
Housing Authority of the City of Vineland

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners' Meeting

*March 21, 2024
6 p.m.*

REVISED

Housing Authority of the City of Vineland

AGENDA

Thursday, March 21, 2024

6:00 p.m.

1. Open Meeting
2. Swearing in of Commissioner: Albert Porter
3. Roll Call
4. Reading of the "Sunshine Law Statement"
5. Approval of Minutes of the Regular Meeting conducted on December 14, 2023
Approval of Minutes of the Regular Meeting conducted on January 18, 2024
Approval of Minutes of the Regular Meeting conducted on February 15, 2024
6. Fee Accountant's Report
7. Executive Director's Report
8. Committee Report
9. Old Business
10. New Business
11. Resolutions:
 - # 2024-15 Monthly Expenses (*updated*)
 - # 2024-16 Approval Extending Pest Control Services Contract
 - # 2024-17 Authorization of Immediate Repair and Replacement of Failed Generator Equipment at Kidston Towers
 - # 2024-18 Award Special Legal Services – Landlord/Tenant

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

Housing Authority of the City of Vineland

REGULAR MEETING **Thursday, February 15, 2024** **6:03 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Vice Chairperson Chapman on Thursday, February 15, 2024, at 6:03 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Vice Chairperson Chapman read the Sunshine Law.

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

Vice Chairperson Chapman entertained a motion to approve the minutes of the Regular Meeting held on January 18, 2024. Tabled for next month.

Vice Chairperson Chapman called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the four months ending January 30, 2024.

Executive Director's Report:

Vice Chairperson Chapman requested the Executive Administrative Report. Mrs. Jones stated Ron Miller will update the Board on all the ongoing projects. Ron reported there was a kick-off meeting for the Tarklin roof project with the architects. The plans are pretty far along and anticipate this being out for bid March with hopefully award contract in May for construction over the summer.

The equipment is still on order for the Kidston and Olivio elevator refurbishment project. Some equipment came in and it is sitting in a warehouse but has been recalled. Unfortunately, this project is still on hold until they can determine the recall status on the equipment.

No new update on the interior renovations project or water filtration system.

The underground work for the fire pump replacement is 90% complete. All of the inspections were done by the City. The equipment is due to arrive in the middle of March. Once the equipment is received the new pump will be installed and this should be completed in about 5-6 weeks. The Authority will communicate with the fire department once the system is installed.

Mrs. Jones provided an update on the Scattered Site project. The Scattered Site project consists of 72 homes. The Authority will retain 38 of the homes. Currently, there are 14 sold, 3 pending

settlements, 1 under contract and 6 listed for sale. This would leave 10 remaining homes to sell. The 10 homes are currently occupied and the families are in various stages of moving out with a voucher or moving out on their own. Once the remaining 10 houses are sold, the Authority will use the funds for the D'Orazio redevelopment. At the same time, the Scattered Site project's funding source will be changed from Public Housing to Rental Assistance Demonstration. Consultant, Rick Ginnetti has started the application. There is a meeting next week with the 38 families that will be remaining in the homes. There will be another meeting in March. The Authority is required to inform residents of the process and their rights. A letter was sent with information regarding the conversion to RAD and meeting information. The conversion will more than likely happen next year.

Mrs. Jones reported in the winter the Authority has homeless population come into Kidston and Olivio to camp out in the stair towers. The Authority had some police participation in the last couple of years and sometimes not. The Authority has also hired security during the winter. The Authority is in the process of doing that again. Ron Miller updated the Board on his meeting with the police this past week. A meeting was held with a deputy chief, a sergeant from community policing and one of the community policing officers. The meeting was productive. Ron had his staff involved and prepared with all documentation for calls for service as well as informing them of the steps the Authority was taking. Private security will start next Tuesday in both buildings. It will consist of 30 hours a week and it is randomized hours. The Authority's Community Outreach employee will be spearheading this and will be meeting with the owner of the company on Tuesday to go over the schedule and expectations. The patrols will be tracked with QR codes. Vineland Police agreed to meet with the Authority security company on Tuesday at the building. They also agreed that we do not need to set up random patrol checks. Vineland Police will only give the Authority patrol checks every 3 days but would have to consistently call to set them up. They will now keep an ongoing patrol check schedule for the two buildings. The community police department is small in the City of Vineland. There are only three officers assigned to community policing. Patrol officers have been introduced to the VHA's staff members at the buildings. Ron has contact with the Chief who said if we have problems and are experiencing long response times to report it to him for him to address. Ron explained how the homeless are getting into the building by jamming their phone through the top of the door triggering the inside motion detector to open the doors. From the outside you need a FOB to enter the building, but from the inside when the motion detector eye sees you coming the doors will open. The Vineland Police have now agreed to arrest under the defined trespass statute, but the municipal prosecutor will not prosecute. They will be arrested but then released. If there are any active warrants on the individual they would hold them. Security company patrolling discussed. Residents will not be notified of the schedule to keep it completely random. The Authority also has to post no trespassing signs per the police indicating we will prosecute otherwise the police do not have the power to arrest.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2024-11
Resolution to Approve Monthly Expenses

Vice Chairperson Chapman stated the bills have been reviewed and are recommended for payment in the sum of \$1,506,865.61. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-12
Adopting Budget Resolution
Fiscal Year October, 1, 2023 – September 30, 2024

Vice Chairperson Chapman called for a motion to approve Resolution #2024-12. Mrs. Jones provided a brief explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2024-13
Amending Resolution #2023-42
Contract Agreement with All Risk, Inc. for the Construction Renovations
at D'Orazio Terrace – Bldg. #1 – Change Order #2 and #3

Vice Chairperson Chapman called for a motion to approve Resolution #2024-13. Ron Miller provided an explanation regarding the change orders. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2024-14
**Award Contract for Roof Replacement at 1810 Jackson Drive
to Costello Home Construction**

Vice Chairperson Chapman called for a motion to approve Resolution #2024-14. Mrs. Jones indicated this is one of the scattered site homes the VHA is retaining and it needs a new roof. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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

There is no need for an Executive Session.

Vice Chairperson Chapman asked for comments from the press, public or any Board Member. No comments.

With no further business to discuss, Vice Chairperson Chapman entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:21 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 29, 2024

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	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU FEB</u>	<u>ACTUAL THRU FEB</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	804,440	335,183	312,205	(22,978)
OTHER INCOME MISC.	8,140	3,392	3,080	(312)
PHA OPERATING SUBSIDY	404,810	168,671	151,522	(17,149)
HUD ASSET REPOSITIONING FEE	29,150	12,146	26,361	14,215
SECTION 8 ADMIN. FEE INCOME	1,092,000	455,000	475,575	20,575
CAPITAL FUNDS	762,740	317,808	299,503	(18,305)
FSS GRANT-PH	101,820	42,425	42,425	0
CSP-CONGREGATE SERVICES INCOME	83,880	34,950	10,977	(23,973)
INVESTMENT INCOME	1,910	796	11,933	11,137
CF MANAGEMENT FEE	60,170	25,071	0	(25,071)
MGMT FEE-PH	155,160	64,650	55,149	(9,501)
MGMT FEE-SEC 8	138,240	57,600	59,904	2,304
MGMT FEE-MELROSE	10,200	4,250	4,250	0
MGMT FEE-RAD	450,000	187,500	187,500	0
BOOKKEEPING FEE	13,910	5,796	5,137	(659)
BOOKKEEPING FEE-SEC 8	86,400	36,000	37,440	1,440
ASSET MGMT FEE	19,680	8,200	8,090	(110)
SHOP RENT	64,800	27,000	27,005	5
INCOME FROM OTHER AUTHORITIES	330,000	137,500	187,107	49,607
SERVICE INCOME FROM MELROSE	55,000	22,917	17,720	(5,197)
FRAUD RECOVERY	11,840	4,933	6,634	1,701
MISCELLANEOUS INCOME	9,650	4,021	774	(3,247)
TOTAL INCOME	4,693,940	1,955,808	1,930,291	(25,517)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,266,000	527,500	571,956	44,456
PAYROLL TAXES	111,500	46,458	44,401	(2,057)
HEALTH BENEFITS	360,700	150,292	111,984	(38,308)
PENSION EXPENSE	141,950	59,146	58,971	(175)
CRIMINAL BACKGROUND CHECKS	8,910	3,713	4,199	487
TNT/EMPL SCREENING	18,600	7,750	31,340	23,590
LEGAL-GENERAL	29,750	12,396	7,235	(5,161)
LEGAL-OTHER	6,500	2,708	5,875	3,167
STAFF TRAINING	11,000	4,583	758	(3,825)
TRAVEL	3,750	1,563	0	(1,563)
ACCOUNTING	85,000	35,417	35,417	0
AUDITING	50,580	21,075	21,075	0
PORT OUT ADMIN FEES	2,400	1,000	667	(333)
MANAGEMENT FEES	293,400	122,250	115,054	(7,196)
BOOKKEEPING FEES	100,310	41,796	42,577	781
ASSET MGMT FEES	19,680	8,200	8,090	(110)
CF MANAGEMENT FEES	47,500	19,792	0	(19,792)
CONSULTANTS	11,900	4,958	18,183	13,225
IT CONSULTANTS	46,270	19,279	22,355	3,076
CONSULTANTS-RAD	8,000	3,333	0	(3,333)
RAD CONVERSION EXPENSES	6,000	2,500	0	(2,500)

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	ANNUAL BUDGET	BUDGET THRU FEB	ACTUAL THRU FEB	FROM BUDGET (+OVER/-UNDER)
MEMBERSHIP DUES/FEES	6,800	2,833	1,526	(1,307)
PUBLICATIONS	1,500	625	0	(625)
ADVERTISING	5,000	2,083	2,215	132
OFFICE SUPPLIES	11,500	4,792	5,362	570
PAPER	4,000	1,667	633	(1,034)
COMPUTER & SOFTWARE EXPENSES	164,410	68,504	58,653	(9,851)
FUEL-ADMIN	3,000	1,250	0	(1,250)
TELEPHONE AND CELL	36,100	15,042	15,165	123
POSTAGE	9,400	3,917	6,080	2,163
COPIER SUPPLIES	10,900	4,542	3,384	(1,158)
INSPECTION FEES	13,700	5,708	5,551	(157)
COFFEE SUPPLIES	1,200	500	651	151
MISCELLANEOUS EXPENSES	21,160	8,817	22,591	13,774
TOTAL ADMINISTRATION EXPENSES	2,918,370	1,215,988	1,221,948	5,961
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	64,000	26,667	15,623	(11,044)
PAYROLL TAXES	5,640	2,350	1,224	(1,126)
BENEFITS	20,000	8,333	0	(8,333)
FSS ESCROWS-PH	6,890	2,871	0	(2,871)
OTHER	19,450	8,104	26,498	18,394
TOTAL TENANT SERVICES	115,980	48,325	43,345	(4,980)
UTILITIES:				
WATER	37,600	15,667	11,963	(3,704)
ELECTRIC	161,530	67,304	56,458	(10,846)
GAS	34,610	14,421	17,687	3,266
GARBAGAE/TRASH REMOVAL	19,500	8,125	7,435	(690)
SEWER	62,140	25,892	24,379	(1,513)
TOTAL UTILITIES EXPENSE	315,380	131,408	117,922	(13,485)
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	349,000	145,417	116,441	(28,976)
PAYROLL TAXES	30,580	12,742	9,125	(3,617)
HEALTH BENEFITS	60,140	25,058	21,376	(3,682)
PENSION EXPENSE	37,940	15,808	15,983	175
MAINTENANCE UNIFORMS	2,210	921	1,518	597
VEHICLE GAS, OIL, GREASE	30,550	12,729	7,921	(4,808)
MATERIALS	116,300	48,458	68,050	19,592
CONTRACT-COSTS	146,080	60,867	91,135	30,268
REPAIRS-VEHICLES	9,780	4,075	4,307	232
RENT EXPENSE	18,570	7,738	7,740	3
EXTERMINATION	7,800	3,250	3,792	542
TRASH REMOVAL	9,600	4,000	4,306	306
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	818,550	341,063	351,694	10,632
GENERAL EXPENSES:				
BAD DEBTS	18,900	7,875	7,875	0

HOUSING AUTHORITY OF THE CITY OF VINELAND
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	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU FEB</u>	<u>ACTUAL THRU FEB</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
COMPENSATED ABSENCES	14,000	5,833	5,833	(0)
FSS ESCROWS-SEC 8	30,000	12,500	13,130	630
INSURANCE	158,280	65,950	58,878	(7,072)
OTHER GENERAL EXPENSES	1,500	625	625	0
PAYMENTS IN LIEU OF TAXES	53,810	22,421	21,348	(1,073)
PORT-IN HAP EXPENSE	500	208	0	(208)
REPLACEMENT RESERVES	95,000	39,583	39,583	(0)
RETIREE HEALTH BENEFITS	93,520	38,967	30,417	(8,550)
TOTAL GENERAL EXPENSES	<u>465,510</u>	<u>193,963</u>	<u>177,689</u>	<u>(16,274)</u>
TOTAL OPERATING EXPENSES	<u>4,633,790</u>	<u>1,930,746</u>	<u>1,912,598</u>	<u>(18,147)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>60,150</u>	<u>25,062</u>	<u>17,693</u>	<u>(7,371)</u>
HAP REVENUES	7,824,000	3,260,000	3,193,952	(66,048)
HAP EXPENSES	7,794,000	3,247,500	3,742,452	494,952
NET HAP (LOSS)	<u>30,000</u>	<u>12,500</u>	<u>(548,500) *</u>	<u>(561,000)</u>
GRAND TOTAL PROFIT (LOSS)	<u>90,150</u>	<u>37,562</u>	<u>(530,807)</u>	<u>(568,371)</u>
UNRECONCILED HUD HELD RESERVES AT 02/29/24			410,376	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>(120,431)</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: March 14, 2024

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for February 2024)

PERIOD: February 8, 2024 to March 14, 2024

Rental Assistance Demonstration (RAD) Conversions - Status

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

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

Community Room Furniture

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

Renovation Projects

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	<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><i>2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process;</i></p> <p><i>3/2024 – No change in project status;</i></p>
<p>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>Bid opening on 5/17/22</p> <hr/> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p> <p>11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.</p> <p>12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.</p>	<p>1/2024 – A change order is needed to replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received.</p> <p>2/2024 – Equipment for the modernization is pending delivery from the manufacturer.</p> <p><i>03/2024 – 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.</i></p>

Kidston & Olivio Towers – Renovation Projects

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

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

Kidston & Olivio Towers – Renovation Projects

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

Scope of Work	Work Status	Comments
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p> <p><u>11/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed . 2. The front canopy re-facing remains – not started yet. 3. new domestic water pump replacement remains – not started yet. 4. new OSY valve replacement remains – not started yet. 5. new public restrooms – 50% complete. 6. new kitchenette – to be removed from project. 7. water filtration system - not started yet. 8. Kidston Towers – Waiting on window delivery for elevator lobby windows. 9. Olivio Towers – Waiting on letters for portico. <p><u>12/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed. 2. The front canopy re-facing remains – Final submittal received and approved; work not yet started; 3. new domestic water pump replacement remains – Scheduled to begin 2/7/2023; 4. new OSY valve replacement remains – Scheduled to begin 2/7/2023; 5. new public restrooms – Kidston to be complete week of 12/19/22; Olivio to be complete week of 1/9/23; 6. new kitchenette – removed from scope of project; 7. water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 8. Kidston Towers – Windows have been received, pending date from installer; Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; 	<p>Contract Award Expected April 2021</p>	<p>Continued from above:</p> <p><u>1/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been received; work not yet started; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; 4. New public restrooms – Kidston complete; Olivio to be complete week of 1/16/23; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 6. Kidston Towers – Windows have been received; Installation to be complete week of 1/11/23; 7. Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; <p><u>2/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been installed; complete; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; this project is in process; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; this project is in process. 4. New public restrooms – Kidston complete; Olivio to be complete in February; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; This project is in process; 6. Kidston Towers – Windows have been received; Installation is complete; <p><u>3/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>5/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>6/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>9/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>10/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>1/2024 Update: The Certificate of Substantial Completion on this project has been processed.</u></p>

Kidston & Olivio Towers – Renovation Projects - Active

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

Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
<p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p> <hr/> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4; 4/2023 Update:</p> <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; <p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023; 6/2023 Update: No status change; 7/2023 Update: No status change; 8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p>		<p>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</p> <p>12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p> <p><i>02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</i></p> <p><i>03/2024 – 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.</i></p>

Kidston/Olivio Towers – Fire Pump Replacement

9/2023 - Fire Pump Replacement

Project was bid on two occasions –

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

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

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

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

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

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

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

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.

Scattered Site Disposition – Status

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

SCATTERED SITE HOMES – STATUS SUMMARY			
<i>Date</i>	<i>Addresses</i>	<i>Status</i>	<i>Total Homes</i>
			39
			Keeping
2022 Activity	4209 Marilyn Avenue	SOLD	-1
	1441 Nylund Drive	SOLD	-1
	612 Oxford Street	SOLD	-1
	1137 East Elmer Rd	SOLD	-1
	1409 Brown Road	SOLD	-1
	864 Columbia Avenue	SOLD	-1
	1745 Jackson Drive	SOLD	-1
	4331 Robert Drive	SOLD	8 Sold 25 Remaining
2023 Activity	760 N. Mill Rd	SOLD – 12/1/23	
	1091 N. Mill Rd	SOLD – 10/31/23	
	1290 Old Lake Rd	SOLD – 12/29/23	
	930 Charles St	SOLD – 1/11/2024	
	30 Avon Place	SOLD – 1/31/2024	
	5578 High Ridge Rd	SOLD – 1/31/2024	
	1479 Brown Rd	SOLD – 2/21/2024	
	2174 Sunset Ave	K SIGNED 1/31/24 - Vineland Realty	
	5599 Lodge Place	Listed for Sale (1/5/24) Vineland Realty	7 Sold/3 Pending Settlement 16 Remaining
2024 Activity	2961 Athens Way	Contract signed 2/8/24 - Exit Realty-Relisting	
	3188 Hance Bridge Rd	Listed for Sale (1/5/24) Vineland Realty	
	5633 High Ridge Rd	Listed with Keller Williams	
	4630 Bernar	November 2023 November 2023	
	4509 Noel Drive	Vacated 1/26/24;to Vineland Realty Corp 1/31/24	
	721 S. Valley Ave	Listed with Exit Realty – 2/12/24	
	4511 Robin Road	Listed for Sale (3/11/24) Vineland Realty	
	1659 Venus Drive	Vacant	
	38 Victory Lane	Vacant	
	1306 Brown Rd	90-day notice to tenant/issued voucher/Found a home to purchase	
	2149 Berkley Dr	90-day notice to tenant/issued voucher/Offering AA 44	
	4486 Robin Road	90-day notice to tenant/issued voucher	
	1017 Alexander Dr	90-day notice to tenant/eviction/;Offering AA 41	
	1460 Neptune Terr	90-day notice to tenant/issue voucher/Moving 3/31/24	
	5691 High Ridge Rd	90-day notice to tenant/issue voucher/Moving 3/15 without Voucher	
	2935 Athens Way	90-day notice to tenant/issued voucher/May have voucher unit	#16
			End of List

D'Orazio Terrace – Redevelopment

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

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

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

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

October 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. A 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;

D'Orazio Terrace – Redevelopment - continued

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.

Melrose Court

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

Board of Commissioners NJ Local Housing Authority Training Program Status

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

Program Statistics Report

10/2023 - 10/2024

Feb2024

Jan2024

Dec2023

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	7	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	42	8	3
Total number of units inspected year-to-date - all sites	247	205	197
City Inspections	98	0	18
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	113	107	204
Annual Unit Turnaround Time (For Fiscal Year)	143	151	166
Monthly - Number of Vacancies Filled (this month)	11	10	3
Monthly - Average unit turnaround time in days for Lease Up	20	31	36
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	41	47	149
PIC Score	97.64	97.74	98.52
Occupancy Rate	97.78%	97.00%	97.50%
Public Housing & RAD Waiting List Applicants 0, 1, 5 & 6 bedroom lists open 3/1/24			
Families - With Local Preference	117	374	372
Families - Without Local Preference	246		
Elderly (Seniors - 62+)/Disabled - With Local preference	32	176	192
Elderly (Seniors - 62+)/Disabled - Without Local preference	119		
Average work order turnaround time in days - Tenant Generated	0.11	0.09	0.09
Number of routine work orders written this month	460	561	459
Number of outstanding work orders from previous month	1,525	1,534	1,537
Total number of work orders to be addressed this month	1,985	2,095	1,996
Total number of work orders completed this month	532	570	462
Total number of work orders left outstanding	1,453	1,525	1,534
Number of emergency work orders written this month	0	14	3
Total number of work orders written year-to-date	2,754	2,294	1,733
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	3	5	2
Section 8			
Level of leased units of previous month was:	1017	1003	1002
Level of leased units this month is:	1019	1017	1003
Number of increased leased-units over last month	2	14	1
Total number of units inspected this month	37	32	25
Programs (Voucher):			
ABA Utilization %	110.17%	108.82%	103.75%
Repayment Agreements	31	31	31
Total repayments due YTD	\$91,675.64	\$91,915.64	\$93,870.64
Total repayments received YTD	\$10,647.32	\$8,452.32	\$5,922.32
PIC Score (Oakview added 10/13)	103.52	103.44	99.49
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	117	1832	1840
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1716		
Section 8 Project Based Waiting List Applicants- Oakview - OPEN (all br sizes)	373	335	298
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - Open 3/7/24	9	160	161
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - Open 3/7/24	140		
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	82%/18%	83%/17%	88%/12%
Section 8 - Choice Mobiltiy List	140		
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	6	10	4
The number of residents signed on to the program. (FSS Contracts).	18	19	19
The number of FSS Participants with established escrow accounts.	16	14	14
Number of residents in need of employment skills (GED, DL, Job Training.)	2	3	3
The number of meetings, workshops and case management services	6	19	8
Congregate Services			
Number of clients on the Congregate Program	19	21	30
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	15	15	12

Program Statistics Report

10/2023 - 10/2024

Feb2024

Jan2024

Dec2023

Number of clients on Laundry Services (This service is included in housekeeping)	17	18	14
Number of clients on Shopping Services (This service is included in housekeeping)	13	4	4
Registered Nurse			
Number of clients served this month	133	135	132
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	10	6	11
Meds Supervision	29	27	22
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	0	119	100
Number of residents that received case management services	6	10	12
Number of Meetings	3	119	0
Number of residents enrolled in academic/employment workshops (FSS)	2	3	3
VHA - (MEDICAL)			
Number of residents received health assessment	10	6	11
Number of residents health activities of daily living assessments.	10	6	11
Resident's medicine monitoring/supervision for month	29	35	22
Self-sufficiency - improved living conditions.	10	0	11
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	16	64	100
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	22%	22%	22%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	50%	50%	50%
Total	100%	100%	100%
Client Demographics			
White	6	6	6
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2024-15

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 \$1,427,211.36.

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 21, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Porter

Resolution seconded by Commissioner Chapman

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on March 21, 2024 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
BOARD MEETING
LIST OF CHECKS
3/21/24

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 800,620.00
4143, 4198-4250	LANDLORD/TENANT CHECKS AND OTHER	
	\$ 23,640.00	
21255-21457; 500049-500050	DIRECT DEPOSITS-LANDLORDS HAPS	
	\$ 776,980.00	
	SECTION 8 ADM FEE ACCOUNT	3,249.74
736, 741-746	COMPUTER CHECKS- Ocean First	
	\$3,249.74	
	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	0.00
	COMPUTER CHECKS- Ocean First	\$0.00
	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	4,405.74
226	COMPUTER CHECKS	\$4,405.74
	OCEAN FIRST BANK FSS ESCROW	0.00
	COMPUTER CHECKS	\$0.00
	CAPITAL BANK GEN/FUND PH	177,276.39
	COMPUTER CHECKS	
2588-2599, 155766,356187, 423742, 857768,2202024, 482445, 4245130769, 4248254155, 5461270004, 5463625353, 5465268585,5465662733,5469459 826,20233190507- 509,20240530027- 028,20240680384,145314052023, 145314072023,147314092023, 145314102023, 49940004839		
	COCC CASH ACCOUNT	259,702.77
94, 12750, 12836-12949, 378578, 423782, 440442, 1122024,1338007,1342525, 1351271, 1353414, 2232024, 2292024, 3082024, 6551746, 11172023, 2023121301, 5466368509, 5466559483, 5466582346, 20233190501, 20240590344 & 710202202024	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	2/23/24 - 3/8/2024 151,722.94
	PAYROLL TAX LIABILITY	2/23/24 - 3/8/2024 30,233.78
	TOTAL	\$ 1,427,211.36

Payment Summary

Bank=sec8hap AND mm/yy=02/2024-03/2024 AND Check Date=02/23/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	4143	vfl093 - ORANGE COUNTY HOUSING & C D	2/29/2024	02-2024	-1,511.00	
sec8hap - Section 8 HAP	4198	vfl093 - ORANGE COUNTY HOUSING & C D	2/29/2024	02-2024	1,511.00	
sec8hap - Section 8 HAP	4199	0apabar - BARCLAY APARTMENTS VENTURES LP	3/1/2024	03-2024	1,259.00	
sec8hap - Section 8 HAP	4200	0invfai - INVESTMENT GROUP LLC	3/1/2024	03-2024	1,870.00	
sec8hap - Section 8 HAP	4201	0osccos8 - OSCEOLA COUNTY HOUSING	3/1/2024	03-2024	942.00	
sec8hap - Section 8 HAP	4202	t0000066 - CORTES	3/1/2024	03-2024	36.00	
sec8hap - Section 8 HAP	4203	t0000613 - ALEJANDRO	3/1/2024	03-2024	79.00	
sec8hap - Section 8 HAP	4204	t0001053 - MEDINA	3/1/2024	03-2024	93.00	
sec8hap - Section 8 HAP	4205	t0003357 - KENNEDY	3/1/2024	03-2024	81.00	
sec8hap - Section 8 HAP	4206	t0003914 - CHEESMAN	3/1/2024	03-2024	56.00	
sec8hap - Section 8 HAP	4207	t0004557 - RAMOS	3/1/2024	03-2024	39.00	
sec8hap - Section 8 HAP	4208	t0004846 - ROTHMALLER	3/1/2024	03-2024	101.00	
sec8hap - Section 8 HAP	4209	t0005231 - REDFERN	3/1/2024	03-2024	81.00	
sec8hap - Section 8 HAP	4210	t0005288 - ROSADO	3/1/2024	03-2024	8.00	
sec8hap - Section 8 HAP	4211	t0005502 - JIMENEZ	3/1/2024	03-2024	77.00	
sec8hap - Section 8 HAP	4212	t0005562 - GASKINS	3/1/2024	03-2024	160.00	
sec8hap - Section 8 HAP	4213	t0005666 - BALDWIN	3/1/2024	03-2024	182.00	
sec8hap - Section 8 HAP	4214	t0006629 - FORD	3/1/2024	03-2024	73.00	
sec8hap - Section 8 HAP	4215	t0006704 - ORTIZ- RAMOS	3/1/2024	03-2024	37.00	
sec8hap - Section 8 HAP	4216	t0006766 - MOSS	3/1/2024	03-2024	188.00	
sec8hap - Section 8 HAP	4217	t0007057 - DESAI	3/1/2024	03-2024	63.00	
sec8hap - Section 8 HAP	4218	t0008495 - CASTRO	3/1/2024	03-2024	20.00	
sec8hap - Section 8 HAP	4219	t0008517 - LUGO	3/1/2024	03-2024	4.00	
sec8hap - Section 8 HAP	4220	t0008553 - CARLO	3/1/2024	03-2024	141.00	
sec8hap - Section 8 HAP	4221	t0010164 - RIVERA MARTINEZ	3/1/2024	03-2024	48.00	
sec8hap - Section 8 HAP	4222	t0010166 - ORTIZ	3/1/2024	03-2024	195.00	
sec8hap - Section 8 HAP	4223	t0012256 - SANCHEZ	3/1/2024	03-2024	36.00	
sec8hap - Section 8 HAP	4224	t0012267 - ACKLEY	3/1/2024	03-2024	18.00	
sec8hap - Section 8 HAP	4225	t0012269 - PEYTON	3/1/2024	03-2024	64.00	
sec8hap - Section 8 HAP	4226	t0013692 - RODRIGUEZ	3/1/2024	03-2024	55.00	
sec8hap - Section 8 HAP	4227	t0013742 - Thomas	3/1/2024	03-2024	71.00	
sec8hap - Section 8 HAP	4228	t0013746 - Rodriguez	3/1/2024	03-2024	159.00	
sec8hap - Section 8 HAP	4229	t0013888 - Scarbrough	3/1/2024	03-2024	112.00	
sec8hap - Section 8 HAP	4230	t0013890 - BASS-TORRES	3/1/2024	03-2024	73.00	
sec8hap - Section 8 HAP	4231	t0013930 - Quinones	3/1/2024	03-2024	41.00	
sec8hap - Section 8 HAP	4232	t0014235 - Hayes	3/1/2024	03-2024	72.00	
sec8hap - Section 8 HAP	4233	t0014378 - HAND	3/1/2024	03-2024	130.00	
sec8hap - Section 8 HAP	4234	t0014546 - Higgs	3/1/2024	03-2024	13.00	
sec8hap - Section 8 HAP	4235	t0014786 - Rivera Viruet	3/1/2024	03-2024	75.00	
sec8hap - Section 8 HAP	4236	t0015043 - POWELL	3/1/2024	03-2024	133.00	
sec8hap - Section 8 HAP	4237	t0015625 - MACIN	3/1/2024	03-2024	67.00	
sec8hap - Section 8 HAP	4238	t0015636 - WILSON	3/1/2024	03-2024	36.00	
sec8hap - Section 8 HAP	4239	t0015857 - PAYNE	3/1/2024	03-2024	41.00	
sec8hap - Section 8 HAP	4240	t0015908 - BEARDSLEY	3/1/2024	03-2024	119.00	
sec8hap - Section 8 HAP	4241	t0015929 - ALICEA	3/1/2024	03-2024	79.00	
sec8hap - Section 8 HAP	4242	t0018082 - JORDAN	3/1/2024	03-2024	90.00	
sec8hap - Section 8 HAP	4243	vfl093 - ORANGE COUNTY HOUSING & C D	3/1/2024	03-2024	1,379.00	
sec8hap - Section 8 HAP	4244	t0014727 - Rodriguez	3/1/2024	03-2024	197.00	
sec8hap - Section 8 HAP	4245	0housin - VINELAND HOUSING AUTHORITY	3/8/2024	03-2024	3,356.00	

Payment Summary

Bank=sec8hap AND mm/yy=02/2024-03/2024 AND Check Date=02/23/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	4246	0ahctaaa - AFFORDABLE HOUSING CORPORATION	3/8/2024	03-2024	2,992.00	
sec8hap - Section 8 HAP	4247	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELANI	3/8/2024	03-2024	4,291.00	
sec8hap - Section 8 HAP	4248	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	3/8/2024	03-2024	1,314.00	
sec8hap - Section 8 HAP	4249	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	3/8/2024	03-2024	1,176.00	
sec8hap - Section 8 HAP	4250	0radoak - RADIANT OAKVIEW APARTMENTS LLC	3/8/2024	03-2024	1,618.00	
sec8hap - Section 8 HAP	21255	0537grap - 529-537 GRAPE STREET,LLC	3/5/2024	03-2024	300.00	
sec8hap - Section 8 HAP	21256	0abobab - BABATUNDE O ABORISADE	3/5/2024	03-2024	877.00	
sec8hap - Section 8 HAP	21257	0abrawi - ABRAHAN HEREDIA	3/5/2024	03-2024	833.00	
sec8hap - Section 8 HAP	21258	0acojor - ACOSTA	3/5/2024	03-2024	1,928.00	
sec8hap - Section 8 HAP	21259	0ahcpv - AFFORDABLE HOUSING CORPORATION	3/5/2024	03-2024	13,879.00	
sec8hap - Section 8 HAP	21260	0ahctaaa - AFFORDABLE HOUSING CORPORATION	3/5/2024	03-2024	90,350.00	
sec8hap - Section 8 HAP	21261	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELANI	3/5/2024	03-2024	79,556.00	
sec8hap - Section 8 HAP	21262	0albreb - REBECCA C THOMPSON-ALBERT	3/5/2024	03-2024	301.00	
sec8hap - Section 8 HAP	21263	0aljess - ALJESS LLC	3/5/2024	03-2024	641.00	
sec8hap - Section 8 HAP	21264	0andcar - ANDUJAR	3/5/2024	03-2024	555.00	
sec8hap - Section 8 HAP	21265	0andjon - JONATHAN ANDREOZZI	3/5/2024	03-2024	1,921.00	
sec8hap - Section 8 HAP	21266	0andron - RONALD ANDRO	3/5/2024	03-2024	454.00	
sec8hap - Section 8 HAP	21267	0aparab - AB APARTMENTS LLC	3/5/2024	03-2024	3,243.00	
sec8hap - Section 8 HAP	21268	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	3/5/2024	03-2024	6,813.00	
sec8hap - Section 8 HAP	21269	0assind - INDEPENDENCE ASSOCIATES LLC	3/5/2024	03-2024	874.00	
sec8hap - Section 8 HAP	21270	0asslop - LOPEZ & ASSOCIATES LLC	3/5/2024	03-2024	851.00	
sec8hap - Section 8 HAP	21271	0augdav - DAVID AUGUSTINE	3/5/2024	03-2024	1,876.00	
sec8hap - Section 8 HAP	21272	0behant - ANTHONY BEHRENS	3/5/2024	03-2024	350.00	
sec8hap - Section 8 HAP	21273	0beredw - EDWIN C & SAVALYN BERGAMO	3/5/2024	03-2024	221.00	
sec8hap - Section 8 HAP	21274	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	3/5/2024	03-2024	4,480.00	
sec8hap - Section 8 HAP	21275	0betalp - ALPHA BETA CAMDEN LLC	3/5/2024	03-2024	1,305.00	
sec8hap - Section 8 HAP	21276	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	3/5/2024	03-2024	945.00	
sec8hap - Section 8 HAP	21277	0brewst - BREWSTER GARDEN APARTMENTS LLC	3/5/2024	03-2024	982.00	
sec8hap - Section 8 HAP	21278	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	3/5/2024	03-2024	16,328.00	
sec8hap - Section 8 HAP	21279	0bususa - USA BUSY BEE INC	3/5/2024	03-2024	930.00	
sec8hap - Section 8 HAP	21280	0cackim - KIMBERLY A CACCHIOLI	3/5/2024	03-2024	1,137.00	
sec8hap - Section 8 HAP	21281	0camnil - NILZA R CAMACHO	3/5/2024	03-2024	1,044.00	
sec8hap - Section 8 HAP	21282	0carjos - CARVALHO	3/5/2024	03-2024	781.00	
sec8hap - Section 8 HAP	21283	0carmar - SIMOES	3/5/2024	03-2024	769.00	
sec8hap - Section 8 HAP	21284	0casros - CASTILLO	3/5/2024	03-2024	637.00	
sec8hap - Section 8 HAP	21285	0cbrenta - C & B RENTALS	3/5/2024	03-2024	838.00	
sec8hap - Section 8 HAP	21286	0cdgard - CD GARDENS INC.	3/5/2024	03-2024	4,615.00	
sec8hap - Section 8 HAP	21287	0chajos - JOSEPH T CHAMBERS	3/5/2024	03-2024	950.00	
sec8hap - Section 8 HAP	21288	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	3/5/2024	03-2024	5,533.00	
sec8hap - Section 8 HAP	21289	0chuoks - OKSANA CHUMAK	3/5/2024	03-2024	1,525.00	
sec8hap - Section 8 HAP	21290	0comfar - ESTATE	3/5/2024	03-2024	1,003.00	
sec8hap - Section 8 HAP	21291	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	3/5/2024	03-2024	1,490.00	
sec8hap - Section 8 HAP	21292	0corjua - CORTES	3/5/2024	03-2024	4,205.00	
sec8hap - Section 8 HAP	21293	0crofre - FBF ASSOCIATES INC	3/5/2024	03-2024	800.00	
sec8hap - Section 8 HAP	21294	0damjos - DAMATO	3/5/2024	03-2024	879.00	
sec8hap - Section 8 HAP	21295	0dejpaus - PAULINO S DEJESUS	3/5/2024	03-2024	1,975.00	
sec8hap - Section 8 HAP	21296	0dejyes - YESENIA DEJESUS	3/5/2024	03-2024	2,150.00	
sec8hap - Section 8 HAP	21297	0delwil - WILSON ZUNUN DE LEON	3/5/2024	03-2024	639.00	
sec8hap - Section 8 HAP	21298	0dibwil - WILLIAM V DIBIASE	3/5/2024	03-2024	1,191.00	

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Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	21299	Odonlau - DONNELLY	3/5/2024	03-2024	1,353.00	
sec8hap - Section 8 HAP	21300	Odownter - DOWER	3/5/2024	03-2024	1,552.00	
sec8hap - Section 8 HAP	21301	Oeas307 - 307 N EAST AVE LLC	3/5/2024	03-2024	751.00	
sec8hap - Section 8 HAP	21302	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	3/5/2024	03-2024	677.00	
sec8hap - Section 8 HAP	21303	Oedwdip - EDWARD DIPALMA	3/5/2024	03-2024	947.00	
sec8hap - Section 8 HAP	21304	Oegbmar - MARY J EGBEH	3/5/2024	03-2024	1,415.00	
sec8hap - Section 8 HAP	21305	Oeinmar - MARTIN JAY EINSTEIN	3/5/2024	03-2024	676.00	
sec8hap - Section 8 HAP	21306	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	3/5/2024	03-2024	8,101.00	
sec8hap - Section 8 HAP	21307	Oequsul - SULLIVAN EQUITIES LLC	3/5/2024	03-2024	1,175.00	
sec8hap - Section 8 HAP	21308	Oestros - ESTATE OF LUIS A ROSADO-TORRES	3/5/2024	03-2024	474.00	
sec8hap - Section 8 HAP	21309	Ofamfai - Faiola Family LP	3/5/2024	03-2024	363.00	
sec8hap - Section 8 HAP	21310	Ofamlp - FAIOLA FAMILY LP	3/5/2024	03-2024	1,339.00	
sec8hap - Section 8 HAP	21311	Oflodor - FLOWERS	3/5/2024	03-2024	884.00	
sec8hap - Section 8 HAP	21312	Og.b.ltd - G B LTD OPER CO INC	3/5/2024	03-2024	1,063.00	
sec8hap - Section 8 HAP	21313	Ogarabn - ABNER GARCIA	3/5/2024	03-2024	478.00	
sec8hap - Section 8 HAP	21314	Ogarsal - GARCIA	3/5/2024	03-2024	4,594.00	
sec8hap - Section 8 HAP	21315	Ogarspr - SPRING GARDENS VINELAND LLC	3/5/2024	03-2024	8,693.00	
sec8hap - Section 8 HAP	21316	Ogarvin - VINELAND GARDENS LLC	3/5/2024	03-2024	264.00	
sec8hap - Section 8 HAP	21317	Oghebre - BRENDAN G GHEEN	3/5/2024	03-2024	960.00	
sec8hap - Section 8 HAP	21318	Ogibjam - GRIBBLE JR	3/5/2024	03-2024	811.00	
sec8hap - Section 8 HAP	21319	Ogolrob - ROBERT D GALBIATI	3/5/2024	03-2024	2,318.00	
sec8hap - Section 8 HAP	21320	Ogonabr - GONZALEZ JR	3/5/2024	03-2024	1,012.00	
sec8hap - Section 8 HAP	21321	Ogroche - CHERRY GROUP LLC	3/5/2024	03-2024	1,550.00	
sec8hap - Section 8 HAP	21322	Ogromad - MADHU GROUP LLC	3/5/2024	03-2024	2,614.00	
sec8hap - Section 8 HAP	21323	Ogromic - MICHAEL D RUPPERT JR	3/5/2024	03-2024	887.00	
sec8hap - Section 8 HAP	21324	Ogruedi - EDISON GRULLON	3/5/2024	03-2024	1,940.00	
sec8hap - Section 8 HAP	21325	Ohagdan - DANIEL HAGEMAN JR	3/5/2024	03-2024	2,914.00	
sec8hap - Section 8 HAP	21326	Ohemtom - BTW 4 LLC	3/5/2024	03-2024	1,150.00	
sec8hap - Section 8 HAP	21327	Ohenreu - HENDLER	3/5/2024	03-2024	1,667.00	
sec8hap - Section 8 HAP	21328	Ohereri - 123 SOUTH 4TH STREET LLC	3/5/2024	03-2024	2,511.00	
sec8hap - Section 8 HAP	21329	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	3/5/2024	03-2024	3,866.00	
sec8hap - Section 8 HAP	21330	Ohfprop - HF PROPERTY MANAGEMENT	3/5/2024	03-2024	1,725.00	
sec8hap - Section 8 HAP	21331	Oholasm - ASM HOLDINGS LLC	3/5/2024	03-2024	487.00	
sec8hap - Section 8 HAP	21332	Oholvin - VINELAND 18 HOLDINGS LLC	3/5/2024	03-2024	1,607.00	
sec8hap - Section 8 HAP	21333	Ohomfhd - FHD HOME INVESTMENT LLC	3/5/2024	03-2024	1,238.00	
sec8hap - Section 8 HAP	21334	Ohomhec - HECS HOMES LLC	3/5/2024	03-2024	962.00	
sec8hap - Section 8 HAP	21335	Ohomsky - SKYLO HOMES LLC	3/5/2024	03-2024	631.00	
sec8hap - Section 8 HAP	21336	Ohomtar - TARKILN HOMES LLC	3/5/2024	03-2024	5,206.00	
sec8hap - Section 8 HAP	21337	Ohopape - APEX HOPEWELL NJ LLC	3/5/2024	03-2024	610.00	
sec8hap - Section 8 HAP	21338	Ohougol - GOLD HOUSING PROVIDERS LLC	3/5/2024	03-2024	1,250.00	
sec8hap - Section 8 HAP	21339	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	3/5/2024	03-2024	1,079.00	
sec8hap - Section 8 HAP	21340	Ohowkev - KEVIN HOWARD	3/5/2024	03-2024	5,961.00	
sec8hap - Section 8 HAP	21341	Oiaplis - LISA A IAPALUCCI	3/5/2024	03-2024	1,479.00	
sec8hap - Section 8 HAP	21342	Oingden - INGRALDI	3/5/2024	03-2024	1,133.00	
sec8hap - Section 8 HAP	21343	Oinvbot - BOTA INVESTMENTS LLC	3/5/2024	03-2024	1,941.00	
sec8hap - Section 8 HAP	21344	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	3/5/2024	03-2024	3,393.00	
sec8hap - Section 8 HAP	21345	Oinvtra - T-RAY INVESTMENTS LLC	3/5/2024	03-2024	3,756.00	
sec8hap - Section 8 HAP	21346	Oinvweb - WEBER INVESTMENT GROUP LLC	3/5/2024	03-2024	6,190.00	
sec8hap - Section 8 HAP	21347	Ojacgar - W JACK	3/5/2024	03-2024	1,741.00	

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sec8hap - Section 8 HAP	21348	Ojerpri - PRIME JERSEY ESTATES	3/5/2024	03-2024	9,265.00	
sec8hap - Section 8 HAP	21349	Okapala - PANDA REALTY GROUP LLC	3/5/2024	03-2024	1,299.00	
sec8hap - Section 8 HAP	21350	Okatjay - JAY-KAT INVESTMENTS, LLC	3/5/2024	03-2024	877.00	
sec8hap - Section 8 HAP	21351	Okcl1llc - KLC1 LLC	3/5/2024	03-2024	1,460.00	
sec8hap - Section 8 HAP	21352	Olabfel - LABOY	3/5/2024	03-2024	1,712.00	
sec8hap - Section 8 HAP	21353	Olandic - LANDICINI 566 LLC	3/5/2024	03-2024	335.00	
sec8hap - Section 8 HAP	21354	Olanedw - EDWARD J LANG	3/5/2024	03-2024	1,300.00	
sec8hap - Section 8 HAP	21355	Olebzai - LEBRON	3/5/2024	03-2024	1,711.00	
sec8hap - Section 8 HAP	21356	Olegmay - MAYERFELD LEGACY TRUST	3/5/2024	03-2024	1,002.00	
sec8hap - Section 8 HAP	21357	Olevgab - GABRIELLE LEVITT	3/5/2024	03-2024	507.00	
sec8hap - Section 8 HAP	21358	Olhrent - L & H RENTALS	3/5/2024	03-2024	792.00	
sec8hap - Section 8 HAP	21359	Olinrob - ROBERT LINDNER	3/5/2024	03-2024	446.00	
sec8hap - Section 8 HAP	21360	Oliciig - IIG-1 LLC	3/5/2024	03-2024	871.00	
sec8hap - Section 8 HAP	21361	Ollckoo - KOONER LLC	3/5/2024	03-2024	1,707.00	
sec8hap - Section 8 HAP	21362	Ollcsn2 - SN 22 LLC	3/5/2024	03-2024	1,931.00	
sec8hap - Section 8 HAP	21363	Olocloc - LOCATION LOCATION & TIMING LLC	3/5/2024	03-2024	1,047.00	
sec8hap - Section 8 HAP	21364	Olondav - DAVID LONGINI	3/5/2024	03-2024	471.00	
sec8hap - Section 8 HAP	21365	Olopyad - YADIRA LOPEZ	3/5/2024	03-2024	603.00	
sec8hap - Section 8 HAP	21366	Olospro - LOST PROPERTIES LLC	3/5/2024	03-2024	2,949.00	
sec8hap - Section 8 HAP	21367	Omalaug - MIKLAVCIC JR	3/5/2024	03-2024	1,217.00	
sec8hap - Section 8 HAP	21368	Omanarc - MANAGEMENT LLC	3/5/2024	03-2024	1,050.00	
sec8hap - Section 8 HAP	21369	Omapgre - GREENWOOD MAPLE JAY LLC	3/5/2024	03-2024	981.00	
sec8hap - Section 8 HAP	21370	Omelrose - MELROSE COURT LP	3/5/2024	03-2024	18,723.00	
sec8hap - Section 8 HAP	21371	Omenbre - MENDEZ	3/5/2024	03-2024	208.00	
sec8hap - Section 8 HAP	21372	Omillvil - MILLVILLE REALTY CORPORATION	3/5/2024	03-2024	1,813.00	
sec8hap - Section 8 HAP	21373	Omiryar - MIRANDA	3/5/2024	03-2024	2,218.00	
sec8hap - Section 8 HAP	21374	Omonbry - BRYAN P. MONTEMURRO	3/5/2024	03-2024	622.00	
sec8hap - Section 8 HAP	21375	Omrang - RIVERA	3/5/2024	03-2024	955.00	
sec8hap - Section 8 HAP	21376	Oneddav - NEDER	3/5/2024	03-2024	1,777.00	
sec8hap - Section 8 HAP	21377	Onesshr - SHREE NEEL LLC	3/5/2024	03-2024	2,425.00	
sec8hap - Section 8 HAP	21378	Onegcar - CARLOS NEGRON JR	3/5/2024	03-2024	766.00	
sec8hap - Section 8 HAP	21379	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	3/5/2024	03-2024	30,083.00	
sec8hap - Section 8 HAP	21380	Opaeast - EAST PARK APARTMENTS	3/5/2024	03-2024	7,736.00	
sec8hap - Section 8 HAP	21381	Opanpar - PARESH PANCHAL	3/5/2024	03-2024	1,940.00	
sec8hap - Section 8 HAP	21382	Oparest - PARVIN ESTATES LLC	3/5/2024	03-2024	46.00	
sec8hap - Section 8 HAP	21383	Opargle - GLEN PARK APARTMENTS LP	3/5/2024	03-2024	2,152.00	
sec8hap - Section 8 HAP	21384	Oparkto - PARK TOWNE APTS LLC	3/5/2024	03-2024	12,339.00	
sec8hap - Section 8 HAP	21385	Opasmar - PASTORE	3/5/2024	03-2024	2,590.00	
sec8hap - Section 8 HAP	21386	Opin173 - 173 PINE ST LLC	3/5/2024	03-2024	1,067.00	
sec8hap - Section 8 HAP	21387	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	3/5/2024	03-2024	1,870.00	
sec8hap - Section 8 HAP	21388	Opoisil - SILVER POINT MANAGEMENT LLC	3/5/2024	03-2024	713.00	
sec8hap - Section 8 HAP	21389	Oproall - ALL PRO GROUP LLC	3/5/2024	03-2024	1,204.00	
sec8hap - Section 8 HAP	21390	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	3/5/2024	03-2024	644.00	
sec8hap - Section 8 HAP	21391	Oprofam - FAM PROPERTY MANAGEMENT LLC	3/5/2024	03-2024	1,350.00	
sec8hap - Section 8 HAP	21392	Oprolha - LHA PROPERTIES LLC	3/5/2024	03-2024	1,493.00	
sec8hap - Section 8 HAP	21393	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	3/5/2024	03-2024	536.00	
sec8hap - Section 8 HAP	21394	Oproral - RAL PROPERTIES LLC	3/5/2024	03-2024	1,400.00	

Payment Summary

Bank=sec8hap AND mm/yy=02/2024-03/2024 AND Check Date=02/23/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	21395	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	3/5/2024	03-2024	17,352.00	
sec8hap - Section 8 HAP	21396	Oprotim - TIMARIA PROPERTIES LLC	3/5/2024	03-2024	1,186.00	
sec8hap - Section 8 HAP	21397	Oquilou - QUILES	3/5/2024	03-2024	374.00	
sec8hap - Section 8 HAP	21398	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	3/5/2024	03-2024	154,716.00	
sec8hap - Section 8 HAP	21399	Oramnic - NICHOLAS P RAMBONE	3/5/2024	03-2024	1,208.00	
sec8hap - Section 8 HAP	21400	Oraymar - RAYMOND HOLDINGS LLP	3/5/2024	03-2024	1,071.00	
sec8hap - Section 8 HAP	21401	Oreadcb - Realty LLC	3/5/2024	03-2024	730.00	
sec8hap - Section 8 HAP	21402	Oreahen - REAL ESTATE	3/5/2024	03-2024	1,810.00	
sec8hap - Section 8 HAP	21403	Oreajba - JBAR REALTY LLC	3/5/2024	03-2024	903.00	
sec8hap - Section 8 HAP	21404	Orealbf - B & F REAL ESTATE HOLDINGS LLC	3/5/2024	03-2024	1,684.00	
sec8hap - Section 8 HAP	21405	Orealisa - S & A REALTY ENTERPRISES LLC	3/5/2024	03-2024	628.00	
sec8hap - Section 8 HAP	21406	Oreamat - MATURO REALTY INC	3/5/2024	03-2024	2,543.00	
sec8hap - Section 8 HAP	21407	Oreamil - MILLVILLE REALTY CORP	3/5/2024	03-2024	1,042.00	
sec8hap - Section 8 HAP	21408	Oreasar - SARA REAVES	3/5/2024	03-2024	470.00	
sec8hap - Section 8 HAP	21409	Oregche - REGENCY CHESTNUT COURT	3/5/2024	03-2024	10,995.00	
sec8hap - Section 8 HAP	21410	Oregeas - REGENCY EAST LLC	3/5/2024	03-2024	2,696.00	
sec8hap - Section 8 HAP	21411	Oreisup - SUPERIOR RE INVESTMENTS LLC	3/5/2024	03-2024	1,800.00	
sec8hap - Section 8 HAP	21412	Orenaco - ACOSTA RENTAL LLC	3/5/2024	03-2024	2,055.00	
sec8hap - Section 8 HAP	21413	Orenokg - K G RENOVATIONS LLC	3/5/2024	03-2024	1,107.00	
sec8hap - Section 8 HAP	21414	Orivdie - RIVERA	3/5/2024	03-2024	2,302.00	
sec8hap - Section 8 HAP	21415	Oriviri - RIVERA	3/5/2024	03-2024	1,168.00	
sec8hap - Section 8 HAP	21416	Orivvic - RIVERA JR	3/5/2024	03-2024	522.00	
sec8hap - Section 8 HAP	21417	Ormidprop - R MIDDLETON PROPERTIES LLC	3/5/2024	03-2024	659.00	
sec8hap - Section 8 HAP	21418	Orodhen - HENRY RODRIGUEZ	3/5/2024	03-2024	881.00	
sec8hap - Section 8 HAP	21419	Orogluc - ROGERS	3/5/2024	03-2024	754.00	
sec8hap - Section 8 HAP	21420	Orogsal - SALVATORE W ROGGIO	3/5/2024	03-2024	1,114.00	
sec8hap - Section 8 HAP	21421	Orpjpro - RPJ PROPERTIES LLC	3/5/2024	03-2024	12,257.00	
sec8hap - Section 8 HAP	21422	Orunind - INDIAN RUN APARTMENTS LP	3/5/2024	03-2024	1,071.00	
sec8hap - Section 8 HAP	21423	Oruppab - RUPERTO	3/5/2024	03-2024	748.00	
sec8hap - Section 8 HAP	21424	Osaiger - GERALD M SAINOT JR	3/5/2024	03-2024	1,754.00	
sec8hap - Section 8 HAP	21425	Osaldasda - DAMIAN & ELAINE SALAS	3/5/2024	03-2024	2,034.00	
sec8hap - Section 8 HAP	21426	Osauaud - SAUNDERS	3/5/2024	03-2024	1,800.00	
sec8hap - Section 8 HAP	21427	Osaumar - SAUDERS	3/5/2024	03-2024	641.00	
sec8hap - Section 8 HAP	21428	Oschdan - SCHWARTZ	3/5/2024	03-2024	1,845.00	
sec8hap - Section 8 HAP	21429	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	3/5/2024	03-2024	736.00	
sec8hap - Section 8 HAP	21430	Osenbri - HOUSING PARTNERS LLC	3/5/2024	03-2024	2,407.00	
sec8hap - Section 8 HAP	21431	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	3/5/2024	03-2024	309.00	
sec8hap - Section 8 HAP	21432	Oshabru - BRUCE D SHAW	3/5/2024	03-2024	1,391.00	
sec8hap - Section 8 HAP	21433	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	3/5/2024	03-2024	2,575.00	
sec8hap - Section 8 HAP	21434	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP I	3/5/2024	03-2024	993.00	
sec8hap - Section 8 HAP	21435	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	3/5/2024	03-2024	2,519.00	
sec8hap - Section 8 HAP	21436	Osotalb - ALBERTO SOTO	3/5/2024	03-2024	1,069.00	
sec8hap - Section 8 HAP	21437	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS LLC	3/5/2024	03-2024	1,672.00	
sec8hap - Section 8 HAP	21438	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	3/5/2024	03-2024	1,695.00	
sec8hap - Section 8 HAP	21439	Oswaway - WAYNE SWANSON	3/5/2024	03-2024	1,171.00	
sec8hap - Section 8 HAP	21440	Oswel101 - 101 S WEST LLC	3/5/2024	03-2024	1,710.00	
sec8hap - Section 8 HAP	21441	Otayver - TAYLOR	3/5/2024	03-2024	637.00	
sec8hap - Section 8 HAP	21442	Othapau - ALBERTA A QUAIROLI ESTATE	3/5/2024	03-2024	1,219.00	
sec8hap - Section 8 HAP	21443	Otimisus - SUSAN V TIMMRECK	3/5/2024	03-2024	794.00	

Payment Summary

Bank=sec8hap AND mm/yy=02/2024-03/2024 AND Check Date=02/23/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	21444	Otorism - TORRES	3/5/2024	03-2024	1,916.00	
sec8hap - Section 8 HAP	21445	Ovasdap - DAPHNE VASSALOTTI	3/5/2024	03-2024	593.00	
sec8hap - Section 8 HAP	21446	Ovashen - VASQUEZ	3/5/2024	03-2024	971.00	
sec8hap - Section 8 HAP	21447	Oveljon - JONATHAN VELEZ	3/5/2024	03-2024	1,411.00	
sec8hap - Section 8 HAP	21448	Ovhosri - SRI VHOMES LLC	3/5/2024	03-2024	1,650.00	
sec8hap - Section 8 HAP	21449	Ovinlan - VINELAND VILLAGE APTS	3/5/2024	03-2024	7,057.00	
sec8hap - Section 8 HAP	21450	Ovirulou - LOUIS A VIRUET	3/5/2024	03-2024	1,064.00	
sec8hap - Section 8 HAP	21451	Owalnut - WALNUT REALTY ASSOCIATES LLC	3/5/2024	03-2024	7,471.00	
sec8hap - Section 8 HAP	21452	Owassey - SEYMOUR WASSERSTRUM	3/5/2024	03-2024	1,200.00	
sec8hap - Section 8 HAP	21453	Owebtric - WEBER	3/5/2024	03-2024	2,000.00	
sec8hap - Section 8 HAP	21454	Owhebri - WHEELER SR	3/5/2024	03-2024	472.00	
sec8hap - Section 8 HAP	21455	Owhihen - WHITE III	3/5/2024	03-2024	918.00	
sec8hap - Section 8 HAP	21456	Owolpro - WOLF PROPERTY HOLDINGS LLC	3/5/2024	03-2024	1,277.00	
sec8hap - Section 8 HAP	21457	Owrialf - WRIGHT	3/5/2024	03-2024	1,618.00	
sec8hap - Section 8 HAP	500049	Ochainv - CHAAD INVESTMENTS LLC	3/5/2024	03-2024	0.00	
sec8hap - Section 8 HAP	500050	Ooyojos - JOSE N OYOLA	3/15/2024	03-2024	0.00	
					800,620.00	

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8admn - Section 8 Admin Fee	736	vr1093 - ORANGE COUNTY HOUSING & C D	2/29/2024	02-2024	-65.16	
sec8admn - Section 8 Admin Fee	741	vr1093 - ORANGE COUNTY HOUSING & C D	2/29/2024	02-2024	65.16	
sec8admn - Section 8 Admin Fee	742	Oosccos8 - OSCEOLA COUNTY HOUSING	3/1/2024	03-2024	67.84	
sec8admn - Section 8 Admin Fee	743	vr1093 - ORANGE COUNTY HOUSING & C D	3/1/2024	03-2024	65.90	
sec8admn - Section 8 Admin Fee	744	appplu - Appliance Plus, Inc.	3/7/2024	03-2024	629.00	
sec8admn - Section 8 Admin Fee	745	bhfurn - BH Furniture	3/7/2024	03-2024	1,000.00	
sec8admn - Section 8 Admin Fee	746	vinfur - VINELAND FURNITURE LLC	3/7/2024	03-2024	1,487.00	
					3,249.74	

Payment Summary

Bank=capsecdp AND mm/yy=02/2024-03/2024 AND Check Date=02/23/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
capsecdp - PH Sec Dep Acct	226	vha - HOUSING AUTHORITY CITY OF VINELAND	2/29/2024	02-2024	4,405.74	
					4,405.74	

Payment Summary

Bank=capgenfd AND mm/yy=02/2024-03/2024 AND Check Date=02/16/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
capgenfd - Public Housing General Fund	2588	b0000828 - RANDAZZO	2/16/2024	02-2024	888.12	
capgenfd - Public Housing General Fund	2589	b0003578 - ANDUJAR	2/16/2024	02-2024	346.72	
capgenfd - Public Housing General Fund	2590	b0003578 - ANDUJAR	2/20/2024	02-2024	291.99	
capgenfd - Public Housing General Fund	2591	b0010301 - ROSARIO	2/20/2024	02-2024	1,300.00	
capgenfd - Public Housing General Fund	2592	b0011284 - RIVERA	2/20/2024	02-2024	1,400.00	
capgenfd - Public Housing General Fund	2593	vmu - Vineland Municipal Utilities	2/22/2024	02-2024	6,231.42	
capgenfd - Public Housing General Fund	2594	Oinvtra - T-RAY INVESTMENTS LLC	2/27/2024	02-2024	3,300.00	
capgenfd - Public Housing General Fund	2595	t0000843 - HERNANDEZ	2/28/2024	02-2024	138.22	
capgenfd - Public Housing General Fund	2596	b0010813 - MALDONADO-COLON	2/28/2024	02-2024	1,815.87	
capgenfd - Public Housing General Fund	2597	vmu - Vineland Municipal Utilities	3/13/2024	03-2024	2,675.89	
capgenfd - Public Housing General Fund	2598	t0002119 - RIVERA	3/18/2024	03-2024	5,250.00	
capgenfd - Public Housing General Fund	2599	t0003282 - RODRIGUEZ	3/20/2024	03-2024	1,400.00	

Payment Summary

Bank=sec8hap AND mm/yy=02/2024-03/2024 AND Check Date=02/23/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing General Fund	155766	vmu - Vineland Municipal Utilities	3/15/2024	03-2024	1,000.42	
capgenfd - Public Housing General Fund	356187	vmu - Vineland Municipal Utilities	12/12/2023	12-2023	2,658.53	12/31/2023
capgenfd - Public Housing General Fund	423742	vmu - Vineland Municipal Utilities	10/30/2023	10-2023	499.03	11/30/2023
capgenfd - Public Housing General Fund	857768	vmu - Vineland Municipal Utilities	10/30/2023	10-2023	502.81	11/30/2023
capgenfd - Public Housing General Fund	2202024	vmu - Vineland Municipal Utilities	2/20/2024	02-2024	1,220.99	
capgenfd - Public Housing General Fund	4828445	vmu - Vineland Municipal Utilities	11/6/2023	11-2023	1,376.60	11/30/2023
capgenfd - Public Housing General Fund	4245130769	sjgas - South Jersey Gas Company	10/26/2023	10-2023	46.99	10/31/2023
capgenfd - Public Housing General Fund	4248254155	sjgas - South Jersey Gas Company	10/26/2023	10-2023	17.89	10/31/2023
capgenfd - Public Housing General Fund	5461270004	sjgas - South Jersey Gas Company	2/22/2024	02-2024	3,722.39	
capgenfd - Public Housing General Fund	5463625353	sjgas - South Jersey Gas Company	2/28/2024	02-2024	89.77	
capgenfd - Public Housing General Fund	5465268585	sjgas - South Jersey Gas Company	12/19/2023	12-2023	3,019.30	12/31/2023
capgenfd - Public Housing General Fund	5465268585	vmu - Vineland Municipal Utilities	12/19/2023	12-2023	0.00	
capgenfd - Public Housing General Fund	5465626280	vmu - Vineland Municipal Utilities	12/21/2023	12-2023	129.02	12/31/2023
capgenfd - Public Housing General Fund	5467362733	sjgas - South Jersey Gas Company	11/1/2023	11-2023	23.67	11/30/2023
capgenfd - Public Housing General Fund	5469459826	sjgas - South Jersey Gas Company	10/26/2023	10-2023	739.73	10/31/2023
capgenfd - Public Housing General Fund	20233190507	vha - HOUSING AUTHORITY CITY OF VINELAND	11/15/2023	11-2023	1,548.00	11/30/2023
capgenfd - Public Housing General Fund	20233190508	vha - HOUSING AUTHORITY CITY OF VINELAND	11/15/2023	11-2023	14,303.44	11/30/2023
capgenfd - Public Housing General Fund	20233190509	vha - HOUSING AUTHORITY CITY OF VINELAND	11/15/2023	11-2023	339.15	11/30/2023
capgenfd - Public Housing General Fund	20240530027	vha - HOUSING AUTHORITY CITY OF VINELAND	2/22/2024	02-2024	1,548.00	
capgenfd - Public Housing General Fund	20240530028	vha - HOUSING AUTHORITY CITY OF VINELAND	2/22/2024	02-2024	13,109.31	
capgenfd - Public Housing General Fund	20240680384	vha - HOUSING AUTHORITY CITY OF VINELAND	3/8/2024	03-2024	101,800.00	
capgenfd - Public Housing General Fund	145314052023	vmu - Vineland Municipal Utilities	11/6/2023	11-2023	238.16	11/30/2023
capgenfd - Public Housing General Fund	145314072023	vmu - Vineland Municipal Utilities	11/6/2023	11-2023	59.24	11/30/2023
capgenfd - Public Housing General Fund	145314092023	vmu - Vineland Municipal Utilities	11/6/2023	11-2023	262.54	11/30/2023
capgenfd - Public Housing General Fund	145314102023	vmu - Vineland Municipal Utilities	11/6/2023	11-2023	200.11	11/30/2023
capgenfd - Public Housing General Fund	49940004839	sjgas - South Jersey Gas Company	1/25/2024	01-2024	3,783.07	1/31/2024
					177,276.39	

Payment Summary

Bank=cocc AND mm/yy=02/2024-03/2024 AND Check Date=02/16/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	94	paychex - Paychex of New York LLC	1/23/2024	01-2024	94.50	1/31/2024
cocc - Central Office Cost	12750	daily - The Daily Journal	3/7/2024	03-2024	-264.28	
cocc - Central Office Cost	12836	copet - Yalexus Nunez	2/15/2024	02-2024	500.00	
cocc - Central Office Cost	12837	cwa - Communications Workers of America	2/29/2024	02-2024	260.20	
cocc - Central Office Cost	12838	amacap - Amazon Capital Services Inc	2/23/2024	02-2024	83.98	
cocc - Central Office Cost	12839	bobaut - BOB'S AUTO SUPPLY, INC	2/23/2024	02-2024	288.90	
cocc - Central Office Cost	12840	brooke - The Brooke Group LLC	2/23/2024	02-2024	12,300.00	
cocc - Central Office Cost	12841	coloni - Colonial Electrical Supply	2/23/2024	02-2024	180.90	
cocc - Central Office Cost	12842	combus - COMCAST	2/23/2024	02-2024	44.21	
cocc - Central Office Cost	12843	cullig - South Jersey Culligan Water	2/23/2024	02-2024	65.00	
cocc - Central Office Cost	12844	genelec - Gen X Electrical Contractors LLC	2/23/2024	02-2024	676.80	
cocc - Central Office Cost	12845	hdsupp - HD Supply Facilities Maintenance LTD	2/23/2024	02-2024	1,985.32	
cocc - Central Office Cost	12846	hompro - Home Depot Pro	2/23/2024	02-2024	3,380.35	
cocc - Central Office Cost	12847	jccupa - JC'S Custom Painting	2/23/2024	02-2024	4,595.00	
cocc - Central Office Cost	12848	lanfir - Landis Fire Protection Inc	2/23/2024	02-2024	1,000.00	
cocc - Central Office Cost	12849	purewa - Pure Water Solutions Inc	2/23/2024	02-2024	129.00	
cocc - Central Office Cost	12850	rutgers - Rutgers, The State University of New Jersey	2/23/2024	02-2024	583.00	
cocc - Central Office Cost	12851	sherwi - Sherwin Williams Company	2/23/2024	02-2024	399.40	
cocc - Central Office Cost	12852	sjglas - South Jersey Glass & Door Company	2/23/2024	02-2024	959.85	
cocc - Central Office Cost	12853	staadv - Staples, Inc.	2/23/2024	02-2024	134.32	
cocc - Central Office Cost	12854	yardi - Yardi Systems Inc	2/23/2024	02-2024	39.00	
cocc - Central Office Cost	12855	t0003504 - CISROW JR.	2/29/2024	02-2024	500.00	
cocc - Central Office Cost	12856	aceplu - Ace Plumbing and Electrical Supplies Inc	3/8/2024	03-2024	97.02	
cocc - Central Office Cost	12857	adccss - Advanced Cabinetry & Storage Systems LLC	3/8/2024	03-2024	925.00	

Payment Summary

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cocc - Central Office Cost	12858	aprsup - APR SUPPLY CO	3/8/2024	03-2024	377.08	
cocc - Central Office Cost	12859	bolste - Bolster Hardware II LLC	3/8/2024	03-2024	196.32	
cocc - Central Office Cost	12860	brooke - The Brooke Group LLC	3/8/2024	03-2024	277.00	
cocc - Central Office Cost	12861	ccia - Cumberland Co Improvement Auth	3/8/2024	03-2024	198.47	
cocc - Central Office Cost	12862	centur - Century Water Conditioning & Purification Inc	3/8/2024	03-2024	894.50	
cocc - Central Office Cost	12863	combus - COMCAST	3/8/2024	03-2024	398.35	
cocc - Central Office Cost	12864	eldpes - ELDER PEST CONTROL, INC.	3/8/2024	03-2024	498.00	
cocc - Central Office Cost	12865	ezpass - E-Z PASS	3/8/2024	03-2024	750.00	
cocc - Central Office Cost	12866	fedex - Federal Express	3/8/2024	03-2024	30.60	
cocc - Central Office Cost	12867	gatto - Gatto's Septic	3/8/2024	03-2024	3,300.00	
cocc - Central Office Cost	12868	gemech - G E Mechanical Inc	3/8/2024	03-2024	4,627.81	
cocc - Central Office Cost	12869	hdsupp - HD Supply Facilities Maintenance LTD	3/8/2024	03-2024	1,514.30	
cocc - Central Office Cost	12870	highlan - Highland Carpet Outlet Inc.	3/8/2024	03-2024	1,250.00	
cocc - Central Office Cost	12871	hompro - Home Depot Pro	3/8/2024	03-2024	1,292.67	
cocc - Central Office Cost	12872	mason - W B Mason Co Inc	3/8/2024	03-2024	70.75	
cocc - Central Office Cost	12873	maxcom - Max Communications Inc	3/8/2024	03-2024	120.00	
cocc - Central Office Cost	12874	miles - Miles IT Company	3/8/2024	03-2024	1,279.26	
cocc - Central Office Cost	12875	pbrese - Reserve Account	3/8/2024	03-2024	2,000.00	
cocc - Central Office Cost	12876	pluper - PLUMB PERFECT LLC	3/8/2024	03-2024	1,750.00	
cocc - Central Office Cost	12877	presso - Press of Atlantic City	3/8/2024	03-2024	420.25	
cocc - Central Office Cost	12878	presso-2 - COLUMN SOFTWARE PBC	3/8/2024	03-2024	50.76	
cocc - Central Office Cost	12879	sherwi - Sherwin Williams Company	3/8/2024	03-2024	158.98	
cocc - Central Office Cost	12880	shred - Shred-It USA LLC	3/8/2024	03-2024	93.40	
cocc - Central Office Cost	12881	sjglas - South Jersey Glass & Door Company	3/8/2024	03-2024	110.50	
cocc - Central Office Cost	12882	veriwi - Verizon Wireless	3/8/2024	03-2024	1,995.05	
cocc - Central Office Cost	12883	vhapet - Gloria Pomaes	3/8/2024	03-2024	271.66	
cocc - Central Office Cost	12884	vinenv - Vineland Environmental Laboratories	3/8/2024	03-2024	1,100.00	
cocc - Central Office Cost	12885	xpress - Xpress Electronic Services, Inc.	3/8/2024	03-2024	200.00	
cocc - Central Office Cost	12886	aprsup - APR SUPPLY CO	3/8/2024	03-2024	20.00	
cocc - Central Office Cost	12887	aei - AEI Consultants	3/15/2024	03-2024	950.00	
cocc - Central Office Cost	12888	anchor - Anchor Moving & Storage	3/15/2024	03-2024	1,999.00	
cocc - Central Office Cost	12889	aprsup - APR SUPPLY CO	3/15/2024	03-2024	238.78	
cocc - Central Office Cost	12890	barret - Barretta Plumbing Heating Cooling	3/15/2024	03-2024	470.44	
cocc - Central Office Cost	12891	blocksi - TELESYSTEM	3/15/2024	03-2024	2,027.94	
cocc - Central Office Cost	12892	bolste - Bolster Hardware II LLC	3/15/2024	03-2024	65.65	
cocc - Central Office Cost	12893	callexp - Call Experts New Jersey	3/15/2024	03-2024	541.70	
cocc - Central Office Cost	12894	carahsoft - Carahsoft Technology Corporation	3/15/2024	03-2024	3,355.39	
cocc - Central Office Cost	12895	ccia - Cumberland Co Improvement Auth	3/15/2024	03-2024	235.94	
cocc - Central Office Cost	12896	cullig - South Jersey Culligan Water	3/15/2024	03-2024	33.00	
cocc - Central Office Cost	12897	dudley - Dudley General Contracting LLC	3/15/2024	03-2024	2,922.78	
cocc - Central Office Cost	12898	flowho - The Flower Shoppe	3/15/2024	03-2024	166.95	
cocc - Central Office Cost	12899	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	3/15/2024	03-2024	431.64	
cocc - Central Office Cost	12900	gatto - Gatto's Septic	3/15/2024	03-2024	990.00	
cocc - Central Office Cost	12901	homede - Home Depot Credit Services	3/15/2024	03-2024	4,314.00	
cocc - Central Office Cost	12902	jccupa - JC'S Custom Painting	3/15/2024	03-2024	3,830.00	
cocc - Central Office Cost	12903	miles - Miles IT Company	3/15/2024	03-2024	4,425.00	
cocc - Central Office Cost	12904	pbrese - Reserve Account	3/15/2024	03-2024	2,000.00	
cocc - Central Office Cost	12905	pdq - PDQ Supply Inc	3/15/2024	03-2024	1,824.85	
cocc - Central Office Cost	12906	presso-2 - COLUMN SOFTWARE PBC	3/15/2024	03-2024	52.60	
cocc - Central Office Cost	12907	sherwi - Sherwin Williams Company	3/15/2024	03-2024	922.56	
cocc - Central Office Cost	12908	sjappra - South Jersey Appraisal Associates LLC	3/15/2024	03-2024	1,200.00	
cocc - Central Office Cost	12909	aceplu - Ace Plumbing and Electrical Supplies Inc	3/21/2024	03-2024	32.00	
cocc - Central Office Cost	12910	adcase - Advanced Cabinetry & Storage Systems LLC	3/21/2024	03-2024	458.25	
cocc - Central Office Cost	12911	amacap - Amazon Capital Services Inc	3/21/2024	03-2024	152.97	
cocc - Central Office Cost	12912	aprsup - APR SUPPLY CO	3/21/2024	03-2024	294.85	

Payment Summary

Bank=sec8hap AND mm/yy=02/2024-03/2024 AND Check Date=02/23/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	12913	avena - Linda M Avena CPA	3/21/2024	03-2024	7,083.34	
cocc - Central Office Cost	12914	bobaut - BOB'S AUTO SUPPLY, INC	3/21/2024	03-2024	3,756.24	
cocc - Central Office Cost	12915	bowman - BOWMAN & COMPANY, LLP	3/21/2024	03-2024	25,000.00	
cocc - Central Office Cost	12916	brooke - The Brooke Group LLC	3/21/2024	03-2024	5,026.50	
cocc - Central Office Cost	12917	broste - Stefan Browne	3/21/2024	03-2024	82.00	
cocc - Central Office Cost	12918	brownc - Brown & Connery LLP	3/21/2024	03-2024	4,032.00	
cocc - Central Office Cost	12919	browni - Browns Integrated Pest Management	3/21/2024	03-2024	450.00	
cocc - Central Office Cost	12920	canbus - Canon Solutions America Inc	3/21/2024	03-2024	267.66	
cocc - Central Office Cost	12921	ccia - Cumberland Co Improvement Auth	3/21/2024	03-2024	3,450.04	
cocc - Central Office Cost	12922	centur - Century Water Conditioning & Purification Inc	3/21/2024	03-2024	210.50	
cocc - Central Office Cost	12923	cintas - Cintas Corporation #100	3/21/2024	03-2024	695.11	
cocc - Central Office Cost	12924	combus - COMCAST	3/21/2024	03-2024	44.21	
cocc - Central Office Cost	12925	conser - County Conservation Company LLC	3/21/2024	03-2024	672.00	
cocc - Central Office Cost	12926	cullig - South Jersey Culligan Water	3/21/2024	03-2024	105.00	
cocc - Central Office Cost	12927	eldpes - ELDER PEST CONTROL, INC.	3/21/2024	03-2024	1,237.50	
cocc - Central Office Cost	12928	fedex - Federal Express	3/21/2024	03-2024	25.05	
cocc - Central Office Cost	12929	gatto - Gatto's Septic	3/21/2024	03-2024	1,100.00	
cocc - Central Office Cost	12930	graing - Grainger	3/21/2024	03-2024	970.88	
cocc - Central Office Cost	12931	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	3/21/2024	03-2024	1,884.00	
cocc - Central Office Cost	12932	hdsupp - HD Supply Facilities Maintenance LTD	3/21/2024	03-2024	4,320.00	
cocc - Central Office Cost	12933	hill - Ronald Hill	3/21/2024	03-2024	1,000.00	
cocc - Central Office Cost	12934	himinha - DELSEA LAUNDROMAT	3/21/2024	03-2024	751.25	
cocc - Central Office Cost	12935	hompro - Home Depot Pro	3/21/2024	03-2024	11,983.43	
cocc - Central Office Cost	12936	inspira - Inspira Health Network Urgent Care, PC	3/21/2024	03-2024	90.00	
cocc - Central Office Cost	12937	jccupa - JC'S Custom Painting	3/21/2024	03-2024	1,617.50	
cocc - Central Office Cost	12938	lilfor - LILLISTON FORD, INC.	3/21/2024	03-2024	828.40	
cocc - Central Office Cost	12939	mazza - Frank Mazza & Son Inc.	3/21/2024	03-2024	10,429.42	
cocc - Central Office Cost	12940	miles - Miles IT Company	3/21/2024	03-2024	4,525.00	
cocc - Central Office Cost	12941	natten - National Tenant Network	3/21/2024	03-2024	2,147.10	
cocc - Central Office Cost	12942	riggin - Riggins Inc	3/21/2024	03-2024	52.62	
cocc - Central Office Cost	12943	rkauto - RK Auto Group	3/21/2024	03-2024	299.34	
cocc - Central Office Cost	12944	semper - Semper Secure , LLC	3/21/2024	03-2024	1,734.53	
cocc - Central Office Cost	12945	sherwi - Sherwin Williams Company	3/21/2024	03-2024	594.90	
cocc - Central Office Cost	12946	sjglas - South Jersey Glass & Door Company	3/21/2024	03-2024	695.00	
cocc - Central Office Cost	12947	staadv - Staples, Inc.	3/21/2024	03-2024	95.98	
cocc - Central Office Cost	12948	vercon - Verizon Connect Fleet USA LLC	3/21/2024	03-2024	414.85	
cocc - Central Office Cost	12949	weaequ - Weaver Equipment Sales & Service LLC	3/21/2024	03-2024	867.66	
cocc - Central Office Cost	378578	vmu - Vineland Municipal Utilities	12/13/2023	12-2023	2,595.97	12/31/2023
cocc - Central Office Cost	423782	vmu - Vineland Municipal Utilities	2/26/2024	02-2024	3,328.66	
cocc - Central Office Cost	440442	pers - Public Employees Retirement System	1/5/2024	01-2024	18,423.36	1/31/2024
cocc - Central Office Cost	1122024	paychex - Paychex of New York LLC	1/12/2024	01-2024	1,092.00	1/31/2024
cocc - Central Office Cost	1338007	axaequ - Equitable	11/22/2023	11-2023	2,015.00	11/30/2023
cocc - Central Office Cost	1342525	axaequ - Equitable	12/20/2023	12-2023	2,035.00	12/31/2023
cocc - Central Office Cost	1351271	axaequ - Equitable	2/23/2024	02-2024	2,035.00	
cocc - Central Office Cost	1353414	axaequ - Equitable	3/8/2024	03-2024	2,035.00	
cocc - Central Office Cost	2232024	paychex - Paychex of New York LLC	2/23/2024	02-2024	398.00	
cocc - Central Office Cost	2292024	aflac - AFLAC	2/29/2024	02-2024	156.00	
cocc - Central Office Cost	3082024	paychex - Paychex of New York LLC	3/8/2024	03-2024	398.00	
cocc - Central Office Cost	6551746	pers - Public Employees Retirement System	3/6/2024	03-2024	15,780.60	
cocc - Central Office Cost	11172023	paychex - Paychex of New York LLC	11/17/2023	11-2023	452.18	11/30/2023
cocc - Central Office Cost	2023121301	paychex - Paychex of New York LLC	12/15/2023	12-2023	447.17	12/31/2023
cocc - Central Office Cost	5466368509	sjgas - South Jersey Gas Company	2/22/2024	02-2024	1,845.87	
cocc - Central Office Cost	5466559483	sjgas - South Jersey Gas Company	12/19/2023	12-2023	1,092.45	12/31/2023
cocc - Central Office Cost	5466582346	sjgas - South Jersey Gas Company	10/26/2023	10-2023	79.06	10/31/2023
cocc - Central Office Cost	20233190501	vha - HOUSING AUTHORITY CITY OF VINELAND	11/15/2023	11-2023	7,917.00	11/30/2023

Payment Summary

Bank=sec8hap AND mm/yy=02/2024-03/2024 AND Check Date=02/23/2024-03/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	20240590344	vha - HOUSING AUTHORITY CITY OF VINELAND	2/28/2024	02-2024	7,917.00	
cocc - Central Office Cost	710202202024	wex - WEX Bank	2/20/2024	02-2024	2,980.97	
					259,702.77	

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

RESOLUTION #2024-16

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 1 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, 2024 through March 31, 2025; 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, 2024 through March 31, 2025 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 21, 2024

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 21, 2024 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-ASSETA	Provide price to exterminate at Assella 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 Tarkiln 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:	
Assella Acres	50
Parkview	25
Kidston Towers	103
D'Orazio Terrace	100
Olivio Towers	100
Tarkiln Acres	150

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

ELDER PEST CONTROL BY: Tom Thompson
Firm Name
505 HAMILTON AVE LINWOOD NJ 08221

Street, Town, State, Zip Code

609 748 8001

Telephone

609 926 0506

Fax

Sworn to and subscribed before me on Tom Thompson

this day of 3rd of March 23

Signature of proposer if the proposer is an individual

LORENA PALMISANO AMATO

Signature of partner if proposer is a partnership

Tom Thompson

Signature of officer if the proposer is a corporation

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/6/2023

Signature of notary

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)	19.5 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
756	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 #2024-17

Resolution of the Housing Authority of the City of Vineland
Authorizing Immediate Repair and Replacement of Failed Generator Equipment
at Kidston Towers

WHEREAS, it is necessary for immediate Emergency Repair and Replacement of failed generator equipment at Kidston Towers; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to repair and replace the failed generator equipment at Kidston Towers; and,

WHEREAS, the Purchasing Agent has declared the need to enter into emergency contract with GenServ LLC – 100 Newtown Rd.; Plainview, NY to repair and replace failed generator equipment; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-6, – Any contract may be negotiated or awarded for a contracting unit without public advertising for bids and bidding therefor, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners to the Housing Authority of the City of Vineland authorizes the Purchasing Agent to enter into such contract with GenServ LLC – 100 Newtown Rd.; Plainview, NY as to make an immediate replacement of the failed generator equipment at Kidston Towers in the amount of \$14,333.55.

ADOPTED: March 21, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Porter

Resolution seconded by Commissioner Chapman

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 21, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

CERTIFICATION

Funding is available for:

**Emergency Repair & Replacement
of Generator – Kidston Towers**

from the **VHA RAD KT/OT RESERVE/REPLACEMENT** Account. The line item to be charged for the above expenditure is **1400-06-000 (Buildings – Dwelling)**.


Wendy Hughes
Certifying Financial Officer

Date



GenServe

GenServe LLC
100 Newtown Rd.
Plainview, NY 11803
(Tel) 1 800 247-7215
(Tel) 631 435-0437
(Fax) 631 435-2273

Invoice Number: 0408888-IN

Invoice Date: 1/31/2024

Invoice Due Date: 3/1/2024

Terms: Due in 30 Days

Customer Number: 30-VINELAN

Customer PO Number: RON

Bill to: Vineland Housing Authority
191 Chestnut Ave.
Vineland, NJ 08360

Site: Vineland Housing Author (2) Un
1040 & 1044 E. Landis Ave.
Vineland, NJ 08360

amp

Service Job: 0468932
Service Performed: 01/18/2024 to 01/26/2024

Total Amount Due:

Equipment Id	Equip. Item Number	Equip. Serial Number
GEN02	*70.OKR-15R	ONAN 70KW
		K780374895

Item	Description	Unit	Quantity	Unit Price	Extension
/QUOTEWB	Quoted Repair - Pennsauken		1.00	14,333.55	\$ 14,333.55
	Labor:			\$	-
	Material:				0.00
	Amount:			\$	14,333.55
	NJ NONTAX Sales Tax 0.000%:				0.00

Total Amount Due: \$ 14,333.55



GenServe

PLEASE REMIT TO:
GenServe LLC
P.O. Box 23974
New York, NY 10087-3974

OUR LOCATIONS:

100 Newtown Rd., Plainview, NY 11803 (PH) 631 435-0437 (FAX) 631 435-2273
10 New Maple Ave, Suite 305, Pine Brook, NJ 07058 (PH) 973 614-0091
75 Twinbridge Dr., Unit A Pennsauken, NJ 08110 (PH) 800 564-4713 (FAX) 856 324-0459
120 N. 25th St., Suite 300 Lebanon, PA 17042 (PH) 800 779-8809 (FAX) 717 274-5003
12707 Nulty Brown Rd., Bldg. F Austin, TX 78737 (PH) 737 703-5000
11950 NW 39th St., Ste. B, Coral Springs, FL 33065 (PH) 954 440-3176
444 Randy Rd., Carol Stream, IL 60188 (PH) 630 462-7770 (FAX) 630 462-7444
58 Harding Ave., Dover, NJ 07801 (PH) 973 328-6880 (FAX) 973 328-0339
2004 W. Howard Ln., Austin, TX 78728 (PH) 512 251-2247

GenServe Inc
99 Castleton St
Pleasantville, NY 10570
(914) 305-8671
661

GenServe

www.genserveinc.com

I HEREBY AUTHORIZE THE REPAIR WORK HEREIN SET FORTH TO BE DONE, ALONG WITH THE NECESSARY MATERIAL, TO ALSO AGREE THAT YOU ARE NOT RESPONSIBLE FOR LOSS OR DAMAGE TO THE EQUIPMENT IN CASE OF FIRE, THEFT OR ANY OTHER CAUSE BEYOND YOUR CONTROL, OR FOR ANY DELAYS CAUSED BY UNAVAILABILITY OF PARTS OR DELAYS IN PARTS SHIPMENTS BY THE SUPPLIER OR TRANSPORTER. I HEREBY GRANT YOU AND/OR YOUR EMPLOYEE PERMISSION TO OPERATE THE EQUIPMENT FOR THE PURPOSE OF TESTING AND/OR INSPECTION. AN EXPRESS MECHANIC'S LITH IS HEREBY ACKNOWLEDGED ON THE EQUIPMENT TO SECURE THE AMOUNT OF REPAIRS THERE TO. THESE REPAIRS ARE COVERED BY A LIMITED EXPRESS WARRANTY.

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

RESOLUTION #2024-18

Resolution Awarding Special Legal Services Landlord/Tenant

WHEREAS, the Housing Authority of the City of Vineland desires to have legal representation to act as its Landlord/Tenant counsel; and

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

WHEREAS, two proposals for Special Legal Services – Landlord/Tenant were submitted; and

WHEREAS, the Contract Committee has reviewed the two proposals submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Robinson & Robinson LLC to provide the Housing Authority of the City of Vineland with its special legal Landlord/Tenant services commencing April 1, 2024 through March 31, 2025 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 Special Legal Services – Landlord/Tenant Contract to Robinson & Robinson LLC – 2057 Wheaton Avenue; Millville, NJ for the term indicated above.

ADOPTED: March 21, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

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

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on March 21, 2024 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

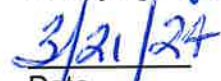
CERTIFICATION

Funding is available for:

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


Date

Comparison of Special Legal Firms Submitting RFP 2024-2025
Landlord Tenant Counsel

Evaluation Factors	Vendor Name						
	Possible Points	Robinson & Robinson, LLC	Law Office of Arthur L. Marchand				
1. General Legal Experience	20	18.00	17.33				
2. Legal experience with Landlord/Tenant; Fair Housing; Contract; Litigation; Collection; Labor/Management Negotiations; Grievance Proceedings; Housing Issues; Administrative Law; Real Estate Acquisition;	20	19.00	19.00				
3. Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20	18.33	17.00				
4. Specialized experience of key personnel in Housing Authority programs	20	11.33	8.33				
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	10.00	10.00				
6. Fee structure as shown in the RFP unit pricing document.	10	7.33	9.00				
Total Average Score	100	84.00	80.67				

Cost Breakdown							
Legal Counsel cost per hour		\$ 165.00	\$ 150.00				
Paralegal cost per hour		\$ 165.00	\$ 50.00				
Legal Filing - Tenant non-payment		\$ 300.00	\$ 250.00				
Legal Appearance - Tenant non-payment		\$ 450.00	\$ 250.00				

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	BIDDING 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 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 as defined in the scope above. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)	\$450	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
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

Sworn to and subscribed before me on this 14 day of March 20 24
Johanna E. Cognato
Notary Public

JOHANNA E COGNATO
Notary Public, State of New Jersey
Commission # 50084207
My Commission Expires Jun 13, 2028