# Housing Authority of the City of Vineland

191 W. Chestnut Ave. - Vineland, NJ 08360



Board of Commissioners'

Meeting

April 17, 2025
6 p.m.

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



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

Telephone: 856-691-4099 Fax: 856-691-8404 TTY: 800-852-7899

Jacqueline S. Jones, Executive Director

April 10, 2025

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

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, April 17, 2025 at <u>6:00 p.m.</u> at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,

Jacqueline S. Jones Executive Director

JSJ:gp

**Enclosures** 

## REVISED

## Housing Authority of the City of Vineland *AGENDA*

Thursday, April 17, 2025 6:00 p.m.

- 1. Open Meeting
- 2. Swearing in of Commissioner: Elizabeth Viera
- 3. Roll Call
- 4. Reading of the "Sunshine Law Statement"
- 5. Approval of Minutes of the Regular Meeting conducted on March 20, 2025
- 6. Fee Accountant's Report
- 7. Executive Director's Report
- 8. Committee Reports
- 9. Old Business
- 10. New Business
- 11. Resolutions:
  - # 2025-17 Monthly Expenses (updated)
  - # 2025-18 Award As-Needed Electrical Services
  - # 2025-19 Authorization to enter into Contract Agreement for Replacement for Security/Surveillance System Replacement at Kidston and Olivio Towers

Executive Session if required

- 12. Comments from the press and/or public (limited to 2 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, March 20, 2025 6:00 p.m.

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

The following Commissioners were present:

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

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

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on February 20, 2025. A motion was made by Commissioner Porter and seconded by Commissioner Chapman. The following vote was taken:

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

#### Fee Account's Report:

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the five months ending February 28, 2025.

#### **Executive Director's Report:**

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones requested an update from Ron Miller on the construction renovation projects.

Ron Miller reported there is a resolution for the community room furniture for Kidson and Olivio Towers.

In regard to the Tarkiln Acres roof replacement, a proposal was received and is under review by staff. There will be negotiations with the architect on this. Further updates will be provided next month.

The Kidson and Olivio Towers elevator refurbishment is a little bit stagnant. The project is still in punch list. All four elevator cars are running. Otis Elevator, who is the subcontractor, has experienced a loss of a lot of their senior staff and we are having some trouble with technical

issues with a couple of the elevators. The Authority has not released payment #9 per the recommendation of the Authority's elevator consultant. The Authority is holding back additional money from Otis Elevator in an effort to get them to finish the project. The Authority has also not issued substantial completion on the project purposefully because the Authority wants them to finish it. The longer they take, the longer the Authority benefits because it extends the maintenance. While it is under construction, the maintenance is covered and not paying for maintenance. Once substantial completion is issued, then the Authority starts paying for the maintenance for the next 2 years.

There is a resolution on the agenda tonight in regard to a contract modification. This will be explained in the resolution section of the meeting by Solicitor, Mr. Watson.

The water filtration system equipment is being reprogrammed for the Kidston interior plumbing project. It went through reprogramming and the pumps failed. It was returned and the Authority is holding money from the contractor.

The fueling station the Authority is waiting for regarding the fire pump replacement is supposedly being delivered in April. Once it is delivered and installed, the project will be closed out.

A physical conditions assessment must be done for the RAD conversion on the remaining homes of the Scattered Sites. This is considered a RAD Physical Conditions Assessment (RPCA). All 39 homes will need to be assessed for their 20-year capital needs. This is part of the requirements to submit to HUD for the RAD closing. There was a kick-off meeting with AEI in conjunction with the Authority's consultant. The Authority expects the work to start on that within the next 2-3 weeks. There is a lot the Authority needs to put together internally to send to AEI and then the inspections in the field will start at each home. The Authority also had a meeting with the tenants. There was a good turn-out and was able to explain to the tenants the status of the RAD conversion and what they should expect moving forward.

Work on Building #1 at D'Orazio Terrace is still ongoing but will be occupied next week. The contractor is doubling up their crew starting tomorrow and expect to work through Sunday night. They must be done on Monday morning as the Authority will be occupying the units. All the tenants are ready to go, and the occupancy staff has all the appointments scheduled to show all the units. They are expected to all be leased by Wednesday next week.

The Authority received the A&E Proposal from the architect for the D'Orazio Terrace Community Room. It was a bit more reasonable but still not sufficient to the Authority's liking. Ron will be having a call with the architect to see about getting to a more reasonable conclusion.

The conversion of the two 6-bedrooms units at Asselta Building #3 into four 2-bedroom units. A proposal was received from the architect. It is still under review and also need to come to an agreement with the architect.

The A&E proposal on the camera replacement at Kidston and Olivio Towers was acceptable by the Authority. The Authority's recommendation is to move forward with \$8,000 in A&E fees. The Authority will introduce a resolution to the board for approval on this around May through a Sourcewell Cooperative Agreement to replace the cameras in the buildings. The original cameras were installed in 2005.

Melrose Court is 100% occupied.

In regard to Community Outreach, there was a nice event held at Kidston and Olivio Towers. Outlaw's Burger offered to help, and they set up a food truck. The Vineland Police participated. There was a clothing drive for the tenants. Staff assisted and it was well attended by the tenants.

The tenants were appreciated of it. Outlaw's Burger committed today to hold another event and one of the family properties. Upcoming events to look forward to are an Easter event and a back-to-school event will be planned. There is a commitment from Walmart to provide supplies for the back-to-school event. Horizon Health Care Company has offered to do some outreach. There is a lot of things in motion, and they are all positive.

Ron updated the Board last month regarding the infrastructure updates that Verizon is discontinuing the Authority's telephone service. The Authority is working through that.

Mrs. Jones asked Ron to provide an update regarding the security at Kidston and Olivio Towers with the homeless coming in and occupying the stair towers. Ron reported the Authority engaged with the security company early this year. It started just after Thanksgiving. There has been security in the buildings. As the winter went on, the number of hours were ramped up and it was randomized to the point where no one can tell when security was in the building or out of the building. It was coordinated through the Authority's lease enforcement/community outreach person. The Authority was also able to get a little bit more help with the Vineland Police through community policing and there has been a lot more success this year with keeping out the homeless. The Authority also installed an electronic system in the buildings called a guard tour system to ensure the guards are actually doing their job. There are touch points throughout the building and they have to go to them to touch a physical device to them. This will allow data to be downloaded to show the date and time when they went to a certain stairwell. This is random, ensuring the guards go to various places at different times. The Authority is getting less complaints from the tenants this year and overall, it is positive for the Authority and for the tenants. There are over 100 touching points. They are not all being used every day as it is being randomized. They are on every floor and every stair tower as well as all the common areas.

Commissioner Porter asked if the Authority is receiving any complaints about the elevators not working. Ron stated there were a couple of instances where they went down. In Kidston Towers the technical issues the Authority is running into is they are landing hard. This has to do with the programming and drives. It is a software issue according to the elevator consultant. This is a problem the Authority is running into with OTIS. Only their most senior techs can do the programming on them. It is difficult to get a hold of the senior tech. Due to this issue, the Authority is withholding money from them. Olivio Towers elevators have been running well, but that was a full modification. There has been a little bit of issues at Kidston, but it has not been bad. There were maybe 2 outages in the past month and both were resolved within a few hours.

Mrs. Jones mentioned the Administration is due for some HVAC repairs and this will be discussed in the resolution portion of the meeting.

Currently, the Authority is part of the State Health Benefits Program (SHBP) to provide health benefits to the employees and retirees. The cost has been increasing over the past couple of years. It does not appear that this will change any time soon and because of the state of the program as well as a lot of local employers are leaving the SHBP. The Authority has explored converting the health benefits to a Health Insurance Fund (HIF). There is a southern New Jersey HIF that the Authority has looked at previously and is looking at again. A few years ago, when the Authority looked at it, it did not make sense to move to it. At the time there was savings for the employee cost, but it was actually more for the retirees. This time, however, the Authority is thinking this is something it has to seriously consider and would recommend to the Board if the premiums come in at the right numbers. The Authority received its claims experience for the last two years for employees and retirees' use of health benefits and is currently sitting at 30%, which is good. It is a good time to get into a system like HIF. HIF does not accept everyone, and it requires a good rating before being accepted. The information regarding prescription usage was received today. The claims experience and the prescription usage is needed for them to come back to us with a number. The SHBP is almost going to be unsustainable. The projections right

now for the increases for 2026 for health benefits are in the teens (17%) again and prescriptions to go up 20%.

Mrs. Jones stated she wanted to discuss the funding from the federal government. The Authority is funded currently although it is not sure what will happen for 2026. However, one of the Voucher Programs called the Emergency Housing Vouchers may have funding issues. This was a new program that came as a result of COVID, and it was program that the Biden administration funded separately than the regular voucher program. It was targeted for those that are homeless or in danger of being homeless. The VHA was initially issued 15 vouchers to lease up and there are currently 13 vouchers leased. The VHA received information this week from HUD that this program is no longer going to be funded. There is enough funding to last through 2025. 2026 is in question as to how far the Authority can go into 2026. It was intended to be a temporary program but temporary to HUD is like 10 years. This would mean that residents, over time, would move off the program, pass away etc. and 10 years is enough time to accomplish that. The problem is if there is no money to house these families the VHA does not have the funds in its regular voucher program to fund the program. Mrs. Jones is not sure how this is going to be resolved. The VHA has 13 families, but other entities have up to 400 of these vouchers. Mrs. Jones wanted to make the Board aware of this issue. This may be the first time that families are not renewed for their vouchers. This is not just happening here but in the entire country. It would be a sad thing because these vouchers service a very vulnerable population. Mrs. Jones will provide more information as it comes up over the next few months.

In regard to the Scattered Site homes, there is one house left to sell. It currently does not have an agreement of sale. The VHA is looking for best and final offers in the next week or so.

Commissioner Porter asked if the 13 families under the emergency voucher program will not be impacted in the VHA's new fiscal year beginning October 1. Mrs. Jones stated they would be impacted in January of 2026. Based on the email, Mrs. Jones believes there is a pot of money for the EHO program and HUD knows the program can be funded through 2025. The question is how far into 2026 can the program be funded. Mrs. Jones feels that, based on the current administration, the EHO program will not be funded again.

Committee Report: None.

Old Business: None.

New Business: None.

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

# Resolution #2025-11 Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,421,696.74. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman (Yes)
Commissioner Daniel Peretti (Absent)
Commissioner Brian Asselta (Yes)
Commissioner Albert Porter (Yes)

Commissioner Iris Acosta-Jimenez (Yes) — abstain on Brown & Connery invoices.

Chairperson Mario Ruiz-Mesa (Yes)

## Resolution #2025-12 Extending Pest Control Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-12. Ron Miller provided an explanation for this resolution. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

## Resolution #2025-13 Awarding Special Legal Services – Landlord/Tenant

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-13. Ron Miller provided an explanation for this resolution. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

# Resolution #2025-14 Authorizing Entering into a Contract Agreement with Global Furniture Group – Deal of Record Nickerson, NJ, Inc.)

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-14. Ron Miller provided an explanation for this resolution. This is the beginning of the furniture replacement at Olivio and Kidston Towers. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

#### **Resolution #2025-15**

## Approving Contract Modifications with JH William for Modernization of Elevators at Kidston and Olivio Towers

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-15. Mr. Watson provided an explanation of this resolution. This is really an amendment to the contract. It just happens that this contract actually combines amendments as modifications. The underlying contract that was formed and entered into in July of 2023, between the Authority and JH Williams Enterprises for the Kidston & Olivo Towers elevator modernization and maintenance project. It contemplated two phases of work. One being the modernization and once that was finished with substantial completion a 2-year period of maintenance. There were separate costs for the modernization and a separate cost for the maintenance. The contract is over \$1.1 million. The maintenance component of it is \$54,000. The problem is the contract contemplated that when substantial completion is reached in the modernization phase there will be a payment made to the contractor and the rest of the payments come forward during the maintenance phase. The way that the contract is bid it intermingled the cost in a confusing way where it would be difficult to close out the portion of the work for the modernization and move forward with the maintenance. It is in everyone's best interest once substantial completion of modernization is reached to be able to close that portion out. This modernization/amendment makes a clear distinction between the two phases of work and clear distinction between the two costs of the work as well as time periods for both. This would make it a lot easier and cleaner to close out when substantial completion of modernization is reached and to move forward. From a legal perspective, this is all compliant and consistent with NJ law and the open public contracts law. The one thing to pay close attention to is to make sure the scope of work, overall cost of the work and other material items were still consistent with the underlying bid otherwise someone who did not bid can say I would have bid on this project if I knew it was going to be that different. This is not the case with this modification or amendment to the contract. It is reclarifying the two phases of the work and the different cost components for each. Mr. Watson's opinion is that this is subject to challenge. If someone decided they wanted to challenge it, the Authority would have a strong defensive position to defend against such a challenge. This is a straightforward way for all the parties to this contract to move forward. 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	(Yes)

## Resolution #2025-16 Approving HVAC Equipment and Repairs – Administrative Offices

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-16. Ron Miller provided an explanation for this resolution along with explaining the issues with the HVAC units. Mrs. Jones stated there is reserves to cover the cost. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

There is no need for an Executive Session.

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

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:36 p.m.

Respectfully submitted,

facqueline S. Jones

Jacqueline S. Jones

Secretary/Treasurer

#### HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2025

FINANCIAL REPORT FOR THE SIX MONTHS ENDER	ANNUAL BUDGET	BUDGET THRU MARCH	ACTUAL THRU MARCH	FROM BUDGET (+OVER/-UNDER)
INCOME				
TENANT RENT	678,010	339,005	351,818	12,813
OTHER INCOME MISC.	11,090	5,545	2,522	(3,023)
PHA OPERATING SUBSIDY	398,660	199,330	169,974	(29,356)
SECTION 8 ADMIN. FEE INCOME	1,320,000	660,000	606,368	(53,632)
CAPITAL FUNDS	655,000	327,500	283,958	(43,542)
FSS GRANT-PH	106,920	53,460	53,460	0
CSP-CONGREGATE SERVICES INCOME	50,820	25,410	17,324	(8,086)
INVESTMENT INCOME	17,830	8,915	15,014	6,099
CF MANAGEMENT FEE	60,000	30,000	60,360	30,360
MGMT FEE-PH	130,260	65,130	62,600	(2,530)
MGMT FEE-SEC 8	146,450	73,225	73,692	467
MGMT FEE-MELROSE	12,090	6,045	6,048	3
MGMT FEE-RAD	450,000	225,000	225,000	0
BOOKKEEPING FEE	12,130	6,065	5,760	(305)
BOOKKEEPING FEE-SEC 8	91,530	45,765	46,058	293
ASSET MGMT FEE	16,680	8,340	8,510	170
SHOP RENT	61,420	30,710	30,714	4
INCOME FROM OTHER AUTHORITIES	481,500	240,750	336,501	95,751
SERVICE INCOME FROM MELROSE	69,390	34,695	28,983	(5,712)
FRAUD RECOVERY	15,000	7,500	49,555	42,055
MISCELLANEOUS INCOME	1,200	600	33,949	33,349
TOTAL INCOME	4,785,980	2,392,990	2,468,168	75,178
EXPENSES				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,386,650	693,325	819,108	125,783
PAYROLL TAXES	124,800	62,400	64,034	1,634
HEALTH BENEFITS	520,780	260,390	149,914	(110,476)
CRIMINAL BACKGROUND CHECKS	6,500	3,250	5,649	2,399
TNT/EMPL SCREENING	22,490	11,245	20,674	9,429
LEGAL-GENERAL	24,510	12,255	6,589	(5,666)
LEGAL-OTHER	4,500	2,250	3,360	1,110
STAFF TRAINING	7,000	3,500	4,092	592
TRAVEL	3,000	1,500	1,203	(297)
ACCOUNTING	87,550	43,775	36,479	(7,296)
AUDITING	47,780	23,890	23,890	0
PORT OUT ADMIN FEES	2,400	1,200	3,512	2,312
MANAGEMENT FEES	273,150	136,575	136,291	(284)
BOOKKEEPING FEES	103,010	51,505	51,817	312
ASSET MGMT FEES	16,680	8,340	8,510	170
CF MANAGEMENT FEES	60,000	30,000	60,360	30,360
CONSULTANTS	7,100	3,550	12,897	9,347
IT CONSULTANTS	33,680	16,840	19,033	2,193

#### HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2025

	ANNUAL BUDGET	BUDGET THRU MARCH	ACTUAL THRU MARCH	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	6,000	3,000	0	(3,000)
MEMBERSHIP DUES/FEES	4,900	2,450	1,376	(1,074)
PUBLICATIONS	1,300	650	0	(650)
ADVERTISING	4,800	2,400	1,203	(1,197)
OFFICE SUPPLIES	17,800	8,900	3,179	(5,721)
PAPER	4,000	2,000	1,133	(867)
COMPUTER & SOFTWARE EXPENSES	158,290	79,145	112,676	33,531
FUEL-ADMIN	2,200	1,100	0	(1,100)
TELEPHONE AND CELL	39,500	19,750	16,758	(2,992)
POSTAGE	24,500	12,250	4,485	(7,765)
COPIER SUPPLIES	8,400	4,200	2,869	(1,331)
INTERNET	7,000	3,500	2,258	(1,242)
GPS VEHICLE TRACKING	1,400	700	714	14
INSPECTION FEES	10,730	5,365	5,350	(15)
COFFEE SUPPLIES	1,500	750	417	(333)
MISCELLANEOUS EXPENSES	18,700	9,350	21,329	11,979
TOTAL ADMINISTRATION EXPENSES	3,042,600	1,521,300	1,601,159	79,859
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	26,080	13,040	21,551	8,511
PAYROLL TAXES	2,350	1,175	1,685	510
TENANT CONTRACT SERVICES	9,500	4,750	5,685	935
OTHER	6,000	3,000	3,313	313
TOTAL TENANT SERVICES	43,930	21,965	32,234	10,269
UTILITIES:				
WATER	29,590	14,795	12,604	(2,191)
ELECTRIC	155,610	77,805	97,502	19,697
GAS	24,000	12,000	20,000	8,000
GARBAGAE/TRASH REMOVAL	10,900	5,450	5,549	99
SEWER	55,350	27,675	28,631	956
TOTAL UTILITIES EXPENSE	275,450	137,725	164,286	26,562
ORDINARY MAINTENANCE AND OPERATIONS:	224 442	400.00	0= 000	40.5.000
MAINTENANCE LABOR	386,610	193,305	97,283	(96,022)
PAYROLL TAXES	34,790	17,395	7,605	(9,790)
HEALTH BENEFITS	111,670	55,835	32,328	(23,507)
MAINTENANCE UNIFORMS	2,270	1,135	1,969	834
VEHICLE GAS, OIL, GREASE	19,740	9,870	8,969	(901)
MATERIALS	94,190	47,095	37,052	(10,043)
CONTRACT-COSTS	105,910	52,955	52,528	(427)
REPAIRS-VEHICLES	7,610	3,805	6,451	2,646
RENT EXPENSE	15,190	7,595	7,596	1
EXTERMINATION	6,460	3,230	3,823	593
TRASH REMOVAL	8,890	4,445	5,175	730

## HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2025

	ANNUAL BUDGET	BUDGET THRU MARCH	ACTUAL THRU MARCH	FROM BUDGET (+OVER/-UNDER)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	793,330	396,665	260,779	(135,886)
GENERAL EXPENSES:				
BAD DEBTS	5,980	2,990	2,990	0
COMPENSATED ABSENCES	14,000	7,000	7,000	0
FSS ESCROWS-SEC 8	72,000	36,000	22,481	(13,519)
INSURANCE	199,000	99,500	88,311	(11,189)
PAYMENTS IN LIEU OF TAXES	44,940	22,470	21,390	(1,080)
PENSION - ANNUAL PAYMENT	167,750	83,875	83,875	0
REPLACEMENT RESERVES	95,000	47,500	47,500	0
RETIREE HEALTH BENEFITS	97,260	48,630	32,124	(16,506)
TOTAL GENERAL EXPENSES	695,930	347,965	305,671	(42,294)
TOTAL OPERATING EXPENSES	4,851,240	2,425,620	2,364,129	(61,490)
PROFIT (LOSS) EXCLUDING HAP	(65,260)	(32,630)	104,039	136,668
HAP REVENUES	8,241,000	4,120,500	4,946,472	825,972
HAP EXPENSES	8,169,000	4,084,500	4,956,217	871,717
NET HAP (LOSS)	72,000	36,000	(9,745) *	(45,745)
GRAND TOTAL PROFIT (LOSS)	6,740	3,370	94,294	90,923
UNRECONCILED HUD HELD RESERVES AT 03/31/25	CERTEC		104,883	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RE	BEKVES		199,177	

## **Housing Authority of the City of Vineland**

## Administrative Report

**DATE:** April 8, 2025

**TO:** Board of Commissioners, Vineland Housing Authority

**FROM:** Jacqueline S. Jones, Executive Director

**SUBJECT:** Monthly Report (Stats for March 2025)

**PERIOD:** March 13, 2025, to April 8, 2025

## Rental Assistance Demonstration (RAD) Conversions - Status

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

Development	CHAP Award	RAD	RAD
	Date	<b>Closing Date</b>	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
<b>Scattered Sites</b>	7/24/2024	TBD	TBD
D'Orazio	12/07/2018	TBD	TBD
	(Rescinded)		

## **Community Room Furniture**

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

Community Room furniture has been received. Set-up of the furniture at both Kidston and Olivio Towers is in process.

## **Renovation Projects**

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

## KT/OT – Elevator Refurbishment;

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 preconstruction meeting has been scheduled with the Contractor and Professional Team.

8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.

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.

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.

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.

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.

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.

### Bid opening on 5/17/22

2/2024 – Equipment for the modernization is pending delivery from the manufacturer.

04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of-service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.

05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.

6/2021 - No Update;

9/2021 – A&E proposals received and under review;

12/2023- Project is in the planning stages with the architects;

1/2024 – Architect is preparing a proposal for this project; The plan is to move forward in 2024:

2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process;

9/2024 – No change in project status; 06/2024 – Modernization work on elevators in both Kidston & Olivio continues; One elevator remains in service at both buildings;

7/2024 - The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers – Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings. A further explanation at the Board meeting regarding Kidston Towers.

8/2024-Kidston Towers -Car #1 will be taken out of service for modernization starting mid-August. Olivio Towers - Car #2 is scheduled for completion and inspection at the end of August, once completed work will begin on elevator Car #1. One elevator car remains in service and operational at both buildings.

09/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 will be taken out of service for modernization once Car #2 is operational. Olivio Towers – Car #2 is delayed – the contractor is working to obtain fire alarm devices that are required for proper operation of the car. One elevator car remains in service and operational at both buildings.

10/2024 - The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers -Car #1 is out of service for modernization. Olivio Towers - Car #1 is out of service for modernization. One elevator car remains in service and operational at both buildings. A change order will be presented to request an extension in time to complete the project.

11/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #1 was placed back inservice. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.

12/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.

1/2025- All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.

2/2025 - All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.

4/2025 - All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly. Update – punch-list work has been completed, waiting for confirmation from our professional team regarding the acceptance of the work. If accepted, we anticipate issuing substantial completion.

	~ .
Coope of Work	Comments
•	
Scope of Work  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;	01/2022 Update: Preliminary work has begun of 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 an junction boxes without covers; G & H risers are almost complete; these will become the "hote 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 & Frisers are complete, and work continues on E & Frisers; Residents are temporarily relocating to G & H;  5/2022 Update: Work on E & Frisers is in process it is expected the work will be completed in four weeks & residents can return to their units;  3/2023 Update: This plumbing project is complete with the exception of the items listed above on Pag 4;  4/2023 Update:  New domestic water pump replacement — Complete;  Kidston mechanical room piping replacement — Complete;  Water filtration system — Olivio is complete; 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: 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 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;

Scope of Work	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;	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 in available. The Close-out process is currently in process no further work is anticipated on this project.  04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action no further update is available. The Close-out process in currently in process, no further work is anticipated of this project.  05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the
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.  10/2023 Update: - No update;  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.  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;	vendor completes an on-site visit.  06/2024 - New vendor for water filtration system of schedule for an on-site visit;  7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. No update.  9/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.  01/2025 - No update on this project.  2/2025 - Update: - Water filtration system - additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; Update: Equipment was removed from the building by Gary F Gardner and sent out for configuration; once returned it will be re-installed and tested.  3/2025 - Update - The equipment is being reprogrammed and will be re-installed by South Jersey Water Conditioning when reprograming is complete.  4/2025 - No update from last month.

## **Kidston/Olivio Towers – Fire Pump Replacement**

#### 9/2023 - Fire Pump Replacement

Project was bid on two occasions –

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

02/2025 – No update on this project.

03/2025 - No update on this project.

04/2025 - No update on this project.

## <u>Scattered Site Disposition – Status</u>

- The Scattered Site program was approved for disposition by HUD.
- Several homes have been listed for sale. The chart below summarizes the status of the 72 homes;
- Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; the is due to the low or no availability of rental housing.
- The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working a presentation for the board to consider, which will change the status of 35 homes from "disposition" to RAD conversion;
- A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial "ok" to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;
- The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;
- Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;
- Staff continue to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the chart below for status details;
- Listings are active on several units. Please see the below chart for status details;
- The Authority has requested quotes for the completion of a RAD Physical Conditions Assessment, RFQ's are due to the Authority in early December. Individual assessments are required due to the nature and uniqueness of each scatted site home. Update: explanation will be provided with resolution.
- A kick-off meeting with the project team has been scheduled for the RAD Physical Conditions Assessment process.
- Work continues on the Scattered Sites to move this to a RAD closing. A closing in 2025 is unlikely.

Date	Addresses	Status	Total Hom
			39 Keepin
			33 Selling
2022 Activity	4209 Marilyn Avenue	SOLD - 5/4/22	
	1441 Nylund Drive	SOLD - 05/10/22	
	612 Oxford Street	SOLD – 5/16/22	
	1137 East Elmer Rd	SOLD - 6/28/22	
	864 Columbia Avenue	SOLD – 9/30/22	
	1409 Brown Road	SOLD – 9/8/22	
	1745 Jackson Drive	SOLD - 11/10/22	
	4331 Robert Drive	SOLD - 2/12/22	8 Sold in 202
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	SOLD - 4/04/2024	
	5599 Lodge Place	SOLD – 7/01/2024	9 Sold in 2023
2024 Activity	3188 Hance Bridge Rd	SOLD 4/22/2024	
	5633 High Ridge Rd	SOLD – 5/2024	
	721 S. Valley Ave	SOLD - 5/30/2024	
	2961 Athens Way	SOLD - 6/19/2024	
	4630 Bernard Rd	SOLD - 7/02/2024	
	1659 Venus Drive	SOLD - 6/20/2024	
	4509 Noel Drive	SOLD - 5/28/2024	
	38 Victory Lane	SOLD 7/17/24	
	4511 Robin Road	SOLD 8/30/24	
	1460 Neptune Terr	SOLD 9/20/24	
	2935 Athens Way	SOLD 9/16/24	
	1306 BrownoRember 202	3November 2023 SOLD – 9/30/24	
	1017 Alexander Dr	SOLD – 12/19/24	
	4486 Robin Road	SOLD 12/13/24	14 Sold in 202
	2149 Berkley Dr	SOLD 2/28/25	1 Sold in 202
	5691 High Ridge Rd	DOT release received;	Settlement 4/11
		33 Houses being sold;	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;

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

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

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

## **D'Orazio Terrace – Redevelopment - continued**

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

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

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

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

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

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

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

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

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

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

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

April 2025 - Occupancy of the building has been completed; the property is 100% occupied; the remainder of the site work can be completed with the building occupied.

## **D'Orazio Terrace – Community Room**

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

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

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

April 2025 – Update - A&E proposal continues to be under review.

## Asselta Acres – Building 3

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

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

April 2025 – Update - A&E proposal continues to be under review.

## **Kidston & Olivio Towers – Camera Replacement**

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

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

April 2025 - Update – pending recommendation from our Electrical Engineer, further update to be provided at the meeting.

## **Melrose Court**

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

## **Community Outreach**

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

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

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

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

April 2025 – Update - The Authority held community gatherings with the staff at Tarklin Acres and D'Orazio on March 25<sup>th</sup> and 28<sup>th</sup> respectively, we provided coffee and donuts. We listened to resident concerns and will be addressing areas within our reach. Overall, the meetings went well, and we got great feedback.

# Board of Commissioners NJ Local Housing Authority Training Program Status

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

Program Statistics Report	10/2024 - 10/2
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Program Statistics Report 10/2024 - 10/2025	Mar2025	Feb2025	Jan2025
Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	7	0	4
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	44	11	50
Total number of units inspected year-to-date - all sites	479		
City Inspections	40	100	(
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down,Prep & Leasup Time)	24	24	34
Annual Unit Turnaround Time (For Fiscal Year)	30		
Monthly - Number of Vacancies (at start of month)	7	9	į
Monthly - Number of Vacancies Filled (this month)	15		
Monthly - Average unit turnaround time in days for Lease Up	16		
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	10		27
Monthly - Annual Average Number of Vacancies (at start of month)	5	5	
PIC Score	100.00		
Occupancy Rate	99.31%	99.12%	98.42%
Dublic Havelon O DAD Welden Liet Applicants all liet a least 4/00/000			
Public Housing & RAD Waiting List Applicants all lists closed 1/30/2025.  Families - With Local Preference	110	117	44-
Families - With Local Preference Families - Without Local Preference	116 362	362	117 363
Elderly (Seniors - 62+)/Disabled - With Local preference	169		t
Elderly (Seniors - 62+)/Disabled - With Local preference	345		342
0/1 Bedroom	514	531	529
2 Bedroom	155	156	
3 Bedroom	71	71	74
4 Bedroom	186		
5 Bedroom	58		
6 Bedroom	8	8	
Success Rate	25%	25%	25%
Average work order turnaround time in days - Tenant Generated	0.13	0.10	0.07
Number of routine work orders written this month	551	609	505
Number of outstanding work orders from previous month	1,465	1,403	1,383
Total number of work orders to be addressed this month	2,016	2,012	1,888
Total number of work orders completed this month	504	547	485
Total number of work orders left outstanding	1,512	1,465	1,403
Total number of work orders written year-to-date	3,252	2,701	2,092
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	3,232	2,701	2,092
AFTER HOOR CALLS. (plumbing, lockodis, tollets stopped-up, etc.)	'		,
Section 8			
Level of leased units of previous month was:	1026	1025	1024
Level of leased units this month is:	1026		
Number of increased leased-units over last month	0		
Total number of units inspected this month	23	14	2
Programs (Voucher):			
ABA Utilization %	99.04%	99.27%	
Repayment Agreements	50		
Total repayments due YTD	\$165,967		
Total repayments received YTD	\$12,650		
PIC Score (Oakview added 10/13)	101.18%	101.08%	
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	632		
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1213		
Section 8 Project Based Waiting List Applicants- Oakview - OPEN (2-4br lists open)	755		
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - OPEN	16		
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - OPEN	162	97	
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	74%/26%	74%/26%	72%/28%
Section 8 - Choice Mobiltiy List	112	112	112
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined		1	<del> </del>
The number of residents that received "outreach" information about FSS	26	26	
The number of residents signed on to the program. (FSS Contracts).	27	27	2

Program Statistics Report	10/2024 - 10/2025	Mar2025	Feb2025	Jan2025
The number of FSS Participants with estab	lished escrow accounts.	15	15	15
Number of residents in need of employmen		3	6	
The number of meetings, workshops and c	ase management services	11	10	40
Congregate Services				
Number of clients on the Congregate Proga	am	27		
Number of clients on Meal Program		0		
Number of clients on Housekeeping Progra	m	15		
Number of clients on Laundry Services		21	21	
Number of clients on Shopping Services		5	6	6
Registered Nurse				
Number of clients served this month		91	110	100
Blood Pressure Clinics (clinics) # of reside	nts attending	1	1	C
Health Assessments/re-assessments		9		
Meds Supervision		32	25	27
VHA - (FAMILY SW)				
Number of Residents on ROSS (Family)		0	0	C
Number of residents that received case ma	nagement services	11	26	30
Number of Meetings		3	1	4
Number of residents enrolled in academic/e	employment workshops (FSS)	11	6	6
VHA - (MEDICAL)				
Number of residents received health asse	ssment	9	9	4
Number of residents health activities of da		5		
Resident's medicine monitoring/supervision		32	25	
Self-sufficiency - improved living condition		7	4	6
Community Development Block Grant P	rogram			
Clients Served				
Number of new clients served		0	0	C
Number of ongoing clients		64	64	64
Total clients currently being served this mo	nth	115	26	40
Income				
Median Family Income (MFI)				
Moderate 80%-51% (MFI)		15		
Low 50%-31% (MFI)		18		
Very Low 30%-0% (MFI)		31	31	
Total		64	64	64
Client Demographics		<u> </u>	<u> </u>	<u> </u>
White		9	9	ğ
Black		7	7	7
American Indian		0	0	C
Asian		0	0	
Other		0		
Hispanic		48	48	
Non-Hispanic		16	16	16

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

### **RESOLUTION #2025-17**

## 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 \$2,035,369.08.

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: April 17, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Porter

Resolution seconded by Commissioner Chapman

**VOTE:** 

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson				
Daniel Peretti				
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez				
Elizabeth Viera	/			
Mario Ruiz-Mesa – Chairperson	/			

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 April 17, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones, Executive Director

# HOUSING AUTHORITY OF THE CITY OF VINELAND BOARD MEETING LIST OF CHECKS 4/17/25

CHECK NO.	ACCOUNT		AMOUNT
4877-4928	SECTION 8 HAP PROGRAM LANDLORD/TENANT CHECKS AND OTHER	\$	835,577.00
22070 24076, 500072	DIRECT DEPOSITS-LANDLORDS HAPS	\$33,585.00	
23878-24076; 500072	DIRECT DEPOSITS-LANDLONDS TIAFS	\$801,992.00	
787 - 791; 20250930512, 20251040144	SECTION 8 ADM FEE ACCOUNT COMPUTER CHECKS- Ocean First	\$	59,727.64
٠	COMPUTER CHECKS- Tuist	\$59,727.64 \$0.00	
131	SECTION 8 NEW HOMEOWNERSHIP COMPUTER CHECKS	\$ \$90,000.00	90,000.00
- 131 - 134	NEW HOMEOWNERSHIP INVESTMENTS COMPUTER CHECKS- Ocean First COMPUTER CHECKS- Truist	\$ \$0.00 \$251,163.18	251,163.18
	OCEAN FIRST BANK PH SECURITY DEPOSIT	\$	418.10
237	COMPUTER CHECKS	\$418.10	
224 - 228	OCEAN FIRST BANK FSS ESCROW COMPUTER CHECKS	\$ \$12,101.12	12,101.12
2661; 5463573730; 20250930509; 20250940259; 20251040143; 20251050553; 20251050555	CAPITAL BANK GEN/FUND PH COMPUTER CHECKS	\$	114,405.60
13985 - 14065; 887778; 1426210; 3212025; 4042025; 4142025; 9441180; 9441499; 5466296444; 20251050545	COCC CASH ACCOUNT COMPUTER CHECKS	\$	472,511.39
	COCC EXPENDITURES PAYROLL	03/21/25 - 04/04/25 \$	165,554.65
	PAYROLL TAX LIABILITY	03/21/25 - 04/04/25 \$	33,910.40
	TOTAL	\$	2,035,369.08

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	4877	Oapabar - BARCLAY APARTMENTS VENTURES LP	4/1/2025	04-2025	1,388.00
sec8hap - Section 8 HAP	4878	Obetalp - ALPHA BETA CAMDEN LLC	4/1/2025	04-2025	1,425.00
sec8hap - Section 8 HAP	4879	Ocbrenta - C & B RENTALS	4/1/2025	04-2025	1,767.00
sec8hap - Section 8 HAP	4880	0coryol - CORTES	4/1/2025	04-2025	2,312.00
sec8hap - Section 8 HAP	4881	0invfai - INVESTMENT GROUP LLC	4/1/2025	04-2025	1,890.00
sec8hap - Section 8 HAP	4882	0osccos8 - OSCEOLA COUNTY HOUSING	4/1/2025	04-2025	1,239.00
sec8hap - Section 8 HAP	4883	t0000066 - CORTES	4/1/2025	04-2025	56.00
sec8hap - Section 8 HAP	4884	t0000388 - RODRIGUEZ	4/1/2025	04-2025	112.00
sec8hap - Section 8 HAP	4885	t0001053 - MEDINA	4/1/2025	04-2025	137,00
sec8hap - Section 8 HAP	4886	t0001073 - PETERSON	4/1/2025	04-2025	5.00
sec8hap - Section 8 HAP	4887	t0004557 - RAMOS	4/1/2025	04-2025	68.00
sec8hap - Section 8 HAP	4888	t0004893 - BALL	4/1/2025	04-2025	165.00
sec8hap - Section 8 HAP	4889	t0005562 - GASKINS	4/1/2025	04-2025	170.00
sec8hap - Section 8 HAP	4890	t0005715 - VAZQUEZ	4/1/2025	04-2025	134.00
sec8hap - Section 8 HAP	4891	t0005884 - RUIZ	4/1/2025	04-2025	145.00
sec8hap - Section 8 HAP	4892	t0006492 - MOORE	4/1/2025	04-2025	50.00
sec8hap - Section 8 HAP	4893	t0006704 - ORTIZ- RAMOS	4/1/2025	04-2025	5.00
sec8hap - Section 8 HAP	4894	t0006766 - MOSS	4/1/2025	04-2025	273.00
sec8hap - Section 8 HAP	4895	t0007021 - SHIELDS	4/1/2025	04-2025	6.00
,	4896	t0007057 - DESAI	4/1/2025	04-2025	78.00
sec8hap - Section 8 HAP	4897	t0008077 - PEREZ	4/1/2025	04-2025	104.00
sec8hap - Section 8 HAP	4898	t0008506 - HARRIS	4/1/2025	04-2025	87.00
sec8hap - Section 8 HAP		t0008553 - CARLO	4/1/2025	04-2025	53.00
sec8hap - Section 8 HAP	4899		4/1/2025	04-2025	60.00
sec8hap - Section 8 HAP	4900	t0010166 - ORTIZ	4/1/2025	04-2025	17.00
sec8hap - Section 8 HAP	4901	t0012269 - PEYTON		04-2025	33.00
sec8hap - Section 8 HAP	4902	t0013742 - Thomas	4/1/2025	04-2025	83.00
sec8hap - Section 8 HAP	4903	t0013765 - Samuel	4/1/2025		1.00
sec8hap - Section 8 HAP	4904	t0013870 - Harris	4/1/2025	04-2025	223.00
sec8hap - Section 8 HAP	4905	t0013888 - SCARBROUGH	4/1/2025	04-2025	26.00
sec8hap - Section 8 HAP	4906	t0013930 - Quinones	4/1/2025	04-2025	
sec8hap - Section 8 HAP	4907	t0013995 - VIERA	4/1/2025	04-2025	90.00
sec8hap - Section 8 HAP	4908	t0014175 - Chavez	4/1/2025	04-2025	15.00
sec8hap - Section 8 HAP	4909	t0014378 - HAND	4/1/2025	04-2025	52.00
sec8hap - Section 8 HAP	4910	t0014727 - Rodriguez	4/1/2025	04-2025	140.00
sec8hap - Section 8 HAP	4911	t0014784 - ARNOLD	4/1/2025	04-2025	159.00
sec8hap - Section 8 HAP	4912	t0014786 - RIVERA VIRUET	4/1/2025	04-2025	96.00
sec8hap - Section 8 HAP	4913	t0015043 - POWELL	4/1/2025	04-2025	154.00
sec8hap - Section 8 HAP	4914	t0015601 - LLOYD	4/1/2025	04-2025	13.00
sec8hap - Section 8 HAP	4915	t0015625 - MACIN	4/1/2025	04-2025	108.00
sec8hap - Section 8 HAP	4916	t0015634 - DICKS	4/1/2025	04-2025	52.00
sec8hap - Section 8 HAP	4917	t0015636 - WILSON	4/1/2025	04-2025	63.00
sec8hap - Section 8 HAP	4918	t0015850 - PURNELL	4/1/2025	04-2025	92.00
sec8hap - Section 8 HAP	4919	t0015908 - BEARDSLEY	4/1/2025	04-2025	103.00
sec8hap - Section 8 HAP	4920	t0015929 - ALICEA	4/1/2025	04-2025	121.00
sec8hap - Section 8 HAP	4921	t0016087 - BROWNLOW	4/1/2025	04-2025	34.00
sec8hap - Section 8 HAP	4922	t0018082 - JORDAN	4/1/2025	04-2025	90.00
sec8hap - Section 8 HAP	4923	t0018174 - TURNER	4/1/2025	04-2025	27.00
sec8hap - Section 8 HAP	4924	vf1093 - ORANGE COUNTY HOUSING & C D	4/1/2025	04-2025	1,949.00
sec8hap - Section 8 HAP	4925	vnj058 - SALEM HOUSING AUTHORITY	4/1/2025	04-2025	977.00
sec8hap - Section 8 HAP	4926	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	4/1/2025	04-2025	7,693.00
· ·	4927	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	4/14/2025	04-2025	8,345.00
sec8hap - Section 8 HAP	4928	bhfurn - BH Furniture	4/17/2025		1,100.00
sec8hap - Section 8 HAP		0537grap - 529-537 GRAPE STREET,LLC	4/3/2025	04-2025	2,363.00
sec8hap - Section 8 HAP	23878	Oabobab - BABATUNDE O ABORISADE	4/3/2025	04-2025	1,479.00
	23879	UDUUUDU - DADATUNUE U ADURISADE	11212023	0.2020	-,
sec8hap - Section 8 HAP		Ophravi ARRAHAN HEREDIA	4/3/2025	04-2025	747.00
sec8hap - Section 8 HAP sec8hap - Section 8 HAP sec8hap - Section 8 HAP	23880 23881	Oabrawi - ABRAHAN HEREDIA Oacojol - ACOSTA III	4/3/2025 4/3/2025	04-2025 04-2025	747.00 840.00

		30,23 , 1112 Gilbert Batte 30, 21, 2012 Gilbert 1112 Gilb	Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	23882	Oacojor - ACOSTA	4/3/2025	04-2025	2,027.00
sec8hap - Section 8 HAP	23883	Oahcpv - AFFORDABLE HOUSING CORPORATION	4/3/2025	04-2025	14,505.00
sec8hap - Section 8 HAP	23884	Oahctaaa - AFFORDABLE HOUSING CORPORATION	4/3/2025	04-2025	97,262,00
sec8hap - Section 8 HAP	23885	Oahcvktot - AFFORDABLE HOUSING CORP OF VINELANI	4/3/2025	04-2025	85,271.00
sec8hap - Section 8 HAP	23886	Oalbreb - REBECCA C THOMPSON-ALBERT	4/3/2025	04-2025	355.00
sec8hap - Section 8 HAP	23887	Oaljess - ALJESS LLC	4/3/2025	04-2025	847.00
sec8hap - Section 8 HAP	23888	Oandcar - ANDUJAR	4/3/2025	04-2025	1,145.00
sec8hap - Section 8 HAP	23889	Oandjon - JONATHAN ANDREOZZI	4/3/2025	04-2025	1,725.00
sec8hap - Section 8 HAP	23890	0andron - RONALD ANDRO	4/3/2025	04-2025	374.00
sec8hap - Section 8 HAP	23891	Oaparab - AB APARTMENTS LLC	4/3/2025	04-2025	3,800.00
sec8hap - Section 8 HAP	23892	Oapgava - VALLEY GARDEN APARTMENTS LLC	4/3/2025	04-2025	361.00
sec8hap - Section 8 HAP	23893	Oapsnew - NEWCOMB SENIOR APARTMENTS PH 2	4/3/2025	04-2025	256.00
sec8hap - Section 8 HAP	23894	Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	14/3/2025	04-2025	6,964.00
sec8hap - Section 8 HAP	23895	Oassind - INDEPENDENCE ASSOCIATES LLC	4/3/2025	04-2025	992.00
sec8hap - Section 8 HAP	23896	Oasslop - LOPEZ & ASSOCIATES LLC	4/3/2025	04-2025	814.00
sec8hap - Section 8 HAP	23897	Oaugday - DAVID AUGUSTINE	4/3/2025	04-2025	1,666.00
sec8hap - Section 8 HAP	23898	0banvan - CAMPOS BANDALA	4/3/2025	04-2025	1,193.00
sec8hap - Section 8 HAP	23899	Obehant - ANTHONY BEHRENS	4/3/2025	04-2025	782.00
sec8hap - Section 8 HAP	23900	Oberedw - EDWIN C & SAVALYN BERGAMO	4/3/2025	04-2025	322.00
sec8hap - Section 8 HAP	23901	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT A	P 4/3/2025	04-2025	4,415.00
sec8hap - Section 8 HAP	23902	Obiaent - BIA ENTERPRISES LLC	4/3/2025	04-2025	633.00
sec8hap - Section 8 HAP	23903	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	4/3/2025	04-2025	1,031.00
sec8hap - Section 8 HAP	23904	Obrewst - BREWSTER GARDEN APARTMENTS LLC	4/3/2025	04-2025	1,076.00
sec8hap - Section 8 HAP	23905	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	4/3/2025	04-2025	19,882.00
sec8hap - Section 8 HAP	23906	Obususa - USA BUSY BEE INC	4/3/2025	04-2025	944.00
sec8hap - Section 8 HAP	23907	Ocamnil - NILZA R CAMACHO	4/3/2025	04-2025	1,057.00
sec8hap - Section 8 HAP	23908	0carjos - CARVALHO	4/3/2025	04-2025	811.00
sec8hap - Section 8 HAP	23909	Ocarmar - SIMOES	4/3/2025	04-2025	277.00
sec8hap - Section 8 HAP	23910	Ocasros - CASTILLO	4/3/2025	04-2025	747.00
sec8hap - Section 8 HAP	23911	Ocdgard - CD GARDENS INC.	4/3/2025	04-2025	4,701.00
sec8hap - Section 8 HAP	23912	Ochajos - JOSEPH T CHAMBERS	4/3/2025	04-2025	950.00
sec8hap - Section 8 HAP	23913	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	4/3/2025	04-2025	4,961.00
sec8hap - Section 8 HAP	23914	Ochuoks - OKSANA CHUMAK	4/3/2025	04-2025	1,632.00
sec8hap - Section 8 HAP	23915	Oclafir - FIRST CLASS RENTAL PROPERTIES LLC	4/3/2025	04-2025	1,394.00
sec8hap - Section 8 HAP	23916	Ocomfar - ESTATE	4/3/2025	04-2025	519.00
sec8hap - Section 8 HAP	23917	Oconpat - PATRIOT CONSTRUCTION SERVICES LLC	4/3/2025	04-2025	1,861.00
sec8hap - Section 8 HAP	23918	0damjos - DAMATO	4/3/2025	04-2025	883.00
sec8hap - Section 8 HAP	23919	Odecant - ANTHONY P DECESERO	4/3/2025	04-2025	587.00
sec8hap - Section 8 HAP	23920	Odejyes - YESENIA DEJESUS	4/3/2025	04-2025	1,850.00
sec8hap - Section 8 HAP	23921	Odelwil - WILSON ZUNUN DE LEON	4/3/2025	04-2025	673.00
sec8hap - Section 8 HAP	23922	Odocmay - MAY DOCK APARTMENTS LLC	4/3/2025	04-2025	886.00
sec8hap - Section 8 HAP	23923	Odowter - DOWER	4/3/2025	04-2025	1,850.00
sec8hap - Section 8 HAP	23924	0eas307 - 307 N EAST AVE LLC	4/3/2025	04-2025	599.00
sec8hap - Section 8 HAP	23925	0edwdip - EDWARD DIPALMA	4/3/2025	04-2025	1,047.00
sec8hap - Section 8 HAP	23926	0egbmar - MARY J EGBEH	4/3/2025	04-2025	1,336,00
sec8hap - Section 8 HAP	23927	Oeinmar - MARTIN JAY EINSTEIN	4/3/2025	04-2025	718.00
sec8hap - Section 8 HAP	23928	0equacc - ACCUMULATING EQUITY PARTNERS LLC	4/3/2025	04-2025	7,001.00
sec8hap - Section 8 HAP	23929	0equsul - SULLIVAN EQUITIES LLC	4/3/2025	04-2025	1,041.00
sec8hap - Section 8 HAP	23930	Oestros - ESTATE OF LUIS A ROSADO-TORRES	4/3/2025	04-2025	479.00
sec8hap - Section 8 HAP	23931	Ofamfai - Falola Family LP	4/3/2025	04-2025	476.00
sec8hap - Section 8 HAP	23932	0famlp - FAIOLA FAMILY LP	4/3/2025	04-2025	1,379.00
sec8hap - Section 8 HAP	23933	Oflodor - FLOWERS	4/3/2025	04-2025	1,046.00
sec8hap - Section 8 HAP	23934	Oforraf - RAFAEL EDUARDO DILONE FORTUNA	4/3/2025	04-2025	1,326.00
sec8hap - Section 8 HAP	23935	0g.b.ltd - G B LTD OPER CO INC	4/3/2025	04-2025	1,055.00
sec8hap - Section 8 HAP	23936	0garabn - ABNER GARCIA	4/3/2025	04-2025	426.00
sec8hap - Section 8 HAP	23937	0garsal - GARCIA	4/3/2025	04-2025	2,982.00

:	3,60,1,1,7,7		Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	23938	Ogarspr - SPRING GARDENS VINELAND LLC	4/3/2025	04-2025	7,910.00
sec8hap - Section 8 HAP	23939	0garvin - VINELAND GARDENS LLC	4/3/2025	04-2025	875.00
sec8hap - Section 8 HAP	23940	0gibjam - GRIBBLE JR	4/3/2025	04-2025	954.00
sec8hap - Section 8 HAP	23941	0golrob - ROBERT D GALBIATI	4/3/2025	04-2025	1,227.00
sec8hap - Section 8 HAP	23942	Ogonabr - GONZALEZ JR	4/3/2025	04-2025	1,019.00
sec8hap - Section 8 HAP	23943	0gonlil - GONZALEZ	4/3/2025	04-2025	1,740.00
sec8hap - Section 8 HAP	23944	Ogroche - CHERRY GROUP LLC	4/3/2025	04-2025	1,276.00
sec8hap - Section 8 HAP	23945	Ogromad - MADHU GROUP LLC	4/3/2025	04-2025	2,783.00
sec8hap - Section 8 HAP	23946	Ogromic - MICHAEL D RUPPERT JR	4/3/2025	04-2025	1,076.00
sec8hap - Section 8 HAP	23947	Ogruedi - EDISON GRULLON	4/3/2025	04-2025	1,754.00
sec8hap - Section 8 HAP	23948	Ohagdan - DANIEL HAGEMAN JR	4/3/2025	04-2025	1,070.00
sec8hap - Section 8 HAP	23949	0hemtom - BTW 4 LLC	4/3/2025	04-2025	582.00
sec8hap - Section 8 HAP	23950	Ohenreu - HENDLER	4/3/2025	04-2025	2,000.00
sec8hap - Section 8 HAP	23951	Ohereri - 123 SOUTH 4TH STREET LLC	4/3/2025	04-2025	2,685.00
sec8hap - Section 8 HAP	23952	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TOR		04-2025	3,673.00
sec8hap - Section 8 HAP	23953	Ohfprop - HF PROPERTY MANAGEMENT	4/3/2025	04-2025	1,645.00
	23954	Oholasm - ASM HOLDINGS LLC	4/3/2025	04-2025	774.00
sec8hap - Section 8 HAP			4/3/2025	04-2025	2,686.00
sec8hap - Section 8 HAP	23955	Oholgie - GLEN PARK HOLDINGS LLC			1,627.00
sec8hap - Section 8 HAP	23956	Oholvin - VINELAND 18 HOLDINGS LLC	4/3/2025	04-2025	,
sec8hap - Section 8 HAP	23957	Ohomhec - HECS HOMES LLC	4/3/2025	04-2025	898.00
sec8hap - Section 8 HAP	23958	0homsky - SKYLO HOMES LLC	4/3/2025	04-2025	772.00
sec8hap - Section 8 HAP	23959	Ohomtar - TARKILN HOMES LLC	4/3/2025	04-2025	5,689.00
sec8hap - Section 8 HAP	23960	Ohopape - APEX HOPEWELL NJ LLC	4/3/2025	04-2025	632.00
sec8hap - Section 8 HAP	23961	Ohougol - GOLD HOUSING PROVIDERS LLC	4/3/2025	04-2025	1,500.00
sec8hap - Section 8 HAP	23962	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	4/3/2025	04-2025	477.00
sec8hap - Section 8 HAP	23963	0ingden - INGRALDI	4/3/2025	04-2025	1,078.00
sec8hap - Section 8 HAP	23964	Oinvbot - BOTA INVESTMENTS LLC	4/3/2025	04-2025	4,159.00
sec8hap - Section 8 HAP	23965	Oinvday - DAY INVESTMENTS LLP	4/3/2025	04-2025	483.00
sec8hap - Section 8 HAP	23966	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	4/3/2025	04-2025	3,950.00
sec8hap - Section 8 HAP	23967	Oinvens - EMSIG INVESTMENTS LLC	4/3/2025	04-2025	1,201.00
sec8hap - Section 8 HAP	23968	Oinvtra - T-RAY INVESTMENTS LLC	4/3/2025	04-2025	2,220.00
sec8hap - Section 8 HAP	23969	0invweb - WEBER INVESTMENT GROUP LLC	4/3/2025	04-2025	6,194.00
sec8hap - Section 8 HAP	23970	0invweb2 - WEBER INVESTMENT GROUP 2 LLC	4/3/2025	04-2025	1,672.00
sec8hap - Section 8 HAP	23971	0jacgar - W JACK	4/3/2025	04-2025	1,768.00
sec8hap - Section 8 HAP	23972	Ojerpri - PRIME JERSEY ESTATES	4/3/2025	04-2025	10,512.00
sec8hap - Section 8 HAP	23973	Ojrljjr - JJR JR LLC	4/3/2025	04-2025	926.00
sec8hap - Section 8 HAP	23974	Okatjay - JAY-KAT INVESTMENTS, LLC	4/3/2025	04-2025	589.00
sec8hap - Section 8 HAP	23975	0klc1llc - KLC1 LLC	4/3/2025	04-2025	1,728.00
sec8hap - Section 8 HAP	23976	0korcou - COURTER-KORFF LLC	4/3/2025	04-2025	715.00
sec8hap - Section 8 HAP	23977	Olabfel - LABOY	4/3/2025	04-2025	1,740.00
sec8hap - Section 8 HAP	23978	Olandic - LANDICINI 566 LLC	4/3/2025	04-2025	1,070.00
sec8hap - Section 8 HAP	23979	Olanedw - EDWARD J LANG	4/3/2025	04-2025	1,300.00
sec8hap - Section 8 HAP	23980	Olebzai - LEBRON	4/3/2025	04-2025	2,644.00
sec8hap - Section 8 HAP	23981	Olegmay - MAYERFELD LEGACY TRUST	4/3/2025	04-2025	152.00
sec8hap - Section 8 HAP	23982	Olevgab - GABRIELLE LEVITT	4/3/2025	04-2025	473.00
sec8hap - Section 8 HAP	23983	Olhrent - L & H RENTALS	4/3/2025	04-2025	798.00
sec8hap - Section 8 HAP	23984	Olinkar - KAREN LINDNER	4/3/2025	04-2025	449.00
sec8hap - Section 8 HAP	23985	Olickoo - KOONER LLC	4/3/2025	04-2025	1,694.00
sec8hap - Section 8 HAP	23986	Ollosn2 - SN 22 LLC	4/3/2025	04-2025	2,041.00
sec8hap - Section 8 HAP	23987	Olocloc - LOCATION LOCATION & TIMING LLC	4/3/2025	04-2025	1,068.00
sec8hap - Section 8 HAP	23988	Olonday - DAVID LONGINI	4/3/2025	04-2025	473.00
· ·	23989	Olopyad - YADIRA LOPEZ	4/3/2025	04-2025	710.00
sec8hap - Section 8 HAP		Olospro - LOST PROPERTIES LLC	4/3/2025	04-2025	2,719.00
sec8hap - Section 8 HAP	23990	·	4/3/2025	04-2025	1,091.00
sec8hap - Section 8 HAP	23991	Omalaug - MIKLAVCIC JR	4/3/2025	04-2025	378.00
sec8hap - Section 8 HAP	23992	Omanarc - MANAGEMENT LLC	4/3/2025	04-2025	2,350.00
sec8hap - Section 8 HAP	23993	0manrub - RUBY MANAGEMENT	7/3/2025	UT-4U43	2,230.00

sec8hap - Section 8 HAP         23995         Omelrose - MELROSE COURT LP         4/3/           sec8hap - Section 8 HAP         23996         Omenbre - MENDEZ         4/3/           sec8hap - Section 8 HAP         23997         Omillvil - MILLVILLE REALTY CORPORATION         4/3/           sec8hap - Section 8 HAP         23998         Omiryar - MIRANDA         4/3/	/2025 /2025 /2025 /2025 /2025	Month 04-2025 04-2025	1,379.00
sec8hap - Section 8 HAP         23995         Omelrose - MELROSE COURT LP         4/3/           sec8hap - Section 8 HAP         23996         Omenbre - MENDEZ         4/3/           sec8hap - Section 8 HAP         23997         Omillvil - MILLVILLE REALTY CORPORATION         4/3/           sec8hap - Section 8 HAP         23998         Omiryar - MIRANDA         4/3/	/2025 /2025		
sec8hap - Section 8 HAP         23996         Omenbre - MENDEZ         4/3/           sec8hap - Section 8 HAP         23997         Omillvil - MILLVILLE REALTY CORPORATION         4/3/           sec8hap - Section 8 HAP         23998         Omiryar - MIRANDA         4/3/	/2025	04-2025	10 470 00
sec8hap - Section 8 HAP 23997 Omillvil - MILLVILLE REALTY CORPORATION 4/3/ sec8hap - Section 8 HAP 23998 Omiryar - MIRANDA 4/3/			18,478.00
sec8hap - Section 8 HAP 23998 Omiryar - MIRANDA 4/3/	/2025	04-2025	272.00
		04-2025	2,295.00
sec8hap - Section 8 HAP 23999 Omonbry - BRYAN P MONTEMURRO 4/3/	/2025	04-2025	2,386.00
	/2025	04-2025	618.00
sec8hap - Section 8 HAP 24000 Omriang - RIVERA 4/3/	/2025	04-2025	846.00
sec8hap - Section 8 HAP 24001 Omulqua - QUALITY MULTI BR RENTALS LLC 4/3/	/2025	04-2025	1,264.00
sec8hap - Section 8 HAP 24002 Oneddav - NEDER 4/3/	/2025	04-2025	1,589.00
sec8hap - Section 8 HAP 24003 Oneeshr - SHREE NEEL LLC 4/3/	/2025	04-2025	1,700.00
sec8hap - Section 8 HAP 24004 Onegcar - CARLOS NEGRON JR 4/3/	/2025	04-2025	774.00
sec8hap - Section 8 HAP 24005 Onottop - TOP NOTCH REAL ESTATE LLC 4/3/	/2025	04-2025	498.00
sec8hap - Section 8 HAP 24006 Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPETTEL 4/3/	/2025	04-2025	34,620.00
sec8hap - Section 8 HAP 24007 Opaeast - EAST PARK APARTMENTS 4/3/	3/2025	04-2025	8,241.00
sec8hap - Section 8 HAP 24008 Opanpar - PARESH PANCHAL 4/3/	3/2025	04-2025	1,940.00
sec8hap - Section 8 HAP 24009 Oparest - PARVIN ESTATES LLC 4/3/	3/2025	04-2025	68.00
sec8hap - Section 8 HAP 24010 Opasmar - PASTORE 4/3/	3/2025	04-2025	1,282.00
sec8hap - Section 8 HAP 24011 Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA 4/3/	3/2025	04-2025	3,948.00
	3/2025	04-2025	1,085.00
·	3/2025	04-2025	1,515.00
	3/2025	04-2025	620.00
	3/2025	04-2025	1,618.00
	3/2025	04-2025	729.00
sec8hap - Section 8 HAP 24017 Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC 4/3/		04-2025	16,230.00
·	3/2025	04-2025	1,517.00
Second Section 6 Train	3/2025	04-2025	336,00
3000109 3000101 3111	3/2025	04-2025	167,181.00
Second Communication Communica	3/2025	04-2025	607.00
Second 5 (1) 1	3/2025	04-2025	1,499.00
3000100	3/2025	04-2025	728.00
Second Section China	3/2025	04-2025	1,174.00
Jessella Principal Control of the Co	3/2025	04-2025	2,000.00
Section State Section Section State Section Sectio	3/2025	04-2025	638.00
Seemal Seemal True,	3/2025	04-2025	2,331.00
Section Section 61111	3/2025	04-2025	1,068.00
Section 5 Trill	3/2025	04-2025	865.00
A10	3/2025	04-2025	13,400.00
Section State Section 5 to 19	3/2025	04-2025	3,239.00
Section 5 Tru	3/2025	04-2025	1,889.00
4/20073 05074 140	3/2025	04-2025	2,049.00
Section Section 5 171	3/2025	04-2025	1,417.00
Section Section 6 174	3/2025	04-2025	2,409.00
accorded Section 6 174		04-2025	1,293.00
3000 Decision 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3/2025		885.00
Seconds Section 6 17/1	3/2025	04-2025	
Section Section 6 miles	3/2025	04-2025	802.00
Second Section 6 174	3/2025	04-2025	1,082.00
Section Section 5 Th	3/2025	04-2025	10,474.00
Section 5 174	3/2025	04-2025	820.00
Section 5 174	3/2025	04-2025	1,233.00
Second Second 177	3/2025	04-2025	807.00
Second State	3/2025	04-2025	2,322.00
Second 174	/3/2025	04-2025	1,800.00
Second Second 174	/3/2025	04-2025	652.00
Second Section	/3/2025	04-2025	2,000.00
sec8hap - Section 8 HAP 24048 0seaves - VESTA-SEABROOK URBAN RENEWAL III LLC 4/3		04-2025	743.00
sec8hap - Section 8 HAP 24049 Osenbri - HOUSING PARTNERS LLC 4/3	/3/2025	04-2025	2,307.00

#### **Payment Summary**

Bank=sec8hap AND mm/yy=03/2025-04/2025 AND Check Date=03/21/2025-04/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconcile
sec8hap - Section 8 HAP	24050	Osennew - NEWCOMB SENIOR APARTMENTS URBAI	N RE 4/3/2025	04-2025	157.00
sec8hap - Section 8 HAP	24051	Oshabru - BRUCE D SHAW	4/3/2025	04-2025	1,420.00
sec8hap - Section 8 HAP	24052	0slinco - 1890 S LINCOLN ASSOCIATES LLC	4/3/2025	04-2025	2,265.00
sec8hap - Section 8 HAP	24053	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GRO	UP L 4/3/2025	04-2025	1,048.00
sec8hap - Section 8 HAP	24054	Osolmay - MAY SOLUTIONS LLC	4/3/2025	04-2025	876.00
sec8hap - Section 8 HAP	24055	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	4/3/2025	04-2025	4,969.00
sec8hap - Section 8 HAP	24056	0sotalb - ALBERTO SOTO	4/3/2025	04-2025	1,090.00
sec8hap - Section 8 HAP	24057	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS	LLC 4/3/2025	04-2025	2,180.00
sec8hap - Section 8 HAP	24058	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND	LLC 4/3/2025	04-2025	1,283.00
sec8hap - Section 8 HAP	24059	0swaway - WAYNE SWANSON	4/3/2025	04-2025	1,222.00
sec8hap - Section 8 HAP	24060	0swe101 - 101 S WEST LLC	4/3/2025	04-2025	1,898.00
sec8hap - Section 8 HAP	24061	0tayver - TAYLOR	4/3/2025	04-2025	733.00
sec8hap - Section 8 HAP	24062	Othapau - ALBERTA A QUAIROLI ESTATE	4/3/2025	04-2025	1,341.00
sec8hap - Section 8 HAP	24063	Otorism - TORRES	4/3/2025	04-2025	1,548.00
sec8hap - Section 8 HAP	24064	Otowpar - PARK TOWNE APARTMENTS LLC	4/3/2025	04-2025	12,884.00
sec8hap - Section 8 HAP	24065	Ovasdap - DAPHNE VASSALOTTI	4/3/2025	04-2025	698.00
sec8hap - Section 8 HAP	24066	Ovashen - VASQUEZ	4/3/2025	04-2025	979.00
sec8hap - Section 8 HAP	24067	Ovhosri - SRI VHOMES LLC	4/3/2025	04-2025	1,650.00
sec8hap - Section 8 HAP	24068	Ovinlan - VINELAND VILLAGE APTS	4/3/2025	04-2025	4,515.00
sec8hap - Section 8 HAP	24069	0virulou - LOUIS A VIRUET	4/3/2025	04-2025	1,056.00
sec8hap - Section 8 HAP	24070	Owalnut - WALNUT REALTY ASSOCIATES LLC	4/3/2025	04-2025	7,715.00
sec8hap - Section 8 HAP	24071	Owassey - SEYMOUR WASSERSTRUM	4/3/2025	04-2025	1,091.00
sec8hap - Section 8 HAP	24072	Owebric - WEBER	4/3/2025	04-2025	2,000.00
sec8hap - Section 8 HAP	24073	Owhihen - WHITE III	4/3/2025	04-2025	914.00
sec8hap - Section 8 HAP	24074	Owolpro - WOLF PROPERTY HOLDINGS LLC	4/3/2025	04-2025	1,661.00
sec8hap - Section 8 HAP	24075	Owrialf - WRIGHT	4/3/2025	04-2025	1,586.00
sec8hap - Section 8 HAP	24076	Oyasmia - YASMIA 3 LLC	4/3/2025	04-2025	1,361.00
sec8hap - Section 8 HAP	500072	Ocackim - KIMBERLY A CACCHIOLI	4/3/2025	04-2025	0.00
•					835,577.00

#### **Payment Summary**

Bank=sec8admn AND mm/yy=03/2025-04/2025 AND Check Date=03/21/2025-04/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sec8admn - Section 8 Admin Fee	787	0osccos8 - OSCEOLA COUNTY HOUSING	4/1/2025	04-2025	71.38
sec8admn - Section 8 Admin Fee	788	vf1093 - ORANGE COUNTY HOUSING & C D	4/1/2025	04-2025	71.38
sec8admn - Section 8 Admin Fee	789	vnj058 - SALEM HOUSING AUTHORITY	4/1/2025	04-2025	71.38
sec8admn - Section 8 Admin Fee	790	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	4/1/2025	04-2025	285.52
sec8admn - Section 8 Admin Fee	791	appplu - Appliance Plus, Inc.	4/11/2025	04-2025	1,152.98
sec8admn - Section 8 Admin Fee	20250930512	vha - HOUSING AUTHORITY CITY OF VINELAND	4/3/2025	04-2025	57,400.00
sec8admn - Section 8 Admin Fee	20251040144	vha - HOUSING AUTHORITY CITY OF VINELAND	4/15/2025	04-2025	675.00
					59,727.64

#### **Payment Summary**

Bank=nhop AND mm/yy=03/2025-04/2025 AND Check Date=03/21/2025-04/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date Month	Amount Reconciled	
nhop - New Homeownership	131	vhdc - Vineland Housing Development Corp	4/1/2025	04-2025	90,000.00
					90,000.00

#### **Payment Summary**

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
nhopbbt - New HOP Inv - BB&T(Truist)	131	allris - All Risk Inc	4/4/2025	04-2025	10,000.00
nhopbbt - New HOP Inv - BB&T(Truist)	132	hompro - HD SUPPLY formerly Home Depot Pro	4/4/2025	04-2025	111.44

#### **Payment Summary**

Bank=sec8hap AND mm/yy=03/2025-04/2025 AND Check Date=03/21/2025-04/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
nhopbbt - New HOP Inv - BB&T(Truist)	133	jccupa - JC'S Custom Painting	4/4/2025	04-2025	630.00
nhopbbt - New HOP Inv - BB&T(Truist)	134	allris - All Risk Inc	4/11/2025	04-2025	240,421.74
					251.163.18

#### **Payment Summary**

Bank=capsecdp AND mm/yy=03/2025-04/2025 AND Check Date=03/21/2025-04/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check Post	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
capsecdp - PH Sec Dep Acct	237	vha - HOUSING AUTHORITY CITY OF VINELAND	3/31/2025	03-2025	418.10
					419.10

#### **Payment Summary**

Bank=capsecdp AND mm/yy=03/2025-04/2025 AND Check Date=03/21/2025-04/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
capfsses - VHA FSS Escrow Acct	224	caponefss - Capital One	4/8/2025	04-2025	2,539.51
capfsses - VHA FSS Escrow Acct	225	comeni - Comenity - My Place Rewards Credit Card	4/8/2025	04-2025	153.22
capfsses - VHA FSS Escrow Acct	226	fbestbuy - Best Buy Credit Services	4/8/2025	04-2025	867.63
capfsses - VHA FSS Escrow Acct	227	fwellsfar - Wells Fargo Bank NA	4/8/2025	04-2025	4,276.76
capfsses - VHA FSS Escrow Acct	228	Ohousin - VINELAND HOUSING AUTHORITY	4/16/2025	04-2025	4,264.00
					12,101.12

#### **Payment Summary**

Bank=capgenfd AND mm/yy=03/2025-04/2025 AND Check Date=03/21/2025-04/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
capgenfd - Public Housing General Fund	2661	vmu - Vineland Municipal Utilities	3/24/2025	03-2025	20,111.17
capgenfd - Public Housing General Fund 5	5463573730	sjgas - South Jersey Gas Company	3/24/2025	03-2025	2,550.92
capgenfd - Public Housing General Fund 2	20250930509	vha - HOUSING AUTHORITY CITY OF VINELAND	4/3/2025	04-2025	75,400.00
capgenfd - Public Housing General Fund 2	20250940259	vha - HOUSING AUTHORITY CITY OF VINELAND	4/4/2025	04-2025	1,063.44
capgenfd - Public Housing General Fund	20251040143	vha - HOUSING AUTHORITY CITY OF VINELAND	4/15/2025	04-2025	468.69
capgenfd - Public Housing General Fund 2	20251050553	vha - HOUSING AUTHORITY CITY OF VINELAND	4/15/2025	04-2025	1,266.00
capgenfd - Public Housing General Fund 2	20251050555	vha - HOUSING AUTHORITY CITY OF VINELAND	4/15/2025	04-2025	13,545.38
-					114,405.60

#### **Payment Summary**

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	13985	jccupa - JC'S Custom Painting	3/20/2025	03-2025	1,711.25
cocc - Central Office Cost	13986	melcthom - MELROSE COURT HOMES LP	4/1/2025	04-2025	13,089.88
cocc - Central Office Cost	13987	cwa - Communications Workers of America	4/1/2025	04-2025	187.04
cocc - Central Office Cost	13988	aprsup - APR SUPPLY CO	4/4/2025	04-2025	89.85
cocc - Central Office Cost	13989	ccia - Cumberland Co Improvement Auth	4/4/2025	04-2025	380.93
cocc - Central Office Cost	13990	cintas - Cintas Corporation #100	4/4/2025	04-2025	100.94
cocc - Central Office Cost	13991	conser - County Conservation Company LLC	4/4/2025	04-2025	20.00
cocc - Central Office Cost	13992	eidpes - ELDER PEST CONTROL, INC.	4/4/2025	04-2025	801.00
cocc - Central Office Cost	13993	hompro - HD SUPPLY formerly Home Depot Pro	4/4/2025	04-2025	404.60
cocc - Central Office Cost	13994	housin - Housing Forms Inc	4/4/2025	04-2025	279.03
cocc - Central Office Cost	13995	mason - W B Mason Co Inc	4/4/2025	04-2025	270.33
cocc - Central Office Cost	13996	pcrich - P C Richard and Son Builders Div	4/4/2025	04-2025	1,637.00
cocc - Central Office Cost	13997	pdq - PDQ Supply Inc	4/4/2025	04-2025	95.88
cocc - Central Office Cost	13998	shred - STERICYCLE, INC.	4/4/2025	04-2025	73.84
cocc - Central Office Cost	13999	ambcom - Ambient Comfort	4/11/2025	04-2025	150.00
cocc - Central Office Cost	14000	bolste - Bolster Hardware II LLC	4/11/2025	04-2025	31.49

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	14001	cintas - Cintas Corporation #100	4/11/2025	04-2025	190.08
cocc - Central Office Cost	14002	coloni - Colonial Electrical Supply	4/11/2025	04-2025	175.64
cocc - Central Office Cost	14003	hdsupp - HD Supply Facilities Maintenance LTD	4/11/2025	04-2025	6,731,09
cocc - Central Office Cost	14004	inspira - Inspira Health Network Urgent Care, PC	4/11/2025	04-2025	180.00
cocc - Central Office Cost	14005	jccupa - JC'S Custom Painting	4/11/2025	04-2025	1,977.50
cocc - Central Office Cost	14006	joskel - JOSEPH KELLY	4/11/2025	04-2025	60.00
cocc - Central Office Cost	14007	miles - Miles IT Company	4/11/2025	04-2025	7,945.00
cocc - Central Office Cost	14008	natten - National Tenant Network	4/11/2025	04-2025	15.00
cocc - Central Office Cost	14009	presso - Press of Atlantic City	4/11/2025	04-2025	208.59
cocc - Central Office Cost	14010	semper - Semper Secure , LLC	4/11/2025	04-2025	1,111.88
cocc - Central Office Cost	14011	vanemb - Van Embden Van Embden & Giordano PC	4/11/2025	04-2025	675.00
cocc - Central Office Cost	14012	veriwi - Verizon Wireless	4/11/2025	04-2025	3,556.81
cocc - Central Office Cost	14013	aceplu - Ace Plumbing and Electrical Supplies Inc	4/17/2025	04-2025	250.68
cocc - Central Office Cost	14014	adcass - Advanced Cabinetry & Storage Systems LLC	4/17/2025	04-2025	1,110.00
cocc - Central Office Cost	14015	amacap - Amazon Capital Services Inc	4/17/2025	04-2025	1,285.96
cocc - Central Office Cost	14016	aprsup - APR SUPPLY CO	4/17/2025	04-2025	804.51
cocc - Central Office Cost	14017	avena - Linda M Avena CPA	4/17/2025	04-2025	7,295.83
cocc - Central Office Cost	14018	blocklsi - TELESYSTEM	4/17/2025	04-2025	2,062.73
cocc - Central Office Cost	14019	bobaut - BOB'S AUTO SUPPLY, INC	4/17/2025	04-2025	455.50
cocc - Central Office Cost	14020	bolste - Bolster Hardware II LLC	4/17/2025	04-2025	116.57
cocc - Central Office Cost	14021	bottin - Bottinos Supermarkets Inc	4/17/2025	04-2025	46.12
cocc - Central Office Cost	14022	brooke - The Brooke Group LLC	4/17/2025	04-2025	4,113.75
cocc - Central Office Cost	14023	browni - Browns Integrated Pest Management	4/17/2025	04-2025	200,00
cocc - Central Office Cost	14024	callexp - Call Experts New Jersey	4/17/2025	04-2025	382.61
cocc - Central Office Cost	14025	canbus2 - CANON U.S.A., INC.	4/17/2025	04-2025	181.16
cocc - Central Office Cost	14026	ccia - Cumberland Co Improvement Auth	4/17/2025	04-2025	3,486.63
cocc - Central Office Cost	14027	cintas - Cintas Corporation #100	4/17/2025	04-2025	380.16
cocc - Central Office Cost	14028	coloni - Colonial Electrical Supply	4/17/2025	04-2025	454.20
cocc - Central Office Cost	14029	combus - COMCAST	4/17/2025	04-2025	379.89
cocc - Central Office Cost	14030	conser - County Conservation Company LLC	4/17/2025	04-2025	1,016.00
cocc - Central Office Cost	14031	copet - Jeangelica Santos-Perez	4/17/2025	04-2025	415.53
cocc - Central Office Cost	14032	eldpes - ELDER PEST CONTROL, INC.	4/17/2025	04-2025	1,237.50
cocc - Central Office Cost	14033	getrai - G & E Trailer Sales LLC	4/17/2025	04-2025	553.95
cocc - Central Office Cost	14034	hdsupp - HD Supply Facilities Maintenance LTD	4/17/2025	04-2025	2,277.15
cocc - Central Office Cost	14035	hill - Ronald Hill	4/17/2025	04-2025	1,000.00
cocc - Central Office Cost	14036	himinha - DELSEA LAUNDROMAT	4/17/2025	04-2025	907.50
cocc - Central Office Cost	14037	homede - Home Depot Credit Services	4/17/2025	04-2025	97.76
cocc - Central Office Cost	14038	hompro - HD SUPPLY formerly Home Depot Pro	4/17/2025	04-2025	3,347.20
cocc - Central Office Cost	14039	hughes - Wendy Hughes	4/17/2025	04-2025	228.00
cocc - Central Office Cost	14040	inspira - Inspira Health Network Urgent Care, PC	4/17/2025	04-2025	60.00
cocc - Central Office Cost	14041	intsys - Integrated Systems Associates Inc	4/17/2025	04-2025	200.00
cocc - Central Office Cost	14042	lanfir - Landis Fire Protection Inc	4/17/2025	04-2025	1,999.00
cocc - Central Office Cost	14043	mason - W B Mason Co Inc	4/17/2025	04-2025	194.25
cocc - Central Office Cost	14044	mhslif - MHS LIFT INC	4/17/2025	04-2025	249.89
cocc - Central Office Cost	14045	miles - Miles IT Company	4/17/2025	04-2025	22,597.44
cocc - Central Office Cost	14046	nanmck - Nan McKay and Associates Inc	4/17/2025	04-2025	2,752.50
cocc - Central Office Cost	14047	natten - National Tenant Network	4/17/2025	04-2025	129.00
cocc - Central Office Cost	14048	pbrese - Reserve Account	4/17/2025	04-2025	2,000.00
cocc - Central Office Cost	14049	percon - Workwise Compliance, Inc.	4/17/2025		294.60
cocc - Central Office Cost	14050	peterl - Peter Lumber Company	4/17/2025		717.58
cocc - Central Office Cost	14051	peters - Peterson Service Co Inc	4/17/2025		1,620.00
	14052	pitneq - Pitney Bowes Global Financial Services, LLC.	4/17/2025		574.26
cocc - Central Office Cost	14053	prinsol - Print Solutions Plus Inc	4/17/2025		192.85
cocc - Central Office Cost	14054	riggin - Riggins Inc	4/17/2025		13.90
cocc - Central Office Cost	14054	rutger - Rutgers, The State University Of NJ	4/17/2025		575.00
cocc - Central Office Cost		secges - GCSI Security Group	4/17/2025		546.25
cocc - Central Office Cost	14056	secges - desi security droup	1/2//2020		

Payment Summary

Bank=sec8hap AND mm/yy=03/2025-04/2025 AND Check Date=03/21/2025-04/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	14057	semper - Semper Secure , LLC	4/17/2025	04-2025	948.80
cocc - Central Office Cost	14058	sherwi - Sherwin Williams Company	4/17/2025	04-2025	442.62
cocc - Central Office Cost	14059	smigre - GREG SMITH TREE SERVICE LLC	4/17/2025	04-2025	4,290.00
cocc - Central Office Cost	14060	vercon - Verizon Connect Fleet USA LLC	4/17/2025	04-2025	414.85
cocc - Central Office Cost	14061	vha - HOUSING AUTHORITY CITY OF VINELAND	4/17/2025	04-2025	7,917.00
cocc - Central Office Cost	14062	vhapet - Gloria Pomales	4/17/2025	04-2025	253.59
cocc - Central Office Cost	14063	weaequ - Weaver Equipment Sales & Service LLC	4/17/2025	04-2025	246.79
cocc - Central Office Cost	14064	wex - WEX Bank	4/17/2025	04-2025	2,440.54
cocc - Central Office Cost	14065	yardi - Yardi Systems Inc	4/17/2025	04-2025	39.00
cocc - Central Office Cost	887778	vmu - Vineland Municipal Utilities	3/21/2025	03-2025	3,066.90
cocc - Central Office Cost	1426210	axaequ - Equitable	3/21/2025	03-2025	2,035.00
cocc - Central Office Cost	3212025	paychex - Paychex of New York LLC	3/21/2025	03-2025	346.76
cocc - Central Office Cost	4042025	paychex - Paychex of New York LLC	4/4/2025	04-2025	343.08
cocc - Central Office Cost	4142025	aflac - AFLAC	4/14/2025	04-2025	156.00
cocc - Central Office Cost	9441180	pers - Public Employees Retirement System	4/7/2025	04-2025	22,485.20
cocc - Central Office Cost	9441499	pers - Public Employees Retirement System	4/7/2025	04-2025	307,449.00
cocc - Central Office Cost	5466296444	sjgas - South Jersey Gas Company	3/24/2025	03-2025	2,477.45
cocc - Central Office Cost	20251050545	vha - HOUSING AUTHORITY CITY OF VINELAND	4/15/2025	04-2025	7,917.00
					472,511.39

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

## **RESOLUTION #2025-18**

## **Resolution Awarding As-Needed Electrical Services**

WHEREAS, the Vineland Housing Authority has solicited Requests for Quotes for As-Needed Electrical Services; and

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

WHEREAS, the Authority received two proposals for As-Needed Electrical Services; and

WHEREAS, the Vineland Housing Authority recommends to its Board of Commissioners to authorize the use of the proposals received from the following vendors:

High Point Electrical LLC dba; Eric M. Krise Electric - 80 Broad Street, Elmer, NJ Gen X Electrical Contractors LLC - 1452 S. Delsea Drive, Vineland, NJ

to provide the Vineland Housing Authority with As-Needed Electrical Services commencing May 1, 2025, through April 30, 2026, in accordance with the attached fee schedules; and

WHEREAS, High Point Electrical LLC dba; Eric M. Krise Electric - 80 Broad Street, Elmer, NJ and Gen X Electrical Contractors LLC - 1452 S. Delsea Drive, Vineland, NJ have completed and submitted a Political Contributions Disclosure form which certifies that High Point Electrical LLC dba; Eric M. Krise Electric and Gen X Electrical Contractors LLC have not made any reportable contributions to a political or candidate committee in the Vineland Housing Authority in the previous one year, and that the contract will prohibit High Point Electrical LLC dba, Eric M. Krise Electric and Gen X Electrical Contractors LLC from making any reportable contributions through the term of the contract, and

WHEREAS, it is recommended to the Board of Commissioners to contract High Point Electrical LLC dba; Eric M. Krise Electric and Gen X Electrical Contractors LLC to provide the Vineland Housing Authority with its As-Needed Electrical Services for a 12-month period commencing May 1, 2025, through April 30, 2026, in an amount not to exceed \$44,000.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to utilize the services of As-Needed Electrical Services with the above listed contractors as indicated above.

ADOPTED: April 17, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Asse Ha

Resolution seconded by Commissioner Chapman

## **VOTE**:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson				
Daniel Peretti				/
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez			4	
Elizabeth Viera	1			
Mario Ruiz-Mesa – Chairperson				

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 April 17, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

lones Jacqueline S. Jones, Executive Director Secretary/Treasurer

# **CERTIFICATION**

Funding is available for:

# AS-NEEDED ELECTRICAL SERVICES CONTRACT

from the Operating Budget Account # 4430-06 (Contract – Electrical)

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
AS-NEEDED ELECTRICAL SERVICES
UNIT PRICING TABLE PAGE 1 0F 1

CODE	DESCRIPTION	HOURLY RATE	QTY OF HOURS	TOTAL PRICE
ELEC-HOUR	Provide price per hour for a Journeyman Electrician	# 100	100	s/10000
ELEC-HOUR-OT	Provide price per hour overtime rate for a Journeyman Electrician	160	5	s 800
LABR-HOUR	Provide price per hour for a Laborer	160	100	s/0000
LABR-HOUR-OT	Provide price per hour overtime rate for a Laborer	140	5	12 200-

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 \$ 33

The bid price is to contain all direct and indirect costs, includin	g out-of-pocket expenses,
High Point Hame Services UU BY: J First Name 80 Broad St. Elmer NJ 0831	
Street, Town, State, Zip Code 850 - 110 9 - 3 932	
Telephone	Sworn to and subscribed before me on this
Signature of proposer if the proposer is an individual	day of March 20 25
Signature of partner if proposer is a partnership	General Manager
Signature of officer if the proposer is a corporation	GRACEE K ROBERTS Notary Public, State of New Jersey Comm. # 50203162

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
UNIT PRICING - CONTRACTOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
AS-NEEDED ELECTRICAL SERVICES
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION -	HOURLY RATE	ESTIMATED QTY OF HOURS	TOTAL PRICE
ELEC-HOUR	Provide price per hour for a Journeyman Electrician	1110	100	s i loco -a
ELEC-HOUR-OT	Provide price per hour overtime rate for a Journeyman Electrician		5	\$ -
LABR-HOUR	Provide price per hour for a Laborer	70	100	\$ 7000 04
LABR-HOUR-OT	Provide price per hour overtime rate for a Laborer		5	\$ -

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	\$	18000,	-00

Eighten Thusens Eallers
TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, ind  Gent Elevational Connectivity  By:	9
Firm Name	
1452 S. Delser Dr	UINRLEN NO OSOGC
Street, Town, State, Zip Code	
851-297-039Y	
Telenhono	Fax
	Sworm to and subscribed
) when	Before me on this area of the second
Signature of proposer if the proposer is an individual	day of 20 20 3
	Menter City
	- Hotapy Russe !!!!!!
Signature of partner if proposer is a partnership	(SEAL)
1 Sohn	- Contract of the contract of
	Title
Signature of officer if the proposer is a corporation	
	The Contraction of the Contracti
	The William College
	Carlotte at the

MIGDALIA CINTRON
Commission # 2438920
Notary Public, State of New Jersey
My Commission Expires
September 26, 2028

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

## **RESOLUTION #2025-19**

Resolution Authorizing entering into a Contract Agreement with GOGO Security for Security/Surveillance System Replacement at Kidston and Olivio Towers

WHEREAS, there is a need for the Authority to replace the Security/Surveillance System at Kidson and Olivio Towers; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to purchase security/surveillance equipment; and,

WHEREAS, the Housing Authority of the City of Vineland has the need on a timely basis to purchase goods or services utilizing national cooperative contracts; and

WHEREAS, the Housing Authority of the City of Vineland, pursuant to N.J.S.A. 52:34-6.2(b)(3), may by resolution and without advertising for bids, join national cooperative purchasing agreements; and

WHEREAS, the Vineland Housing Authority is a registered member agency with Sourcewell with the identification code 54943; and

WHEREAS, the Housing Authority of the City of Vineland intends to enter into a Sourcewell Contract with GOGO Security (#101223-IPRO) through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current national contracts; and

WHEREAS, the Vineland Housing Authority may through the use of the aforementioned contract purchase in excess of the bid threshold; and

WHEREAS, the Housing Authority of the City of Vineland finds it to be in the best interests of said Authority to enter into the GOGO Security (#101223-IPRO) contract agreement with GOGO Security for the replacement of Security/Surveillance Systems at Kidston and Olivio Towers in the amount of \$171,322.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby approves the expenditure of funds for the above referenced equipment from GOGO Security, 95 Meadow Road, Bedminster, NJ 07921.

BE IT FURTHER RESOLVED, that the governing body of the Vineland Housing Authority pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Executive Director.

ADOPTED: April 17, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Assetta

Resolution seconded by Commissioner

**VOTE**:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson				
Daniel Peretti				
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez				
Elizabeth Viera				
Mario Ruiz-Mesa – Chairperson				

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 April 17, 2025 at the Authority's principal corporate office at 191 W.
Chestnut Avenue, Vineland, New Jersey 08360.
By: Jacqueline S. Jones, Executive Director Secretary/Treasurer
oddigtal y/1/castrol

# **CERTIFICATION**

Funding is available for:

# Replacement of Security/Surveillance Systems at Kidston and Olivio Towers

in the amount totaling \$171,322. The line item to be charged for the above expenditure is Account #1400-07-000 (Furniture & Equipment – Dwelling) – A/E and construction/replacement.

Wendy Hughes
Certifying Financial Officer



NJ LIC. #4769 Phone: (856) 424-7900 & GE41368 Fax: (856) 424-0272

Date:

4/11/2025

Project:

Pedersen Architects - VHA Kidston & Olivio Security Project

Subject:

Review of GOGO Security Proposal Dated 1/6/2025

Schooley Electric Engineering has evaluated the attached proposal for the Security/Surveillance System Replacement at Kidston & Olivio Buildings at Vineland Housing Authority 1040 East Landis Avenue Vineland, NJ.

The proposal details the scope of work including equipment details, proposed installation narrative and coordination with VHA for a complete system. Testing, startup, training and the preparation of shop drawings is included in the proposal offering.

Schooley Electric assumes that the installation will be performed in accordance with manufacturer instructions and proper means/methods.

Schooley Electric approves the technical details provided and recommends VHA approve the proposal so that work can begin.

If you have any comments or concerns regarding the above please contact me at your earliest convenience.

Sincerely,

Joseph P. Schooley Jr., PE Vice President of Engineering

Schooley Electric, Inc.



1/6/2025

Schooley Electric Contracting & Engineering 1812 Garden Ave Cherry Hill, NJ 08034

Attn: Joe Schooley

RE: Vineland Housing Authority, 1040 East Landis Ave, Olivio & Kidston Buildings – Surveillance System Replacement REV1

Joe,

Thank you for providing GOGO Security, a registered d/b/a of GOGO Generator, LLC, with the opportunity to provide this proposal for installation services associated with the **Vineland Housing Authority, 1040 East Landis Ave, Olivio & Kidston Buildings, Surveillance System Replacement** project. The scope of work specified herein is based on the site survey conducted on 12/4/2024. Please refer to the section below titled *Scope of Work* for specific work item inclusions. Additionally, please refer to the *Qualifications and Exclusions* section for exceptions and clarifying statements regarding the work to be performed.

### Scope of Work:

- Remove all coax & multiconductor low voltage power cables from existing DVR(s)/power supplies to existing cameras
- Remove (52) existing interior fixed dome cameras
- Remove (8) existing exterior PTZ cameras
- Remove existing DVRs from existing equipment racks
- Furnish/Install (1) 84TB NVR in existing equipment rack (Olivio OR Kidston), iPro Part No. NVR-R-2-84TB-
- Furnish/Install/Replace (8) existing PTZ exterior cameras w/ (8) new 4x4 (16MP) multisensor cameras on building(s) exterior corners, iPro Part No. WV-S8544L
- Furnish/Install (8) CAT6 cables from existing equipment rack(s) to above cameras
- Furnish/Install (8) multisensor corner mount brackets, iPro Part No. WV-QCN500-W
- Furnish/Install (8) multisensor wall mount arms, iPro Part No. WV- QWL501-W
- Furnish/Install (8) multisensor shrouds, iPro Part No. WV-QSR503M1-W
- Furnish/Install weatherproof boxes, LFMC conduit, and fittings for corner mount installation(s) as required
- Furnish/Install/Replace (52) existing interior fixed cameras w/ new 2.8MM 3.2MM dome camera, iPro
   Part No. WV-U2540LA
- Furnish/Install (52) CAT6 cables from existing equipment rack(s) to above cameras
- Furnish/Install (52) surface mount backboxes for dome cameras, iPro Part No. WV QJB502
- Furnish/Install (52) wiremold/conduit offset adapters (existing wiremold to iPro backbox), Legrand Part No. V5786
- Furnish/Install (52) surface mount backboxes for dome cameras, Legrand Part No. 5738
- Furnish/Install (4) new <del>2.8MM</del> 3.2MM dome cameras, wall-mounted at stairwell interior, iPro Part No. WV-U2540LA
- Furnish/Install (4) CAT6 cables from existing equipment rack(s) to above cameras
- Furnish/Install (4) 5MP elevator cameras inside elevator car(s), iPro Part No. WV-X25580-F2LN2
- Re-use existing elevator traveler cables for above new cameras
- Furnish/Install (4) set(s) of media converters/power supplies for above elevator cameras, Part No. TBD



- Coordinate w/owner's elevator maintenance contractor for access to above elevator car(s) for installation of above media converters
- Furnish/Install (4) 24-port patch panels at existing equipment racks (2) at each building
- Install (4) owner-furnished 24-port POE+ network switches at existing equipment racks (2) at each building
- Coordinate w/owner's IT vendor as required for device programming, port designations, and patching
- Perform field of view adjustments for (92) lenses
- Startup/Configure/Test NVR & VideoInsight
- Configure (2) owner-furnished onsite PC(s) w/VI MonitorPlus client software for local system access
- Configure new NVR for remote access from existing workstation(s) @ VHA Asselta Acres and/or OCHA
- Provide shop drawings and IP device schedule for new surveillance system

### The Total Cost Will Be:

# One-Hundred Seventy-One Thousand, Three Hundred Twenty-Two Dollars and XX/100 \$ 171,322.00

## **Qualifications and Exclusions:**

- Pricing and MSRP discounts shall be in accordance w/ Sourcewell Contract 101223-IPRO
- Quantities listed in the scope of work represent the total count for both buildings
- Equipment racks are not included and are existing and/or furnished/installed by others
- POE+ network switches are not included and are furnished by others
- POE+ network switch Luxul XMS-2624P w/370W power budget (as existing in Asselta Acres, Corbin Center) is suitable for this project it is recommended that the owner furnish this switch (or equal substitute)
- POE+ injectors are not included
- PC workstations are not included and will be furnished by others
- Network connection between Olivio & Kidston is by others
- Fiber optic equipment and/or cabling is not included
- Monitors are not included
- UPS units are not included
- Removal from site and/or disposal of old CCTV equipment is not included and by others
- Elevator traveler cables for the elevator cameras are existing and shall be re-used
- Service fees to the elevator maintenance contractor for access to the shaft/top of car(s) are not included and will be paid for by others – it is expected that the elevator maintenance contractor will be required for (2) days
- All conduit and wiremold paths from equipment rack(s) to camera locations shall be re-used
- New/replacement IP cameras will be installed in the same location as the existing analog cameras
- Relocating cameras and/or extending existing wiremold/conduit is not included
- 120V power required at the equipment racks is assumed existing and is not included
- All work shall be performed during regular working hours (Mon Fri, 8:00AM 3:30PM)
- All worker compensation shall be in accordance w/ HUD prevailing wage law governing Cumberland
   County
- Overtime, 2<sup>nd</sup> shift, and/or 3<sup>rd</sup> shift rates are not included
- Sales tax is not included
- Proposal is valid for 30 days

Thank you again for the opportunity to provide you with this proposal. If you have any questions at all, please feel free to contact me by phone at 908-956-4454, or via email at <a href="mailto:chris@gogogenerator.com">chris@gogogenerator.com</a>.

Regards,

Christopher Nieliwocki Managing Member