Central Office Cost	13934	ccia - Cumberland Co Improvement Auth	3/14/2025	03-2025	140.60
cocc - Central Office Cost	13935	coloni - Colonial Electrical Supply	3/14/2025	03-2025	487.06
cocc - Central Office Cost	13936	eldpes - ELDER PEST CONTROL, INC.	3/14/2025	03-2025	974.00
cocc - Central Office Cost	13937	joskel - JOSEPH KELLY	3/14/2025	03-2025	60.00
cocc - Central Office Cost	13938	miles - Miles IT Company	3/14/2025	03-2025	11,283.00
cocc - Central Office Cost	13939	natten - National Tenant Network	3/14/2025	03-2025	2,032.50
cocc - Central Office Cost	13940	pdq - PDQ Supply Inc	3/14/2025	03-2025	1,518.20
cocc - Central Office Cost	13941	riggin - Riggins Inc	3/14/2025	03-2025	89.85
cocc - Central Office Cost	13942	rutgers - Rutgers, The State University of New Jersey	3/14/2025	03-2025	821.00
cocc - Central Office Cost	13943	smigre - GREG SMITH TREE SERVICE LLC	3/14/2025	03-2025	2,700.00
cocc - Central Office Cost	13944	yardi - Yardi Systems Inc	3/14/2025	03-2025	32.00
cocc - Central Office Cost	13945	amacap - Amazon Capital Services Inc	3/20/2025	03-2025	1,870.83
cocc - Central Office Cost	13946	aprsup - APR SUPPLY CO	3/20/2025	03-2025	491.20
cocc - Central Office Cost	13947	avena - Linda M Avena CPA	3/20/2025	03-2025	7,295.83
cocc - Central Office Cost	13948	barret - Barretta Plumbing Heating Cooling	3/20/2025	03-2025	279.00
cocc - Central Office Cost	13949	bolste - Bolster Hardware II LLC	3/20/2025	03-2025	165.59
cocc - Central Office Cost	13950	brownc - Brown & Connery LLP	3/20/2025	03-2025	860.00
cocc - Central Office Cost	13951	callexp - Call Experts New Jersey	3/20/2025	03-2025	386.70
cocc - Central Office Cost	13952	canbus2 - CANON U.S.A., INC.	3/20/2025	03-2025	272.78
cocc - Central Office Cost	13953	carahsoft - Carahsoft Technology Corporation	3/20/2025	03-2025	6,840.79
cocc - Central Office Cost	13954	ccia - Cumberland Co Improvement Auth	3/20/2025	03-2025	3,884.62
cocc - Central Office Cost	13955	cintas - Cintas Corporation #100	3/20/2025	03-2025	744.66
cocc - Central Office Cost	13956	coloni - Colonial Electrical Supply	3/20/2025	03-2025	129.50
cocc - Central Office Cost	13957	combus - COMCAST	3/20/2025	03-2025	379.89
cocc - Central Office Cost	13958	conser - County Conservation Company LLC	3/20/2025	03-2025	210.00
cocc - Central Office Cost	13959	culligan2 - Culligan of South Jersey	3/20/2025	03-2025	77.50

Payment Summary

Bank=sec8hap AND mm/yy=02/2025-03/2025 AND Check Date=02/21/2025-03/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	13960	eldpes - ELDER PEST CONTROL, INC.	3/20/2025	03-2025	337.50	
cocc - Central Office Cost	13961	fedex - Federal Express	3/20/2025	03-2025	35.34	
cocc - Central Office Cost	13962	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	3/20/2025	03-2025	38.05	
cocc - Central Office Cost	13963	global - Global Interpreting Network Inc.	3/20/2025	03-2025	89.55	
cocc - Central Office Cost	13964	gloequ - Global Industrial	3/20/2025	03-2025	818.64	
cocc - Central Office Cost	13965	graing - Grainger	3/20/2025	03-2025	2,472.91	
cocc - Central Office Cost	13966	hdsupp - HD Supply Facilities Maintenance LTD	3/20/2025	03-2025	1,543.72	
cocc - Central Office Cost	13967	highlan - Highland Carpet Outlet Inc.	3/20/2025	03-2025	1,125.00	
cocc - Central Office Cost	13968	hill - Ronald Hill	3/20/2025	03-2025	1,000.00	
cocc - Central Office Cost	13969	hompro - HD SUPPLY formerly Home Depot Pro	3/20/2025	03-2025	7,942.35	
cocc - Central Office Cost	13970	jccupa - JC'S Custom Painting	3/20/2025	03-2025	902.50	
cocc - Central Office Cost	13971	lanfir - Landis Fire Protection Inc	3/20/2025	03-2025	4,694.00	
cocc - Central Office Cost	13972	lilfor - LILLISTON FORD, INC.	3/20/2025	03-2025	232.13	
cocc - Central Office Cost	13973	mason - W B Mason Co Inc	3/20/2025	03-2025	124.75	
cocc - Central Office Cost	13974	miles - Miles IT Company	3/20/2025	03-2025	30,585.43	
cocc - Central Office Cost	13975	rkauto - RK Auto Group	3/20/2025	03-2025	2,114.58	
cocc - Central Office Cost	13976	robrob - Robinson & Robinson LLC	3/20/2025	03-2025	4,909.50	
cocc - Central Office Cost	13977	secgcs - GCSI Security Group	3/20/2025	03-2025	402.50	
cocc - Central Office Cost	13978	sherwi - Sherwin Williams Company	3/20/2025	03-2025	484.36	
cocc - Central Office Cost	13979	staadv - Staples, Inc.	3/20/2025	03-2025	89.18	
cocc - Central Office Cost	13980	upssto - The UPS Store 1314	3/20/2025	03-2025	15.68	
cocc - Central Office Cost	13981	vercon - Verizon Connect Fleet USA LLC	3/20/2025	03-2025	414.85	
cocc - Central Office Cost	13982	vldauto - VINELAND DODGE CHRYSLER JEEP RAM	3/20/2025	03-2025	317.04	
cocc - Central Office Cost	13983	weaequ - Weaver Equipment Sales & Service LLC	3/20/2025	03-2025	228.71	
cocc - Central Office Cost	13984	wex - WEX Bank	3/20/2025	03-2025	2,077.21	
cocc - Central Office Cost	163276	vmu - Vineland Municipal Utilities	2/26/2025	02-2025	3,031.62	2/28/2025
cocc - Central Office Cost	1419351	axaequ - Equitable	2/21/2025	02-2025	2,035.00	2/28/2025
cocc - Central Office Cost	1422444	axaequ - Equitable	3/7/2025	03-2025	2,035.00	
cocc - Central Office Cost	2212025	paychex - Paychex of New York LLC	2/21/2025	02-2025	335.66	2/28/2025
cocc - Central Office Cost	2282025	aflac - AFLAC	2/28/2025	02-2025	156.00	
cocc - Central Office Cost	3072025	paychex - Paychex of New York LLC	3/7/2025	03-2025	339.36	
cocc - Central Office Cost	3142025	aflac - AFLAC	3/14/2025	03-2025	156.00	
cocc - Central Office Cost	5540153	pers - Public Employees Retirement System	3/3/2025	03-2025	16,933.62	
cocc - Central Office Cost	5464716815	sjgas - South Jersey Gas Company	2/24/2025	02-2025	2,241.12	2/28/2025
cocc - Central Office Cost	20250730259	vha - HOUSING AUTHORITY CITY OF VINELAND	3/14/2025	03-2025	7,917.00	
cocc - Central Office Cost	710202212025	wex - WEX Bank	2/21/2025	02-2025	2,276.79	2/28/2025
					192,062.53	

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

RESOLUTION #2025-12

Resolution Extending Pest Control Services Contract

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

WHEREAS, the Housing Authority of the City of Vineland previously awarded the bid for pest control services to **Elder Pest Control, Inc. – 505 Hamilton Avenue; Linwood, NJ 08221**; and

WHEREAS, the contract allowed for a renewal option (extension 2 of 2); and

WHEREAS, the Housing Authority of the City of Vineland desires to extend the pest control services contract to Elder Pest Control, Inc. for an additional period commencing April 1, 2025 through March 31, 2026; and

WHEREAS, it is recommended to the Board of Commissioners award a contract extension to Elder Pest Control, Inc. to provide the Housing Authority of the City of Vineland with its pest control services for the period April 1, 2025 through March 31, 2026 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 20, 2025

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 20, 2025 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

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 TIMES SERVICES ARE RENDERED	TOTAL PRICE
EXT-ASSETTA	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)	112 ⁵⁰	12	\$ 1350 ⁰⁰
EXT-KIDSTON	Provide price to exterminate at Kidston Towers (Defined in specification above, service all units 1 time)	463 ⁵⁰	12	\$ 5562 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-OLIVIO	Provide price to exterminate at Olivio Towers (Defined in specification above, service all units 1 time)	450 ⁰⁰	6	\$ 2700 ⁰⁰
EXT-TARKILN	Provide price to exterminate at Tarklin Acres (Defined in specification above, service 75 units 1 time)	337 ⁵⁰	12	\$ 4050 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
Olivio Towers	100
Tarklin 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

609 748 8001

Telephone

609 926 0506

Fax

Sworn to and subscribed before me on

day of 30th of March 23

Signature of proposer if the proposer is an individual

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

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

SWORN TO AND SUBSCRIBED

Title

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	Estimated Hours	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"

370	Average Square footage for an EFFICIENCY apartment
704	Average Square footage for a ONE BEDROOM apartment
722	Average Square footage for a TWO BEDROOM apartment
766	Average Square footage for a THREE BEDROOM apartment
1000	Average Square footage for a FOUR BEDROOM apartment
940	Average Square footage for a FIVE BEDROOM apartment
1470	Average Square footage for a SIX BEDROOM apartment
1200 Sq. Ft	Average Single Family Home

No count or clarification will be issued on the sizes or square footage of the apartments; See section 8 for a breakdown of the units by property. Apartments range from a 370 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 #2025-13

Resolution Awarding Special Legal Services Landlord/Tenant

WHEREAS, the Vineland Housing Authority is required to have licensed legal representation to act as its Landlord/Tenant counsel; and

WHEREAS, the Vineland Housing Authority has solicited Requests for Proposals for Legal Services – Landlord/Tenant; and

WHEREAS, one proposal for Legal Services – Landlord/Tenant was submitted; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Vineland Housing Authority recommends to its Board of Commissioners a one-year contract to Robinson & Robinson, LLC to provide the Vineland Housing Authority with its Landlord/Tenant legal services commencing April 1, 2025, through March 31, 2026 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 Legal Services Contract – Landlord/Tenant to Robinson & Robinson, LLC for the term indicated above.

ADOPTED: March 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

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 20, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

SPECIAL LEGAL SERVICES LANDLORD/TENANT CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4130-04-000.


Wendy Hughes
Certifying Financial Officer
4/20/25
Date

**Comparison of Special Legal Firms Submitting RFP 2025-2026
Landlord Tenant Counsel**

Evaluation Factors	Vendor Name						
	Possible Points	Robinson & Robinson, LLC					
1. General Legal Experience	20						
2. Legal experience with Landlord/Tenant; Fair Housing; Contract; Litigation; Collection; Labor/Management Negotiations; Grievance Proceedings; Housing Issues; Administrative Law; Real Estate Acquisition;	20						
3. Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20						
4. Specialized experience of key personnel in Housing Authority programs	20						
5. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10						
6. Fee structure as shown in the RFP unit pricing document.	10						
Total Average Score	100						

No other RFP's received.

Cost Breakdown								
Legal Counsel cost per hour		\$	165.00					
Paralegal cost per hour		\$	165.00					
Legal Filing - Teant non-payment		\$	300.00					
Legal Appearance - Tenant non-payment		\$	450.00					
Legal Civil Action - Flat Fee		\$	750.00					

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
SPECIAL LEGAL SERVICES - LANDLORD TENANT
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
LEGAL-CNSL	Provide price per hour for General Counsel as defined in the scope above.	\$165	25	\$4,125
LEGAL-PARA	Provide price per hour for a Paralegal as defined in the scope above.	\$165	15	\$2,475
LEGAL-FILING	Provide a price to file legal action for non-payment of rent and/or lease violation as defined in the scope above. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)	\$300	FLAT FEE PER FILING	Per filing
LEGAL-APPEAR	Provide a price to appear in court to represent VHA in non-payment of rent case and/or lease violation as defined in the scope above. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)	\$450	FLAT FEE PER FILING	Per filing
LEGAL-CIVIL	Provide a price to both file and appear in court to represent VHA in Civil Court Matter. (Examples: unpaid damages, uncollected court costs, etc.)	\$750	FLAT FEE PER FILING	Per filing

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 \$ 6,600 + per filing flat fees

Six thousand six hundred dollars, plus per filing flat fees

TOTAL PRICE IN WRITTEN WORD FORM

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

Robinson & Robinson, LLC BY: Matthew J. Robinson, Esq.

Firm Name

2057 Wheaton Avenue, P.O. Box 788, Millville, NJ 08332

Street, Town, State, Zip Code

(856) 825-7700 (856) 825-4762

Telephone Fax

Sworn to and subscribed before me on this 5 day of March 2025

Signature of proposer (if the proposer is an individual)

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

Managing Member

Title

Notary Public

(SEAL)

TARA S ROBERTS
Commission # 50216271
Notary Public, State of New Jersey
My Commission Expires
November 16, 2028

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

RESOLUTION #2025-14

A Resolution Authorizing Entering into a Contract Agreement
with Global Furniture Group – Dealer of Record Nickerson, NJ, Inc.

WHEREAS, it is necessary for the proper conduct of the order of business that the Vineland Housing Authority enter into contract agreement with Global Furniture Group – Dealer of Record Nickerson, NJ, Inc.; and,

WHEREAS, it is necessary for the Vineland Housing Authority to acquire furniture for Kidston and Olivio Towers; and,

WHEREAS, funds are available for the purpose of entering into a contract agreement with Global Furniture Group – Dealer of Record Nickerson, NJ, Inc.; and,

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

WHEREAS, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 22/23-08 to Global Furniture Group – Dealer of Record Nickerson, NJ, Inc. on March 30, 2022; and,

WHEREAS, the Vineland Housing Authority finds it to be in the best interests of said Authority to enter into the Educational Services Commission of New Jersey Bid # ESCNJ 22/23-08 contract agreement with Global Furniture Group – Dealer of Record Nickerson, NJ, Inc. for the purchase of furniture in the amount not to exceed \$42,962.40.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute a contract agreement with Global Furniture Group – Dealer of Record Nickerson, NJ, Inc. – 17 West Stow Road, PO Box 562; Marlton, NJ 08053 for furniture in an amount not to exceed \$42,962.40.

ADOPTED: March 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

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 20, 2025 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:

PURCHASING FURNITURE FOR KIDSTON AND OLIVIO TOWERS

from the replacement reserve budget. The line item to be charged for the above expenditure is Account # 1400-08-000 (Furniture & Equipment – Admin).


Wendy Hughes
Certifying Financial Officer


Date



515 Union Avenue
Union Beach, NJ 07735
732.721.0094 phone
732.721.0115 fax
www.nickersonnj.com



March 12, 2025

Quote # 1024814 *Global*

Send To


Ron Miller
Housing Authority of City of Vineland
191 West Chestnut Avenue, Vineland, NJ 08360
rmiller@vha.org

Ship To

Housing Authority of City of Vineland
191 West Chestnut Avenue
Vineland, NJ 08360

RE: Global Furniture Group

We are pleased to present you the following quotation:

Qty	Item	Model	Mfr	Description	List Price	Unit Price	Extended
360	6971		Global	SPYKER, Armless, Molded Plastic Seat, Back & Frame, Std 4 Legged Base, Stacks 12 High on Dolly 6756, Stacks 8 High on Floor, GLOBAL SEATING USA Qty: 180 – Spyker 6791 – Alloy (ALY) Qty: 180 – Spyker 6791 – Char (CHA)	\$ 234.00	\$ 119.34	\$ 42,962.40
						SUBTOTAL	\$ 42,962.40
				SHIP DIRECT WITH LIFT GATE			
						TOTAL	\$ 42,962.40

Global Furniture Group prices are based off list pricing with the following discount per ESCNJ 22/23-08 Contract

49%

Returns will not be accepted without prior authorization and are subject to a restocking fee plus freight. Custom items may not be returned.

Lead-time approximately 6-8 weeks A/R/O and all color selections.

All prices are based on quantities listed above, should you change quantities please request a revised quote.

***Please note, due to the volatility of raw materials and transportation, lead times are subject to change.**

Please make Purchase Order out to:

Global
Dealer of Record Nickerson NJ
17 West Stow Road
PO Box 562
Marlton, NJ 08053

All Purchased Orders MUST be emailed to Orders@Nickersonnj.com and Amazer@Nickersonnj.com
Any Purchased Orders sent directly to the manufacturers or mailed to Nickerson will not be honored

Please contact us with any questions or should you require additional information.

Sincerely,

Anne Mazer

Anne Mazer | Account Executive
P- 732-241-7118

Prepared by: Meaghan Hassard | Project Coordinator
P-732-721-0094 Ext 3 | F 732-721-0115

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

RESOLUTION #2025-15

Approving Contract Modifications with JH Williams for
Modernization of Elevators at Kidston & Olivio Towers

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for the Modernization of Elevators at Kidston and Olivio Towers; and

WHEREAS, the apparent qualified bidder for this project was JH Williams Enterprises, Inc., 513 Pleasant Valley Avenue, Moorestown, NJ 08057 in the amount of \$1,124,500; and

WHEREAS, a contract was awarded to JH Williams Enterprises by way of Resolution 2023-33 the parties entered into a contract dated July 10, 2023 under which Contractor agreed to provide certain construction services and maintenance services, defined as the "the Work" in the contract, in connection with Owner's Project referenced in the Contract as 21-021 Kidston and Olivio Towers – Elevator Modernization; and

WHEREAS, in accordance with the Contract Modification Procedures as set forth in the "Contract Documents" as defined in the Contract, Owner and Contractor desire to modify and amend the terms of the Contract; and

WHEREAS, the 21-021 Kidston & Olivio Towers Elevator Modernization – Modification Number 1 of said contract is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby approves 21-021 Kidston & Olivio Towers Elevator Modernization – Modification Number 1 as described and attached herein.

ADOPTED: March 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Asselta

VOTE:

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

VINELAND HOUSING AUTHORITY

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 20, 2025 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

MODIFICATION NO. 1 TO CONTRACT BETWEEN
VINELAND HOUSING AUTHORITY AND
J.H. WILLIAMS ENTERPRISES, INC.

21-021 KIDSTON & OLIVIO TOWERS
ELEVATOR MODERNIZATION

This Modification No. 1 (“Modification”) is entered into this 20th day of March 2025 (the “Effective Date”), by and between the Vineland Housing Authority, with its principal offices located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360 (“Owner”) and J.H. Williams Enterprises, Inc., with its principal offices located at 513 Pleasant Valley Avenue, Moorestown, New Jersey 08057 (“Contractor”), collectively referred to herein as the “Parties.”

Whereas, pursuant to the duly adopted Resolution No. 2023-33, the Parties entered into a contract dated July 10, 2023, as amended (“Contract”), under which Contractor agreed to provide certain construction services and maintenance services, defined as the “the Work” in the Contract, in connection with Owner’s Project referenced in the Contract as 21-021 Kidston and Olivio Towers – Elevator Modernization (“Project”);

WHEREAS, in accordance with the Contract Modification Procedures as set forth in the “Contract Documents,” as defined in the Contract, Owner and Contractor desire to modify and amend the terms of the Contract as set forth herein; and

WHEREAS, capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Contract.

NOW THEREFORE, in consideration of the covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, Owner and Contractor hereby agree that the Contract shall be amended as follows:

1. Article 4, “Contract Sum,” of the Contract shall be amended as follows:

§ 4.1. The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be One Million One Hundred and Twenty-Four Thousand Five Hundred Dollars and Zero Cents (\$1,124,500.00), subject to additions and deductions as provided in the Contract Documents. The Parties acknowledge and agree that the Total Contract Sum shall be comprised of the following:

A. Elevator Modernization Costs. Elevator Modernization Costs shall include the costs and expenses incurred for the purpose of performing the “Elevator Modernization Services,” after Substantial Completion has been achieved, as referenced in the Contract Documents including, but not limited to, Section § 3.3.2 of the Contract. The Parties acknowledge and agree that the Elevator Modernization

Costs specifically include the Scheduled Value amounts under Item Nos. 1, 2, 3, 4, 6, 8, 9, 10, 11, and 12, as itemized on the “Revised Application and Certificate for Payment and Revised Continuation Sheet” (AIA Documents G702 and G703) of the Additions and Deletions Report, as referenced and itemized under the “Modernization Fee Schedule” included with Contractor’s June 8, 2023 Bid Form, and as attached to this Modification as **Attachment A**.

B. Elevator Maintenance Costs. Elevator Maintenance Costs shall include the costs and expenses incurred for the purpose of performing the “Elevator Maintenance Services” to be performed for a 730-day period after Substantial Completion of the Project, as referenced in the Contract Documents including, but not limited to, Section § 3.3.2 of the Contract. The Parties acknowledge and agree that the Elevator Maintenance Costs are specifically comprised of the Scheduled Value amounts under Item Nos. 1 and 2, as itemized on the “Revised Application and Certificate for Payment and Revised Continuation Sheet” (AIA Documents G702 and G703) of the Additions and Deletions Report, as referenced and itemized under the “Maintenance Fee Schedule” included with Contractor’s June 8, 2023 Bid Form, and as attached to this Modification as **Attachment B**.

2. Article 5.1, “Progress Payments,” of the Contract, shall be amended as follows:

§ 5.1 Progress Payments

§ 5.1.7. Retainage

§ 5.1.7.1.1 The following items are not subject to retainage:

General Conditions, Insurance, Elevator Maintenance Costs as defined under the revised § 4.1(B).

.....

§ 5.1.10. Applications for Payments for Elevator Maintenance Costs. Applications for Payment for Elevator Maintenance Costs, as defined in the revised § 4.1(B), shall be submitted by the Contractor to the Owner, on a monthly basis.

3. Article 5.2, “Final Payment,” of the Contract shall be amended as follows:

§ 5.2 Final Payment

§ 5.2.1. Elevator Modernization Costs. Final payment of the entire unpaid balance of the Elevator Modernization Costs shall be made by the Owner to the Contractor when:

1. the Contractor has fully performed the Elevator Modernization Services under the Contract, except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201-2017, and to satisfy other requirements, if any, which extend beyond final payment; and

2. a final Certificate for Payment for the Elevator Modernization Costs has been issued by the Architect.

§ 5.2.2. Elevator Maintenance Costs. Final payment of the entire unpaid balance of the Elevator Maintenance Costs shall be made by the Owner to the Contractor when the Contractor has fully performed the Elevator Maintenance Services under the Contract, except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201-2017, and to satisfy other requirements, if any, which extend beyond final payment.


§ 5.2.3. The Owner's Final Payments to the Contractor in accordance with § 5.2.1 above shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment.

4. **Contract to Remain in Full Force and Effect.** Except as modified by the terms of this Modification, the Contract shall remain in full force and effect. If there is any conflict between the terms of the Contract and the terms of this Modification, the terms of this Modification shall control.

In Witness Whereof, the Parties have duly executed this Modification No. 1 to the Kidston and Olivio Towers – Elevator Modernization Contract as of the day and year first written above.

VINELAND HOUSING AUTHORITY

**JH WILLIAMS
ENTERPRISES, INC.**


Name: Jacquelyn S. Jones
Title: Executive Director
Date: 3/24/25

Brendan Williams
Name: Brendan Williams
Title: Vice President
Date: 03/20/25

ATTACHMENT A

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Page 1 of 3 pages

OWNER:
Vineland Housing Authority
191 West Chestnut Ave.
Vineland, NJ 08360

PROJECT:
Kidston and Olivio Towers Elevator Modernization
1040-1044 E. Landis Ave.
Vineland, NJ 08360

APPL. NO.: App 10 - 753
PERIOD TO: 2/28/2025
PROJECT NO: 21-021

Distribution to:	
<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR:
J.H. Williams Enterprises, Inc.
513 Pleasant Valley Ave.
Moorestown, NJ 08057

VIA ARCHITECT:
Donovan Architects, LLC
9 Tanner St., Suite 201
Haddonfield, NJ 08033

CONTRACT DATE 10-Jul-23

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$1,070,500.00
2. Net change by Change Order	\$27,934.72
3. CONTRACT SUM TO DATE (Line 1+/- 2)	\$1,098,434.72
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$1,073,434.72
5. RETAINAGE:	
a. 10 % of Completed Work (Columns D + E on G703)	\$0.00
b. .05 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I on G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$1,073,434.72
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$1,073,434.72
8. CURRENT PAYMENT DUE	\$0.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 5)	\$25,000.00

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	27934.72	\$0.00
Total approved this Month	0	
Totals	\$27,934.72	\$0.00
NET CHANGES by Change Order		\$27,934.72

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for payments received from the Owner and that current payment shown herein is now due.

CONTRACTOR:

Date: 2/28/2025

By: Mark P. Williams

State of: New Jersey
County of: Burlington
Subscribed and sworn

Notary Public: Brendan Sean Williams
My Commission expires: ID # 2372566
Commission Expires 4/17/23

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progress as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

ATTACHMENT A

[illegible]

ATTACHMENT A

[illegible]

ATTACHMENT B

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Page 1 of 3 pages

OWNER:
Vineland Housing Authority
191 West Chestnut Ave.
Vineland, NJ 08360

PROJECT:
Kidston and Olivio Towers Elevator Modernization Maint.
1040-1044 E. Landis Ave.
Vineland, NJ 08360

APPL. NO.: App 1 - 753
PERIOD TO: 3/31/2025
PROJECT NO: 21-021

Distribution to:	
<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR:
J.H. Williams Enterprises, Inc.
513 Pleasant Valley Ave.
Moorestown, NJ 08057

VIA ARCHITECT:

CONTRACT DATE 10-Jul-23

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$54,000.00
2. Net change by Change Order	\$0.00
3. CONTRACT SUM TO DATE (Line 1+/- 2)	\$54,000.00
4. TOTAL COMPLETED & STORED TO DATE	\$0.00
(Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed Work	\$0.00
(Columns D + E on G703)	
b. .05 % of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column I on G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE	\$0.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
(Line 6 from prior Certificate)	\$0.00
8. CURRENT PAYMENT DUE	\$0.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$54,000.00

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner		\$0.00
Total approved this Month	0	
Totals	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for payments received from the Owner and that current payment shown herein is now due.

CONTRACTOR:

Date: 3/31/2025

By:

Mark P. Williams

State of: New Jersey

County of: Burlington

Subscribed and sworn

Notary Public:

My Commission expires:

Brendan Sean Williams

ID # 2372566

Commission Expires 4/17/23

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progress as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$

(attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

ATTACHMENT B

[illegible]

ATTACHMENT B

[illegible]

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

RESOLUTION #2025-16

A Resolution Approving HVAC Equipment and Repairs – Administrative Offices

WHEREAS, it is necessary for the proper conduct of the order of business that the Vineland Housing Authority enter into contract agreement with Peterson Service Company, Inc.; and,

WHEREAS, it is necessary for the Vineland Housing Authority to make necessary HVAC repairs and improvements to the Housing Authority of City of Vineland – Administrative Offices; and,

WHEREAS, funds are available for the purpose of entering into a contract agreement with Peterson Service Company, Inc.; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-5 – the Camden County Educational Services Commission is registered as Lead Cooperative agency NJ System Identifier #66CCEPS; and,

WHEREAS, the Camden County Educational Services Commission of New Jersey awarded Bid # RFP#FY21-01 to Peterson Service Company on February 26, 2021; and

WHEREAS, the Vineland Housing Authority finds it to be in the best interests of said Authority to enter into the Camden County Educational Services Commission Bid # RFP#FY21-01 contract agreement with Peterson Service Company, Inc. for the HVAC repairs and improvements for the Housing Authority of City of Vineland – Administrative Offices in the amount not to exceed \$200,000

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute a contract agreement with Peterson Service Company, Inc. – 234 Route 70, Medford, NJ 08055 for HVAC repairs and improvements in an amount not to exceed \$200,000.

ADOPTED: March 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

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 20, 2025 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:

HVAC REPLACEMENT – ADMIN OFFICE

from the COCC Replacement Reserve. The line item to be charged for the above expenditure is Account # 1400-08-000 (Furniture & Equipment – Admin).


Wendy Hughes
Certifying Financial Officer

4/20/25
Date



To: Ron Miller

Vineland Housing Authority.
Admin Building
191 West Chestnut Ave.
Vineland NJ 08360

Phone: 856-691-4099 x 121 Date: 3/19/2025

Job Name/ Admin Building.

Job Number: 14168

SCOPE OF WORK: Install New Trane 20 Ton Ac condensing unit and indoor ac coil.

1. Pump down refrigerant.
2. Recover refrigerant and dispose of according to EPA regulations.
3. Remove existing 20 Ton condensing unit and indoor coil.
4. Including all necessary removal.
5. Furnish and Install (1) 20 Ton Trane condensing unit and indoor coil.
6. Install outdoor unit on existing pad.
7. Make necessary refrigerant line connections.
8. Install liquid line drier, sight glass, expansion valve.
9. Make necessary electrical power wiring connections.
10. Install new fusible safety disconnect switch.
11. Make necessary low voltage control wiring connections.
12. Pressurize system and leak check.
13. Evacuate system.
14. Charge unit with refrigerant.
15. Start and check new equipment.

EXCLUSIONS:

1. Price does not include tax
2. Price valid for 15 days.

NOTE:

The contractor reserves the right to adjust pricing to reflect the impact of tariffs, duties or similar governmental charges imposed after the date of this proposal. These adjustments will be calculated to ensure fair allocations of the increased costs. The contractor will provide advance notice of such adjustments, along with documentation supporting the changes.

WARRANTY:

1. Equipment and parts furnished and installed by Peterson Service Company shall be warranted against defects for a period of one (1) year from start up, and will be serviced during regular working hours at no additional cost.
2. Manufacturers five (5) year compressor warranty.

PAYMENT TERMS:

½ due upon signing, ½ due upon completion

PRICE: 85,804.00

Peterson Service Company, Inc.

234 Route 70 | Medford, NJ 08055

609 714-3699

petersonservice.com

Impressive Tech. Impressive Techs.

Renee Fiorelli Master HVAC Contractor

Lic.#19HC00380500





Peterson Service Company intends to work in conjunction with Vineland Housing Authority To develop a solution for the replacement of AHU2 along with the associated equipment. To advance this process Peterson Service Company requests an expedited project approval in order to facilitate the equipment order; given the long lead time of HVAC equipment. Approval is subject to vineland housing authoritys agreement on a future price proposal that has yet to be determined. Only an approved purchase order supplied and signed by Vineland Housing Authority shall authorize Peterson Service Company to Proceed work associated with AHU 2

Respectfully submitted,

Carl Beier

3/20/25

Valid for 15 days

Peterson Service Company, Inc.
234 Route 70 | Medford, NJ 08055
☎ 609 714-3699
petersonservice.com

Impressive Tech. Impressive Techs.
Renee Fiorelli Master HVAC Contractor
Lic. #19HC00380500

