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*Housing Authority of the  
City of Vineland*

*191 W. Chestnut Ave. – Vineland, NJ 08360*



*Board of Commissioners'*

*Meeting*

*June 15, 2023*

*6 p.m.*

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



**Housing Authority  
of the  
City of Vineland**

Administration Building  
191 W. Chestnut Avenue  
Vineland, New Jersey 08360  
  
Telephone: 856-691-4099  
Fax: 856-691-8404  
TTY: 800-852-7899

*Jacqueline S. Jones, Executive Director*

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June 9, 2023


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

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, June 15, 2023 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,



Jacqueline S. Jones  
Executive Director

JSJ:gp

Enclosures

# **REVISED**

Housing Authority of the City of Vineland

## **AGENDA**

Thursday, June 15, 2023

6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on May 18, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
  - # 2023-28 Monthly Expenses (*updated*)
  - # 2023-29 Dispose of Furniture and Equipment Utilizing the Disposition Policy
  - # 2023-30 Standard Board Resolution for the Congregate Housing Services Program
  - # 2023-31 Authorizing the Execution of a Sub-Grantee Agreement with the City of Vineland for the Computer Learning Center
  - # 2023-32 Approving Change Order #27 for Kidston & Olivio Towers Interior and Plumbing Renovations
  - # 2023-33 Award Elevator Maintenance and Modernization at Kidston and Olivio Towers

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

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, May 18, 2023**  
**6:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, May 18, 2023, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, Esquire – Solicitor, Linda Cavallo – Accountant, Michael Thilker, Auditor – Bowman & Co. and Gloria Pomales, Executive Assistant.

Chairman Ruiz-Mesa read the Sunshine Law.

**New Business:** Chairman Ruiz-Mesa moved the order of the meeting and requested the audit report from Mike Thilker of Bowman and Company. Mike Thilker stated Nina Sorelle was unable to attend tonight's meeting and she will also be retiring in June. Another partner, Carol McCallister, will be signing the reports for the foreseeable future. Mr. Thilker stated he is presenting the 2021 audit, which is late due to the fact the State Division of Pension and Benefits had not provided the auditors with the information needed on a timely basis. Mr. Thilker thanked the Accountants, Linda, and Heidi because they do a wonderful job of keeping everything straight.

Mr. Thilker presented the Audit FYE 2021, beginning with the Independent Auditor's Report. The Independent Auditor's Report, Yellow Book Report and Single Audit Report are cleaned with no issues or findings. There is no management letter, which means there is nothing that came to the attention of the Auditor during the audit that would need to be communicated to the Board. There are no issues and this is a testament to the work that Jackie, Wendy, Gloria, Fee Accountants and the entire VHA team does.

Mr. Thilker explained the Yellow Book Report in which the Auditors review the internal controls of the organization. He reviewed and explained the Statements of Net Positions, as well as Revenue, Expenses and Changes in Net Position and Statements of Cash Flows for the years ended September 30, 2021 and 2020. Mr. Thilker briefly discussed footnotes of new accounting standards adopted and accounting pronouncements that will be implemented in the future. He reviewed the Single Audit report. This is the auditor's report as a result of compliance testing for uniform guidance. Because the Authority receives federal and state awards, a Single Audit is required because those awards are over \$750,000. There are no issues and/or modifications to the report therefore it is clean with standard language. The rest of the audit pertains to the information submitted to the Federal Audit Clearinghouse with no issues to note. This concludes the audit presentation. The Board was also provided with the ending letter of governance as required as per professional standards. No questions from the Board. The Auditors are currently working on the Audit FYE 2022. Brief discussion regarding information needed from the State Division of Pension and Benefits.

Chairman Ruiz-Mesa expressed appreciation from the Board for Mrs. Jones and her staff as well as Linda Avena and her staff for their work on the audit. Mrs. Jones stated converting to RAD has been a good decision. Brief discussion regarding RAD conversion.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on April 20, 2023. A motion was made by Commissioner Asselta and seconded by Commissioner Porter. The following vote was taken:

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

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the seven months ending April 30, 2023.

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

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided updates from her written report. The next big project is roof replacements at Tarkiln Acres. The Authority is also working on the Kidston and Olivio elevator refurbishment. There is a resolution tonight to reject the bids that were received for the Kidston and Olivio elevator project and this will be further discussed in the resolution section of the meeting. Once this bid gets awarded, we have been told there is a 52-week lead time for parts due to supply chain issues.

The renovations at Kidston and Olivio exterior are basically finished. There are some close-out items still in play. The interior renovation items that affect the residents are finished and residents are back in their units. The parts for the water filtration system for Kidston are on back order. There is a fire pump replacement that is out for bid. This is a high dollar amount item and this part has approximately a 6–9-month lead time.

The Authority is working with four scattered site residents that are in homes being sold. Three of the families were issued vouchers. The other family was offered a home the Authority is going to keep. These homes will be put up for sale once they become vacant. The Authority plans to keep about 32-34 of the scattered site homes. The remainder of the homes will be sold. The funds from the sale of the homes will go over to D'Orazio. The scattered site homes the Authority is keeping will be converted to a RAD project. Income will increase for the property and the Section 8 Administrative fees the Authority receives will also increase.

Melrose Court has 2 vacancies, which is very unusual. One is an eviction for non-payment of rent and the other resident moved out. The property looks great.

Mrs. Jones mentioned at a previous meeting that the Authority would be getting at least a 7% increase in HAP funding for Section 8. The Authority did receive the increase and the funds are flowing. The Authority believes it will be able to house approximately 50 families with vouchers. Last month the Authority received four port-ins (families that had vouchers from housing authorities from out of the area). These families moved to Vineland and found units. The Authority will administer their vouchers and will absorb them.

The Authority is working on the Budget for the year end 2024. The budget will be brought to the board in July for consideration for approval. The finance committee will meet prior to the July board meeting to discuss the budget.

Occupancy is up to 96% and this is an improvement from the pandemic vacancies as well as the vacancies from the Kidston and Olivio project. Authority staffing is up and were able to hire personnel for maintenance and administration. Administratively, the Authority is excited about the quality of employees it was able to hire with managers that have experience in the industry.

Commissioner Porter commented on Mrs. Jones communication to HUD. He felt it was fantastic response to the inquiry and she represented the Housing Authority very well. Mr. Porter commended Mrs. Jones and the staff. Mrs. Jones thanked Mr. Porter. The Authority has not received a response from her letter.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2023-23**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,253,667.37. 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)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2023-24**  
**Awarding Real Estate Sales Professional Services**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-24. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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

**Resolution #2023-25**

**Reject Bids for Elevator Maintenance and Modernization at Kidston and Olivio Towers**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-25. Mrs. Jones indicated the Authority received two responses. One bid was rejected due to a fatal flaw in the bid documents response and the other bid was rejected because it was well over the estimated amount for this job and the budget. The consultant estimated this job to be \$1.1 million. This project is out for bid again. 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)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2023-26**  
**Audit Review Certificate**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-26. Mrs. Jones explained this resolution is passed every year for the audit report stating the audit was completed, presented to the Board and the Board had the opportunity to ask any questions. The second page of the resolution requires the signature of all Commissioners. 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)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2023-27**

**Revisions to the Public Housing Admissions and Continued Occupancy Policy**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-27. Mrs. Jones explained the changes to the Public Housing Admissions and Continued Occupancy Policy (ACOP) regarding families that are over-income. Brief discussion regarding the change. A motion was made by Commissioner Chapman; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

There is no need for an Executive Session.

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

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:49 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer



**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2023**

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU MAY</u>	<u>ACTUAL THRU MAY</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<b><u>INCOME</u></b>				
TENANT RENT	802,860	535,240	523,144	(12,096)
OTHER INCOME MISC.	9,770	6,513	6,635	122
PHA OPERATING SUBSIDY	375,760	250,507	267,167	16,660
HUD ASSET REPOSITIONING FEE	82,000	54,667	115,373	60,706
SECTION 8 ADMIN. FEE INCOME	925,930	617,287	717,255	99,968
CAPITAL FUNDS	849,030	566,020	155,593	(410,427)
FSS GRANT-PH	95,000	63,333	63,333	(0)
CSP-CONGREGATE SERVICES INCOME	98,000	65,333	24,894	(40,439)
INVESTMENT INCOME	2,720	1,813	3,334	1,521
CF MANAGEMENT FEE	57,700	38,467	0	(38,467)
MGMT FEE-PH	142,000	94,667	93,379	(1,288)
MGMT FEE-SEC 8	135,070	90,047	88,292	(1,755)
MGMT FEE-MELROSE	10,200	6,800	2,568	(4,232)
MGMT FEE-RAD	311,000	207,333	294,620	87,287
BOOKKEEPING FEE	13,350	8,900	8,865	(35)
BOOKKEEPING FEE-SEC 8	84,420	56,280	55,307	(973)
ASSET MGMT FEE	20,640	13,760	13,170	(590)
SHOP RENT	64,800	43,200	43,200	0
INCOME FROM OTHER AUTHORITIES	326,000	217,333	242,076	24,743
SERVICE INCOME FROM MELROSE	47,000	31,333	34,703	3,370
MISCELLANEOUS INCOME	5,030	3,353	35,719	32,366
<b>TOTAL INCOME</b>	<b>4,458,280</b>	<b>2,972,187</b>	<b>2,788,627</b>	<b>(183,560)</b>
<b><u>EXPENSES</u></b>				
<b>ADMINISTRATION:</b>				
ADMINISTRATIVE SALARIES	1,031,000	687,333	722,049	34,716
PAYROLL TAXES	87,300	58,200	57,590	(610)
HEALTH BENEFITS	338,840	225,893	175,990	(49,903)
PENSION EXPENSE	96,800	64,533	80,216	15,683
CRIMINAL BACKGROUND CHECKS	11,910	7,940	3,758	(4,182)
TNT/EMPL SCREENING	14,500	9,667	18,893	9,226
LEGAL-GENERAL	30,250	20,167	11,133	(9,034)
LEGAL-OTHER	8,500	5,667	4,161	(1,506)
STAFF TRAINING	11,000	7,333	4,642	(2,691)
TRAVEL	3,750	2,500	0	(2,500)
ACCOUNTING	85,000	56,667	56,667	0
AUDITING	34,400	22,933	22,933	(0)
PORT OUT ADMIN FEES	4,500	3,000	2,133	(867)
MANAGEMENT FEES	276,990	184,660	181,671	(2,989)
BOOKKEEPING FEES	97,770	65,180	64,172	(1,008)
ASSET MGMT FEES	20,640	13,760	13,170	(590)
CONSULTANTS	10,000	6,667	24,335	17,668
IT CONSULTANTS	82,000	54,667	40,929	(13,738)

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2023**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU MAY</b>	<b>ACTUAL THRU MAY</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>CONSULTANTS-RAD</b>	8,000	5,333	0	(5,333)
<b>RAD CONVERSION EXPENSES</b>	6,000	4,000	0	(4,000)
<b>MEMBERSHIP DUES/FEES</b>	6,800	4,533	3,046	(1,487)
<b>PUBLICATIONS</b>	1,500	1,000	210	(790)
<b>ADVERTISING</b>	5,000	3,333	3,077	(256)
<b>OFFICE SUPPLIES</b>	15,500	10,333	8,238	(2,095)
<b>COMPUTER &amp; SOFTWARE EXPENSES</b>	150,900	100,600	78,841	(21,759)
<b>FUEL-ADMIN</b>	3,000	2,000	0	(2,000)
<b>PHONE AND INTERNET</b>	42,400	28,267	21,949	(6,318)
<b>POSTAGE</b>	9,400	6,267	4,888	(1,379)
<b>COPIER SUPPLIES</b>	10,100	6,733	6,998	265
<b>INSPECTION FEES</b>	13,700	9,133	8,250	(883)
<b>MISCELLANEOUS EXPENSES</b>	22,360	14,907	21,756	6,849
<b>TOTAL ADMINISTRATION EXPENSES</b>	<u>2,539,810</u>	<u>1,693,207</u>	<u>1,641,695</u>	<u>(51,512)</u>
<b>TENANT SERVICES:</b>				
<b>SALARIES-CONGREGATE SERVICES</b>	45,860	30,573	19,413	(11,160)
<b>PAYROLL TAXES</b>	4,030	2,687	1,548	(1,139)
<b>MEALS</b>	44,000	29,333	0	(29,333)
<b>FSS ESCROWS-PH</b>	6,890	4,593	0	(4,593)
<b>OTHER</b>	66,450	44,300	7,682	(36,618)
<b>TOTAL TENANT SERVICES</b>	<u>167,230</u>	<u>111,487</u>	<u>28,643</u>	<u>(82,844)</u>
<b>UTILITIES:</b>				
<b>WATER</b>	38,630	25,753	24,030	(1,723)
<b>ELECTRIC</b>	168,190	112,127	110,478	(1,649)
<b>GAS</b>	35,130	23,420	24,668	1,248
<b>GARBAGAE/TRASH REMOVAL</b>	20,200	13,467	11,725	(1,742)
<b>SEWER</b>	59,920	39,947	40,060	113
<b>TOTAL UTILITIES EXPENSE</b>	<u>322,070</u>	<u>214,713</u>	<u>210,961</u>	<u>(3,752)</u>
<b>ORDINARY MAINTENANCE AND OPERATIONS:</b>				
<b>MAINTENANCE LABOR</b>	441,000	294,000	171,184	(122,816)
<b>PAYROLL TAXES</b>	31,300	20,867	13,653	(7,214)
<b>HEALTH BENEFITS</b>	63,360	42,240	29,397	(12,843)
<b>PENSION EXPENSE</b>	70,100	46,733	31,056	(15,677)
<b>MAINTENANCE UNIFORMS</b>	1,810	1,207	2,001	794
<b>VEHICLE GAS, OIL, GREASE</b>	30,550	20,367	15,020	(5,347)
<b>MATERIALS</b>	159,340	106,227	56,395	(49,832)
<b>CONTRACT-COSTS</b>	169,150	112,767	111,437	(1,330)
<b>REPAIRS-VEHICLES</b>	7,880	5,253	6,042	789
<b>RENT EXPENSE</b>	18,570	12,380	12,384	4
<b>EXTERMINATION</b>	8,800	5,867	1,250	(4,617)
<b>TRASH REMOVAL</b>	9,200	6,133	5,045	(1,088)
<b>TOTAL ORDINARY MAINT. &amp; OPERATIONS EXP.</b>	<u>1,011,060</u>	<u>674,040</u>	<u>454,864</u>	<u>(219,176)</u>

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2023**

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU MAY</u>	<u>ACTUAL THRU MAY</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<b>GENERAL EXPENSES:</b>				
BAD DEBTS	28,300	18,867	18,867	0
COMPENSATED ABSENCES	25,800	17,200	17,200	0
FSS ESCROWS-SEC 8	30,000	20,000	30,436	10,436
INSURANCE	156,430	104,287	89,039	(15,248)
OTHER GENERAL EXPENSES	1,500	1,000	1,000	0
PAYMENTS IN LIEU OF TAXES	53,140	35,427	34,736	(691)
PORT-IN HAP EXPENSE	500	333	0	(333)
REPLACEMENT RESERVES	95,000	63,333	63,333	(0)
RETIREE HEALTH BENEFITS	50,320	33,547	32,830	(717)
<b>TOTAL GENERAL EXPENSES</b>	<u>440,990</u>	<u>293,993</u>	<u>287,441</u>	<u>(6,552)</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>4,481,160</u>	<u>2,987,440</u>	<u>2,623,604</u>	<u>(363,836)</u>
<b>PROFIT (LOSS) EXCLUDING HAP</b>	<u>(22,880)</u>	<u>(15,253)</u>	<u>165,023</u>	<u>180,276</u>
<b>HAP REVENUES</b>	6,700,000	4,466,667	5,427,616	960,949
<b>HAP EXPENSES</b>	6,670,000	4,446,667	5,208,395	761,728
<b>NET HAP (LOSS)</b>	<u>30,000</u>	<u>20,000</u>	<u>219,221</u> *	<u>199,221</u>
<b>GRAND TOTAL PROFIT (LOSS)</b>	<u>7,120</u>	<u>4,747</u>	<u>384,244</u>	<u>379,497</u>
<b>UNRECONCILED HUD HELD RESERVES AT 05/31/23</b>			<u>410,376</u>	
<b>GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES</b>			<u>794,620</u>	

# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** June 8, 2023

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

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

**SUBJECT:** Monthly Report (Stats for May 2023)

**PERIOD:** May 12, 2023 to June 8, 2023

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### **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.

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

### **Community Room Furniture**

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

### **Audit for the Year-Ending September 30, 2022:**

The Audit for the year-ending September 30, 2022, has begun. The auditors are working with staff to complete the audit for the June 30, 2023 filing deadline.

## Renovation Projects – **Complete** or **On Hold**

Scope of Work	Work Status	Comments
<b>Asselta Acres – New Cameras &amp; Recording System</b>	<b>Awarded at March 2021 Meeting</b>	<b>12/2021 Update – This project is <b>complete</b>;</b>
<b>KT/OT Roof Replacements</b>	<b>Contract Awarded/In Progress/</b>	<b>11/2021 Update – Project is <b>complete</b> and closed out;</b>
<b>Tarkiln Acres – Roof Replacements</b>	<b>In Planning Stage – <b>On Hold</b></b>	<p><b>6/2021 – No Update;</b>  <b>9/2021 – A&amp;E proposals received and under review;</b></p> <p><b>05/2023- Project is in the planning stages with the architects;</b></p>

<p><b>KT/OT – Elevator Refurbishment;</b></p>	<p><b>Bid opening on 5/17/22</b></p> <hr/> <p>6/2021 – Project kickoff meetings scheduled with Architect;        8/2021 – Project scope has been determined, working with Professional Team on design documents;</p> <p>5/2022 update: Receiving bids on 5/17/22 for Modernization &amp; Maintenance of Elevators;</p>	<p>4/2023 – With the very near completion of the projects at Kidston and Olivio Towers, attention will now move to the refurbishment of the Olivio Towers elevators;</p> <p>05/2023 – The elevator bids are being rejected due to being over-budget. The project is being re-bid. Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement.</p> <p>06/2023 – This project was re-bid with a resolution recommending award included in the board packet;</p>
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# **Kidston & Olivio Towers – Renovation Projects - Active**

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

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

## Kidston & Olivio Towers – Renovation Projects - Active

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

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



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

<u>Kidston &amp; Olivio Towers – Renovation Projects – Active</u>	Work Status	Comments
<p style="text-align: center;"><b>Scope of Work</b></p> <p><b>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;</b></p> <hr/> <p><b>6/2022 Update: E &amp; F risers are complete; Work on J &amp; K risers is in process; Remaining risers are A,B,C,D &amp; I.</b></p> <p><b>7/2022 Update: J &amp; K risers are complete; Work on C &amp; D risers is in process; Remaining risers are A, B &amp; I.</b></p> <p><b>8/2022 Update: Work on C &amp; D risers is in process; Remaining risers are A, B &amp; I.</b></p> <p><b>9/2/022 Update: Work on A &amp; C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</b></p> <p><b>10/2022 Update: Work on A &amp; B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</b></p> <p><b>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B &amp; I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</b></p>	<p><b>July-August 2021 Award Anticipated</b></p>	<p><b>Continued from above:</b></p> <p><b>12/2022 Update: B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected throughout the project at certain intervals;</b></p> <p><b>1/2023 Update: I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through-out the project at certain intervals;</b></p> <p><b>2/2023 Update: All risers are complete; All residents have moved back into their units; The occupancy staff is in the process of leasing the two vacant risers;</b></p> <p><b>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</b></p> <p><b>4/2023 Update:</b></p> <ul style="list-style-type: none"> <li>- New domestic water pump replacement – Complete;</li> <li>- Kidston mechanical room piping replacement – Complete;</li> <li>- Water filtration system - Olivio is complete; Kidston – parts are backordered;</li> </ul> <p><b>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.</b>  <b>Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;</b></p> <p><b>6/2023 Update: No status change;</b></p>

## Scattered Site Disposition – Status

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

<b><i>SCATTERED SITE HOMES STATUS SUMMARY</i></b>		
<b><i>DATE</i></b>	<b><i>HOMES SOLD</i></b>	<b><i>TOTAL HOMES</i></b>
		<b><i>72 Total</i></b>
		<b><i>-37 Keeping</i></b>
<b><i>May 4, 2022</i></b>	<b><i>4209 Marilyn Avenue</i></b>	<b><i>-1</i></b>
<b><i>May 11, 2022</i></b>	<b><i>1441 Nylund Drive</i></b>	<b><i>-1</i></b>
<b><i>May 13, 2022</i></b>	<b><i>612 Oxford Street</i></b>	<b><i>-1</i></b>
<b><i>June 28, 2022</i></b>	<b><i>1137 East Elmer Road</i></b>	<b><i>-1</i></b>
<b><i>September 8, 2022</i></b>	<b><i>1409 Brown Road</i></b>	<b><i>-1</i></b>
<b><i>September 30, 2022</i></b>	<b><i>864 Columbia Avenue</i></b>	<b><i>-1</i></b>
<b><i>November 16, 2022</i></b>	<b><i>1745 Jackson Drive</i></b>	<b><i>-1</i></b>
<b><i>December 12, 2022</i></b>	<b><i>4331 Robert Drive</i></b>	<b><i>-1</i></b>
<b><i>Total</i></b>	<b><i>(8 Sold)</i></b>	<b><i>27 Remaining</i></b>

## **D’Orazio Terrace – Redevelopment**

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

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

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

## **Melrose Court**

The property has two vacancies and is financially sound. The waiting list is strong with applicants.

## Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
<b>Brian Asselta</b>	Completed with Certificate
<b>Chris Chapman</b>	Completed with Certificate
<b>Mario Ruiz-Mesa</b>	Completed with Certificate
<b>Daniel J. Peretti, Jr.</b>	Completed with Certificate
<b>Albert D. Porter</b>	<b>Registered for (2) Classes</b>
<b>Iris Acosta-Jimenez</b>	<b>Classes Completed</b>
<b>Vacant</b>	

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

**Program Statistics Report**

**10/2022 - 10/2023**

**May2023**

**Apr2023**

**Mar2023**

<b>Tenant Accounts Receivable</b>			
Number of "non-payment of rent" cases referred to the solicitor	1	5	5
<b>Unit Inspections</b>			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	17	24	25
Total number of units inspected year-to-date - all sites	189	172	148
City Inspections	0	0	0
<b>Occupancy</b>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	110	279	262
Annual Unit Turnaround Time (For Fiscal Year)	143	148	151
Monthly - Number of Vacancies Filled (this month)	18	8	15
Monthly - Average unit turnaround time in days for Lease Up	32	124	238
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	55	136	15
PIC Score	95.89%	95.89%	93.24%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	96.50%	94.50%	93.83%
<b>Public Housing &amp; RAD Waiting List Applicants</b>			
Families - <b>All lists closed.</b>	345	347	350
Elderly (Seniors - 62+)/Disabled - <b>Lists open 6/19/2023.</b>	105	196	254
Average work order turnaround time in days - Tenant Generated	0.10	0.13	0.11
Number of routine work orders written this month	737	582	550
Number of outstanding work orders from previous month	940	947	957
Total number of work orders to be addressed this month	1677	1529	1507
Total number of work orders completed this month	648	589	560
Total number of work orders left outstanding	1029	940	947
Number of emergency work orders written this month	2	2	0
Total number of work orders written year-to-date	4,756	4,019	3,437
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	4	7	5
<b>Section 8</b>			
Level of leased units of previous month was:	933	944	930
Level of leased units this month is:	926	933	944
Number of increased leased-units over last month	-7	-11	14
Total number of units inspected this month	42	43	44
<b>Programs (Voucher):</b>			
ABA Utilization %	95.56%	98.37%	97.36%
Repayment Agreements	28	28	28
Total repayments due YTD	\$90,503	\$90,503	\$90,503
Total repayments received YTD	\$6,725	\$6,725	\$6,725
PIC Score (Oakview added 10/13)	91.20%	91.40%	93.85%
Section 8 Housing Choice Voucher Waiting List Applicants - <b>Closed 11/19/2021</b>	2,169	2,182	2,187
Section 8 Project Based Waiting List Applicants- <b>Oakview - OPEN</b>	229	251	282
Section 8 Project Based Waiting List Applicants- <b>Buena HA - CLOSED</b>	170	171	172
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	79%/21%	75%/25%	73%/27%
<b>Department of Social Services - FSS</b>			
<b>Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined</b>			
The number of residents that received "outreach" information about FSS	12	10	8
The number of residents signed on to the program. (FSS Contracts).	19	19	20
The number of FSS Participants with established escrow accounts.	18	18	18
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	3
The number of meetings, workshops and case management services	2	6	4
<b>Congregate Services</b>			
Number of clients on the Congregate Program	20	20	25
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	20	14	19

**Program Statistics Report**

**10/2022 - 10/2023**

May2023

Apr2023

Mar2023

Number of clients on Laundry Services (This service is included in housekeeping)	17	16	17
Number of clients on Shopping Services (This service is included in housekeeping)	7	9	10
<b>Registered Nurse</b>			
Number of clients served this month	106	95	129
Blood Pressure Clinics ( clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	13	4	11
Meds Supervision	28	35	33
<b>VHA - (FAMILY SW)</b>			
Number of Residents on ROSS (Family)	25	18	20
Number of residents that received case management services	12	10	10
Number of Meetings	12	6	2
Number of residents enrolled in academic/employment workshops (FSS)	2	2	3
<b>VHA - (MEDICAL)</b>			
Number of residents received health assessment	13	4	11
Number of residents health activities of daily living assessments.	13	4	11
Resident's medicine monitoring/supervision for month	27	35	0
Self-sufficiency - improved living conditions.	13	4	11
<b>Community Development Block Grant Program</b>			
<b>Clients Served</b>			
Number of new clients served	0	0	0
Number of ongoing clients	65	65	65
Total clients currently being served this month	25	10	8
<b>Income</b>			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	23%	23%	23%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	49%	49%	49%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Client Demographics</b>			
White	7	7	7
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	49	49	49
Non-Hispanic	16	16	16

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

**RESOLUTION #2023-28**

**A Resolution Approving Regular Monthly Expenses**

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

**WHEREAS**, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of \$1,105,543.27.

**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:** June 15, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

*Porter*

Resolution seconded by Commissioner

*Chapman*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

*Mario Ruiz-Mesa*

BY: Mario Ruiz-Mesa, Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on June 15, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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



HOUSING AUTHORITY OF THE CITY OF VINELAND  
 BOARD MEETING  
 LIST OF CHECKS  
 6/15/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	<b>SECTION 8 HAP PROGRAM</b>	\$ 641,271.00
3787 - 3823	LANDLORD/TENANT CHECKS AND OTHER	\$ 7,733.00
19490 - 19651; 500022-		
500023	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 633,538.00
	<b>SECTION 8 ADM FEE ACCOUNT</b>	7,851.47
695 - 703	COMPUTER CHECKS- Ocean First	\$ 7,851.47
-	COMPUTER CHECKS- BB&T	\$0.00
	<b>SECTION 8 NEW HOMEOWNERSHIP</b>	0.00
-	COMPUTER CHECKS	\$0.00
	<b>NEW HOMEOWNERSHIP INVESTMENTS</b>	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	<b>OCEAN FIRST BANK PH SECURITY DEPOSIT</b>	0.00
-	COMPUTER CHECKS	
	<b>OCEAN FIRST BANK FSS ESCROW</b>	23,515.49
215 - 216	COMPUTER CHECKS	
	<b>CAPITAL BANK GEN/FUND PH</b>	160,934.82
2529 - 2534;	COMPUTER CHECKS	
20231570174		
	<b>COCC CASH ACCOUNT</b>	110,957.72
12029 - 12089;	COMPUTER CHECKS	
1312487, 1314010,		
5262023, 15871292 &		
2023053001		
	<b>COCC EXPENDITURES</b>	
	PAYROLL	05/19/23 - 06/02/23 135,339.88
	PAYROLL TAX LIABILITY	05/19/23 - 06/02/23 25,672.89
	<b>TOTAL</b>	<b>\$ 1,105,543.27</b>

## Payment Summary

erty=.s8 AND Bank=sec8hap AND mm/yy=05/2023-06/2023 AND Check Date=05/19/2023-06/15/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3787	0caguas - CAGUAS OF MUNICIPALITY	6/2/2023	06-2023	366.00	
sec8hap - Section 8 HAP	3788	0counina - COURTER	6/2/2023	06-2023	1,042.00	
sec8hap - Section 8 HAP	3789	0millif - LIFESPRING OF MILLVILLE INC	6/2/2023	06-2023	577.00	
sec8hap - Section 8 HAP	3790	0osccos8 - OSCEOLA COUNTY HOUSING	6/2/2023	06-2023	960.00	
sec8hap - Section 8 HAP	3791	t0000660 - COLON	6/2/2023	06-2023	101.00	
sec8hap - Section 8 HAP	3792	t0003357 - KENNEDY	6/2/2023	06-2023	81.00	
sec8hap - Section 8 HAP	3793	t0004557 - RAMOS	6/2/2023	06-2023	24.00	
sec8hap - Section 8 HAP	3794	t0004802 - MORRIS	6/2/2023	06-2023	25.00	
sec8hap - Section 8 HAP	3795	t0004846 - ROTHMALLER	6/2/2023	06-2023	101.00	
sec8hap - Section 8 HAP	3796	t0005188 - MELENDEZ	6/2/2023	06-2023	45.00	
sec8hap - Section 8 HAP	3797	t0005231 - REDFERN	6/2/2023	06-2023	81.00	
sec8hap - Section 8 HAP	3798	t0005288 - ROSADO	6/2/2023	06-2023	10.00	
sec8hap - Section 8 HAP	3799	t0005571 - CARABALLO	6/2/2023	06-2023	5.00	
sec8hap - Section 8 HAP	3800	t0005666 - BALDWIN	6/2/2023	06-2023	41.00	
sec8hap - Section 8 HAP	3801	t0005731 - HAROLD	6/2/2023	06-2023	89.00	
sec8hap - Section 8 HAP	3802	t0006338 - SAEZ	6/2/2023	06-2023	3.00	
sec8hap - Section 8 HAP	3803	t0006766 - MOSS	6/2/2023	06-2023	269.00	
sec8hap - Section 8 HAP	3804	t0007057 - DESAI	6/2/2023	06-2023	63.00	
sec8hap - Section 8 HAP	3805	t0007521 - GALARZA-RIVERA	6/2/2023	06-2023	68.00	
sec8hap - Section 8 HAP	3806	t0008517 - LUGO	6/2/2023	06-2023	4.00	
sec8hap - Section 8 HAP	3807	t0008553 - CARLO	6/2/2023	06-2023	240.00	
sec8hap - Section 8 HAP	3808	t0010166 - ORTIZ	6/2/2023	06-2023	195.00	
sec8hap - Section 8 HAP	3809	t0012267 - ACKLEY	6/2/2023	06-2023	18.00	
sec8hap - Section 8 HAP	3810	t0012269 - PEYTON	6/2/2023	06-2023	64.00	
sec8hap - Section 8 HAP	3811	t0012270 - MERCADO	6/2/2023	06-2023	1.00	
sec8hap - Section 8 HAP	3812	t0012280 - LOPEZ	6/2/2023	06-2023	2.00	
sec8hap - Section 8 HAP	3813	t0012304 - MEDINA	6/2/2023	06-2023	36.00	
sec8hap - Section 8 HAP	3814	t0012529 - IRIZARRY	6/2/2023	06-2023	5.00	
sec8hap - Section 8 HAP	3815	t0012910 - MESA	6/2/2023	06-2023	15.00	
sec8hap - Section 8 HAP	3816	t0015067 - QUILES	6/2/2023	06-2023	107.00	
sec8hap - Section 8 HAP	3817	t0015625 - MACIN	6/2/2023	06-2023	73.00	
sec8hap - Section 8 HAP	3818	t0015636 - WILSON	6/2/2023	06-2023	36.00	
sec8hap - Section 8 HAP	3819	t0015850 - PURNELL	6/2/2023	06-2023	65.00	
sec8hap - Section 8 HAP	3820	t0015857 - PAYNE	6/2/2023	06-2023	41.00	
sec8hap - Section 8 HAP	3821	t0015908 - BEARDSLEY	6/2/2023	06-2023	41.00	
sec8hap - Section 8 HAP	3822	vfl033 - SEMINOLE COUNTY	6/2/2023	06-2023	1,298.00	
sec8hap - Section 8 HAP	3823	vfl093 - ORANGE COUNTY HOUSING & C D	6/2/2023	06-2023	1,541.00	
sec8hap - Section 8 HAP	19490	0537grap - 529-537 GRAPE STREET,LLC	6/5/2023	06-2023	441.00	
sec8hap - Section 8 HAP	19491	0abobab - BABATUNDE O ABORISADE	6/5/2023	06-2023	687.00	
sec8hap - Section 8 HAP	19492	0abrawi - ABRAHAN HEREDIA	6/5/2023	06-2023	670.00	
sec8hap - Section 8 HAP	19493	0acojor - ACOSTA	6/5/2023	06-2023	1,530.00	
sec8hap - Section 8 HAP	19494	0ahcpv - AFFORDABLE HOUSING CORPORATION	6/5/2023	06-2023	12,731.00	
sec8hap - Section 8 HAP	19495	0ahctaaa - AFFORDABLE HOUSING CORPORATION	6/5/2023	06-2023	87,650.00	
sec8hap - Section 8 HAP	19496	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	6/5/2023	06-2023	75,181.00	

## Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19497	0aljess - ALJESS LLC	6/5/2023	06-2023	905.00	
sec8hap - Section 8 HAP	19498	0andcar - ANDUJAR	6/5/2023	06-2023	555.00	
sec8hap - Section 8 HAP	19499	0andjon - JONATHAN ANDREOZZI	6/5/2023	06-2023	1,492.00	
sec8hap - Section 8 HAP	19500	0andron - RONALD ANDRO	6/5/2023	06-2023	73.00	
sec8hap - Section 8 HAP	19501	0aparab - AB APARTMENTS LLC	6/5/2023	06-2023	1,943.00	
sec8hap - Section 8 HAP	19502	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	6/5/2023	06-2023	7,001.00	
sec8hap - Section 8 HAP	19503	0assind - INDEPENDENCE ASSOCIATES LLC	6/5/2023	06-2023	832.00	
sec8hap - Section 8 HAP	19504	0behhar - BEHRENS	6/5/2023	06-2023	350.00	
sec8hap - Section 8 HAP	19505	0beredw - EDWIN C & SAVALYN BERGAMO	6/5/2023	06-2023	230.00	
sec8hap - Section 8 HAP	19506	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	6/5/2023	06-2023	4,504.00	
sec8hap - Section 8 HAP	19507	0berobe - OBED BERMUDEZ	6/5/2023	06-2023	986.00	
sec8hap - Section 8 HAP	19508	0betalp - ALPHA BETA CAMDEN LLC	6/5/2023	06-2023	1,440.00	
sec8hap - Section 8 HAP	19509	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	6/5/2023	06-2023	783.00	
sec8hap - Section 8 HAP	19510	0brewst - BREWSTER GARDEN APARTMENTS LLC	6/5/2023	06-2023	1,040.00	
sec8hap - Section 8 HAP	19511	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	6/5/2023	06-2023	16,233.00	
sec8hap - Section 8 HAP	19512	0bususa - USA BUSY BEE INC	6/5/2023	06-2023	1,860.00	
sec8hap - Section 8 HAP	19513	0cackim - KIMBERLY A CACCHIOLI	6/5/2023	06-2023	1,256.00	
sec8hap - Section 8 HAP	19514	0camnil - NILZA R CAMACHO	6/5/2023	06-2023	536.00	
sec8hap - Section 8 HAP	19515	0carjos - CARVALHO	6/5/2023	06-2023	702.00	
sec8hap - Section 8 HAP	19516	0carmar - SIMOES	6/5/2023	06-2023	791.00	
sec8hap - Section 8 HAP	19517	0casros - CASTILLO	6/5/2023	06-2023	659.00	
sec8hap - Section 8 HAP	19518	0cbrenta - C & B RENTAL	6/5/2023	06-2023	867.00	
sec8hap - Section 8 HAP	19519	0cdgard - CD GARDENS INC.	6/5/2023	06-2023	2,657.00	
sec8hap - Section 8 HAP	19520	0chainv - CHAAD INVESTMENTS LLC	6/5/2023	06-2023	621.00	
sec8hap - Section 8 HAP	19521	0chajos - JOSEPH T CHAMBERS	6/5/2023	06-2023	950.00	
sec8hap - Section 8 HAP	19522	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	6/5/2023	06-2023	4,830.00	
sec8hap - Section 8 HAP	19523	0chuoks - OKSANA CHUMAK	6/5/2023	06-2023	1,575.00	
sec8hap - Section 8 HAP	19524	0colmac - MACY A COLLINS	6/5/2023	06-2023	654.00	
sec8hap - Section 8 HAP	19525	0corjua - CORTES	6/5/2023	06-2023	2,619.00	
sec8hap - Section 8 HAP	19526	0cridan - DANA CRISS	6/5/2023	06-2023	835.00	
sec8hap - Section 8 HAP	19527	0crofre - FBF ASSOCIATES INC	6/5/2023	06-2023	800.00	
sec8hap - Section 8 HAP	19528	0damjos - DAMATO	6/5/2023	06-2023	899.00	
sec8hap - Section 8 HAP	19529	0dejyys - YESENIA DEJESUS	6/5/2023	06-2023	1,700.00	
sec8hap - Section 8 HAP	19530	0delwil - WILSON ZUNUN DE LEON	6/5/2023	06-2023	648.00	
sec8hap - Section 8 HAP	19531	0dibwil - WILLIAM V DIBIASE	6/5/2023	06-2023	1,105.00	
sec8hap - Section 8 HAP	19532	0eas307 - 307 N EAST AVE LLC	6/5/2023	06-2023	547.00	
sec8hap - Section 8 HAP	19533	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	6/5/2023	06-2023	721.00	
sec8hap - Section 8 HAP	19534	0edwdip - EDWARD DIPALMA	6/5/2023	06-2023	955.00	
sec8hap - Section 8 HAP	19535	0egbmar - MARY J EGBEH	6/5/2023	06-2023	1,534.00	
sec8hap - Section 8 HAP	19536	0einmar - MARTIN JAY EINSTEIN	6/5/2023	06-2023	598.00	
sec8hap - Section 8 HAP	19537	0equacc - ACCUMULATING EQUITY PARTNERS LLC	6/5/2023	06-2023	6,852.00	
sec8hap - Section 8 HAP	19538	0estros - ESTATE OF LUIS A ROSADO-TORRES	6/5/2023	06-2023	507.00	
sec8hap - Section 8 HAP	19539	0famfai - Faiola Family LP	6/5/2023	06-2023	221.00	
sec8hap - Section 8 HAP	19540	0flodor - FLOWERS	6/5/2023	06-2023	907.00	

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19541	Og.b.ltd - G B LTD OPER CO INC	6/5/2023	06-2023	1,005.00	
sec8hap - Section 8 HAP	19542	Ogarabn - ABNER GARCIA	6/5/2023	06-2023	478.00	
sec8hap - Section 8 HAP	19543	Ogarsal - GARCIA	6/5/2023	06-2023	1,801.00	
sec8hap - Section 8 HAP	19544	Ogarspr - SPRING GARDENS VINELAND LLC	6/5/2023	06-2023	8,360.00	
sec8hap - Section 8 HAP	19545	Ogarvin - VINELAND GARDENS LLC	6/5/2023	06-2023	895.00	
sec8hap - Section 8 HAP	19546	Oghebre - BRENDAN G GHEEN	6/5/2023	06-2023	907.00	
sec8hap - Section 8 HAP	19547	Ogibjam - GRIBBLE JR	6/5/2023	06-2023	835.00	
sec8hap - Section 8 HAP	19548	Ogromad - MADHU GROUP LLC	6/5/2023	06-2023	2,200.00	
sec8hap - Section 8 HAP	19549	Ohagdan - DANIEL HAGEMAN JR	6/5/2023	06-2023	2,088.00	
sec8hap - Section 8 HAP	19550	Ohemtom - BTW 4 LLC	6/5/2023	06-2023	1,150.00	
sec8hap - Section 8 HAP	19551	Ohereri - 123 SOUTH 4TH STREET LLC	6/5/2023	06-2023	4,104.00	
sec8hap - Section 8 HAP	19552	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	6/5/2023	06-2023	2,322.00	
sec8hap - Section 8 HAP	19553	Ohfprop - HF PROPERTY MANAGEMENT	6/5/2023	06-2023	1,654.00	
sec8hap - Section 8 HAP	19554	Oholasm - ASM HOLDINGS LLC	6/5/2023	06-2023	487.00	
sec8hap - Section 8 HAP	19555	Oholvin - VINELAND 18 HOLDINGS LLC	6/5/2023	06-2023	579.00	
sec8hap - Section 8 HAP	19556	Ohomhec - HECS HOMES LLC	6/5/2023	06-2023	962.00	
sec8hap - Section 8 HAP	19557	Ohomoa - O&A HOME RENTAL LLC	6/5/2023	06-2023	1,400.00	
sec8hap - Section 8 HAP	19558	Ohomsky - SKYLO HOMES LLC	6/5/2023	06-2023	631.00	
sec8hap - Section 8 HAP	19559	Ohomtar - TARKILN HOMES LLC	6/5/2023	06-2023	5,484.00	
sec8hap - Section 8 HAP	19560	Ohormil - MILLVILLE HORIZON LLC	6/5/2023	06-2023	1,401.00	
sec8hap - Section 8 HAP	19561	Ohougol - GOLD HOUSING PROVIDERS LLC	6/5/2023	06-2023	827.00	
sec8hap - Section 8 HAP	19562	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	6/5/2023	06-2023	401.00	
sec8hap - Section 8 HAP	19563	Ohowkev - KEVIN HOWARD	6/5/2023	06-2023	2,966.00	
sec8hap - Section 8 HAP	19564	Oiaplis - LISA A IAPALUCCI	6/5/2023	06-2023	1,513.00	
sec8hap - Section 8 HAP	19565	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	6/5/2023	06-2023	1,577.00	
sec8hap - Section 8 HAP	19566	Oinweb - WEBER INVESTMENT GROUP LLC	6/5/2023	06-2023	2,867.00	
sec8hap - Section 8 HAP	19567	Okapala - PANDA REALTY GROUP LLC	6/5/2023	06-2023	1,271.00	
sec8hap - Section 8 HAP	19568	Okatjay - JAY-KAT INVESTMENTS, LLC	6/5/2023	06-2023	885.00	
sec8hap - Section 8 HAP	19569	Oklc1llc - KLC1 LLC	6/5/2023	06-2023	1,383.00	
sec8hap - Section 8 HAP	19570	Olandic - LANDICINI 566 LLC	6/5/2023	06-2023	1,038.00	
sec8hap - Section 8 HAP	19571	Olebzai - LEBRON	6/5/2023	06-2023	1,980.00	
sec8hap - Section 8 HAP	19572	Olegmay - MAYERFELD LEGACY TRUST	6/5/2023	06-2023	466.00	
sec8hap - Section 8 HAP	19573	Olevgab - GABRIELLE LEVITT	6/5/2023	06-2023	850.00	
sec8hap - Section 8 HAP	19574	Olhrent - L & H RENTALS	6/5/2023	06-2023	671.00	
sec8hap - Section 8 HAP	19575	Olinrob - ROBERT LINDNER	6/5/2023	06-2023	446.00	
sec8hap - Section 8 HAP	19576	Oliciig - IIG-1 LLC	6/5/2023	06-2023	893.00	
sec8hap - Section 8 HAP	19577	Olocloc - LOCATION LOCATION & TIMING LLC	6/5/2023	06-2023	956.00	
sec8hap - Section 8 HAP	19578	Olonlav - DAVID LONGINI	6/5/2023	06-2023	515.00	
sec8hap - Section 8 HAP	19579	Olopyad - YADIRA LOPEZ	6/5/2023	06-2023	603.00	
sec8hap - Section 8 HAP	19580	Olospro - LOST PROPERTIES LLC	6/5/2023	06-2023	2,470.00	
sec8hap - Section 8 HAP	19581	Omanmil - MILLVILLE MANOR LLC	6/5/2023	06-2023	572.00	
sec8hap - Section 8 HAP	19582	Omapgre - GREENWOOD MAPLE JAY LLC	6/5/2023	06-2023	874.00	
sec8hap - Section 8 HAP	19583	Omelrose - MELROSE COURT LP	6/5/2023	06-2023	16,611.00	
sec8hap - Section 8 HAP	19584	Omenbre - MENDEZ	6/5/2023	06-2023	245.00	

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sec8hap - Section 8 HAP	19585	Omillvil - MILLVILLE REALTY CORPORATION	6/5/2023	06-2023	1,813.00	
sec8hap - Section 8 HAP	19586	Omiryar - MIRANDA	6/5/2023	06-2023	4,371.00	
sec8hap - Section 8 HAP	19587	Omonbry - BRYAN P. MONTEMURRO	6/5/2023	06-2023	649.00	
sec8hap - Section 8 HAP	19588	Oneeshr - SHREE NEEL LLC	6/5/2023	06-2023	2,573.00	
sec8hap - Section 8 HAP	19589	Onegcar - CARLOS NEGRON JR	6/5/2023	06-2023	788.00	
sec8hap - Section 8 HAP	19590	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	6/5/2023	06-2023	29,256.00	
sec8hap - Section 8 HAP	19591	Ooyojos - JOSE N OYOLA	6/5/2023	06-2023	536.00	
sec8hap - Section 8 HAP	19592	Opaeast - EAST PARK APARTMENTS	6/5/2023	06-2023	6,608.00	
sec8hap - Section 8 HAP	19593	Opagang - ANGEL L PAGAN	6/5/2023	06-2023	1,400.00	
sec8hap - Section 8 HAP	19594	Oparest - PARVIN ESTATES LLC	6/5/2023	06-2023	66.00	
sec8hap - Section 8 HAP	19595	Opargle - GLEN PARK APARTMENTS LP	6/5/2023	06-2023	1,097.00	
sec8hap - Section 8 HAP	19596	Oparkto - PARK TOWNE APTS LLC	6/5/2023	06-2023	11,583.00	
sec8hap - Section 8 HAP	19597	Opasmar - PASTORE	6/5/2023	06-2023	1,070.00	
sec8hap - Section 8 HAP	19598	Opoisil - SILVER POINT MANAGEMENT LLC	6/5/2023	06-2023	376.00	
sec8hap - Section 8 HAP	19599	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	6/5/2023	06-2023	644.00	
sec8hap - Section 8 HAP	19600	Oprofam - FAM PROPERTY MANAGEMENT LLC	6/5/2023	06-2023	1,280.00	
sec8hap - Section 8 HAP	19601	Oprotim - TIMARIA PROPERTIES LLC	6/5/2023	06-2023	1,323.00	
sec8hap - Section 8 HAP	19602	Oquilou - QUILES	6/5/2023	06-2023	374.00	
sec8hap - Section 8 HAP	19603	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	6/5/2023	06-2023	146,567.00	
sec8hap - Section 8 HAP	19604	Oramnic - NICHOLAS P RAMBONE	6/5/2023	06-2023	1,237.00	
sec8hap - Section 8 HAP	19605	Oreajba - JBAR REALTY LLC	6/5/2023	06-2023	911.00	
sec8hap - Section 8 HAP	19606	Orealbf - B & F REAL ESTATE HOLDINGS LLC	6/5/2023	06-2023	1,610.00	
sec8hap - Section 8 HAP	19607	Orealsa - S & A REALTY ENTERPRISES LLC	6/5/2023	06-2023	668.00	
sec8hap - Section 8 HAP	19608	Oreamat - MATURO REALTY INC	6/5/2023	06-2023	1,371.00	
sec8hap - Section 8 HAP	19609	Oreasar - SARA REAVES	6/5/2023	06-2023	470.00	
sec8hap - Section 8 HAP	19610	Oregche - REGENCY CHESTNUT COURT	6/5/2023	06-2023	8,613.00	
sec8hap - Section 8 HAP	19611	Oregeas - REGENCY EAST LLC	6/5/2023	06-2023	2,505.00	
sec8hap - Section 8 HAP	19612	Orenaco - ACOSTA RENTAL LLC	6/5/2023	06-2023	1,891.00	
sec8hap - Section 8 HAP	19613	Orenokg - K G RENOVATIONS LLC	6/5/2023	06-2023	1,121.00	
sec8hap - Section 8 HAP	19614	Oriscam - CAMDEN RISING 2 LLC	6/5/2023	06-2023	1,139.00	
sec8hap - Section 8 HAP	19615	Orivdie - DIEGO A RIVERA	6/5/2023	06-2023	442.00	
sec8hap - Section 8 HAP	19616	Oriviri - IRIS J RIVERA	6/5/2023	06-2023	1,793.00	
sec8hap - Section 8 HAP	19617	Orivvic - VICTORIANO RIVERA JR	6/5/2023	06-2023	328.00	
sec8hap - Section 8 HAP	19618	Ormidprop - R MIDDLETON PROPERTIES LLC	6/5/2023	06-2023	848.00	
sec8hap - Section 8 HAP	19619	Orodhen - HENRY RODRIGUEZ	6/5/2023	06-2023	781.00	
sec8hap - Section 8 HAP	19620	Orogluc - ROGERS	6/5/2023	06-2023	754.00	
sec8hap - Section 8 HAP	19621	Orogsal - SALVATORE W ROGGIO	6/5/2023	06-2023	803.00	
sec8hap - Section 8 HAP	19622	Orpjpro - RPJ PROPERTIES LLC	6/5/2023	06-2023	13,210.00	
sec8hap - Section 8 HAP	19623	Oruppab - RUPERTO	6/5/2023	06-2023	1,175.00	
sec8hap - Section 8 HAP	19624	Osaiger - GERALD M SAINSOT JR	6/5/2023	06-2023	1,758.00	
sec8hap - Section 8 HAP	19625	Osalasda - DAMIAN & ELAINE SALAS	6/5/2023	06-2023	612.00	
sec8hap - Section 8 HAP	19626	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	6/5/2023	06-2023	736.00	
sec8hap - Section 8 HAP	19627	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	6/5/2023	06-2023	467.00	
sec8hap - Section 8 HAP	19628	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	6/5/2023	06-2023	309.00	

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	19629	Oshabru - BRUCE D SHAW	6/5/2023	06-2023	1,251.00
sec8hap - Section 8 HAP	19630	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	6/5/2023	06-2023	1,703.00
sec8hap - Section 8 HAP	19631	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	6/5/2023	06-2023	263.00
sec8hap - Section 8 HAP	19632	Osotalb - ALBERTO SOTO	6/5/2023	06-2023	1,090.00
sec8hap - Section 8 HAP	19633	Osqulan - LANDIS SQUARE SR APTS	6/5/2023	06-2023	2,138.00
sec8hap - Section 8 HAP	19634	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	6/5/2023	06-2023	2,523.00
sec8hap - Section 8 HAP	19635	Oswaway - WAYNE SWANSON	6/5/2023	06-2023	97.00
sec8hap - Section 8 HAP	19636	Otayver - TAYLOR	6/5/2023	06-2023	637.00
sec8hap - Section 8 HAP	19637	Othapau - ALBERTA A QUAIROLI ESTATE	6/5/2023	06-2023	1,082.00
sec8hap - Section 8 HAP	19638	Otimsus - SUSAN V TIMMRECK	6/5/2023	06-2023	794.00
sec8hap - Section 8 HAP	19639	Ovasdap - DAPHNE VASSALOTTI	6/5/2023	06-2023	593.00
sec8hap - Section 8 HAP	19640	Oveljon - JONATHAN VELEZ	6/5/2023	06-2023	1,398.00
sec8hap - Section 8 HAP	19641	Ovelmal - MALADA CRESPO VELEZ	6/5/2023	06-2023	739.00
sec8hap - Section 8 HAP	19642	Ovhosri - SRI VHOMES LLC	6/5/2023	06-2023	1,205.00
sec8hap - Section 8 HAP	19643	Ovinlan - VINELAND VILLAGE APTS	6/5/2023	06-2023	7,018.00
sec8hap - Section 8 HAP	19644	Ovirulou - LOUIS A VIRUET	6/5/2023	06-2023	992.00
sec8hap - Section 8 HAP	19645	Ovitdor - VITALO	6/5/2023	06-2023	885.00
sec8hap - Section 8 HAP	19646	Owalnut - WALNUT REALTY ASSOCIATES LLC	6/5/2023	06-2023	7,878.00
sec8hap - Section 8 HAP	19647	Owassey - SEYMOUR WASSERSTRUM	6/5/2023	06-2023	1,200.00
sec8hap - Section 8 HAP	19648	Owatrob - ROBERT H WATSON	6/5/2023	06-2023	1,400.00
sec8hap - Section 8 HAP	19649	Owhejon - WHEELER	6/5/2023	06-2023	494.00
sec8hap - Section 8 HAP	19650	Owolpro - WOLF PROPERTY HOLDINGS LLC	6/5/2023	06-2023	1,266.00
sec8hap - Section 8 HAP	19651	Owrialf - ALFRED WRIGHT	6/5/2023	06-2023	680.00
sec8hap - Section 8 HAP	500022	Oroceli - ELIZABETH ROCHE	5/25/2023	05-2023	0.00
sec8hap - Section 8 HAP	500023	Ospring - SPRING GARDENS ASSOCIATES LLC	5/25/2023	05-2023	0.00
					<b>641,271.00</b>

### Payment Summary

ND Bank=sec8admn AND Check#=695 AND mm/yy=05/2023-06/2023 AND Check Date=05/18/2023-06/15/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8admn - Section 8 Admi	695	appplu - Appliance Plus, Inc.	5/18/2023	05-2023	1,949.97
sec8admn - Section 8 Admi	696	appplu - Appliance Plus, Inc.	5/26/2023	05-2023	1,072.98
sec8admn - Section 8 Admi	697	bhfurn - BH Furniture	5/26/2023	05-2023	435.00
sec8admn - Section 8 Admi	698	appplu - Appliance Plus, Inc.	6/2/2023	06-2023	75.00
sec8admn - Section 8 Admi	699	bhfurn - BH Furniture	6/2/2023	06-2023	4,060.00
sec8admn - Section 8 Admi	700	Ocaguas - CAGUAS OF MUNICIPALITY	6/2/2023	06-2023	63.04
sec8admn - Section 8 Admi	701	Oosccos8 - OSCEOLA COUNTY HOUSING	6/2/2023	06-2023	65.16
sec8admn - Section 8 Admi	702	vfl033 - SEMINOLE COUNTY	6/2/2023	06-2023	65.16
sec8admn - Section 8 Admi	703	vfl093 - ORANGE COUNTY HOUSING & C D	6/2/2023	06-2023	65.16
					<b>7,851.47</b>

### Payment Summary

erty=.s8 AND Bank=capfsses AND mm/yy=05/2023-06/2023 AND Check Date=05/19/2023-06/15/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capfsses - VHA FSS Escrow	215	nissan - Nissan Motor Acceptance Company LLC	5/23/2023	05-2023	11,897.92
capfsses - VHA FSS Escrow	216	t0000530 - GUTIERREZ	6/14/2023	06-2023	11,617.57

### Payment Summary

erty=.s8 AND Bank=sec8hap AND mm/yy=05/2023-06/2023 AND Check Date=05/19/2023-06/15/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
						<b>23,515.49</b>

### Payment Summary

erty=.all AND Bank=capgenfd AND mm/yy=05/2023-06/2023 AND Check Date=05/19/2023-06/15/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2529	sjgas - South Jersey Gas Company	5/26/2023	05-2023	853.00	
capgenfd - Public Housing C	2530	landis - Landis Sewerage Authority	5/26/2023	05-2023	19,741.00	
capgenfd - Public Housing C	2531	vmu - Vineland Municipal Utilities	5/25/2023	05-2023	215.00	
capgenfd - Public Housing C	2532	vmu - Vineland Municipal Utilities	5/25/2023	05-2023	215.00	
capgenfd - Public Housing C	2533	vmu - Vineland Municipal Utilities	5/25/2023	05-2023	215.00	
capgenfd - Public Housing C	2534	vmu - Vineland Municipal Utilities	5/30/2023	05-2023	2,395.82	
capgenfd - Public Housing C	20231570174	vha - HOUSING AUTHORITY CITY OF VINELAND	6/6/2023	06-2023	137,300.00	
						<b>160,934.82</b>

### Payment Summary

operty=.all AND Bank=cocc AND mm/yy=05/2023-06/2023 AND Check Date=05/19/2023-06/15/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	12029	sjgas - South Jersey Gas Company	5/26/2023	05-2023	246.43	
cocc - Central Office Cost	12030	landis - Landis Sewerage Authority	5/26/2023	05-2023	1,114.00	
cocc - Central Office Cost	12031	acehar - Vineland Ace Hardware East	5/26/2023	05-2023	71.07	
cocc - Central Office Cost	12032	barret - Barretta Plumbing Heating Cooling	5/26/2023	05-2023	112.00	
cocc - Central Office Cost	12033	benspro - Ben's ProServ	5/26/2023	05-2023	855.00	
cocc - Central Office Cost	12034	browco - Robert M Browne Court Officer	5/26/2023	05-2023	82.00	
cocc - Central Office Cost	12035	ccia - Cumberland Co Improvement Auth	5/26/2023	05-2023	31.72	
cocc - Central Office Cost	12036	combus - COMCAST	5/26/2023	05-2023	348.35	
cocc - Central Office Cost	12037	eldpes - ELDER PEST CONTROL, INC.	5/26/2023	05-2023	2,389.50	
cocc - Central Office Cost	12038	gemech - G E Mechanical Inc	5/26/2023	05-2023	2,274.01	
cocc - Central Office Cost	12039	hdsupp - HD Supply Facilities Maintenance LTD	5/26/2023	05-2023	26.73	
cocc - Central Office Cost	12040	hompro - The Home Depot Pro - SupplyWorks	5/26/2023	05-2023	402.32	
cocc - Central Office Cost	12041	irrsj - Irrigation South New Jersey LLC	5/26/2023	05-2023	195.00	
cocc - Central Office Cost	12042	pluper - PLUMB PERFECT, LLC	5/26/2023	05-2023	1,999.99	
cocc - Central Office Cost	12043	sherwi - Sherwin Williams Company	5/26/2023	05-2023	579.49	
cocc - Central Office Cost	12044	smigre - GREG SMITH TREE SERVICE LLC	5/26/2023	05-2023	1,950.00	
cocc - Central Office Cost	12045	vmu - Vineland Municipal Utilities	5/30/2023	05-2023	2,231.12	
cocc - Central Office Cost	12046	acehar - Vineland Ace Hardware East	6/2/2023	06-2023	25.17	
cocc - Central Office Cost	12047	aprsup - APR SUPPLY CO	6/2/2023	06-2023	184.90	
cocc - Central Office Cost	12048	carahsoft - Carahsoft Technology Corporation	6/2/2023	06-2023	6,946.63	
cocc - Central Office Cost	12049	ccia - Cumberland Co Improvement Auth	6/2/2023	06-2023	312.60	
cocc - Central Office Cost	12050	centur - Century Water Conditioning & Purification Inc	6/2/2023	06-2023	765.00	
cocc - Central Office Cost	12051	cintas - Cintas Corporation #100	6/2/2023	06-2023	528.29	
cocc - Central Office Cost	12052	eldpes - ELDER PEST CONTROL, INC.	6/2/2023	06-2023	900.00	
cocc - Central Office Cost	12053	fioch - Fiocchi Tire Center Inc	6/2/2023	06-2023	1,198.00	
cocc - Central Office Cost	12054	homede - Home Depot Credit Services	6/2/2023	06-2023	1,131.64	
cocc - Central Office Cost	12055	jccupa - JC'S Custom Painting	6/2/2023	06-2023	1,920.00	
cocc - Central Office Cost	12056	lanfir - Landis Fire Protection Inc	6/2/2023	06-2023	2,055.00	
cocc - Central Office Cost	12057	mason - W B Mason Co Inc	6/2/2023	06-2023	63.69	
cocc - Central Office Cost	12058	miles - Miles IT Company	6/2/2023	06-2023	1,084.52	
cocc - Central Office Cost	12059	pbrese - Reserve Account	6/2/2023	06-2023	1,000.00	
cocc - Central Office Cost	12060	pdq - PDQ Supply Inc	6/2/2023	06-2023	1,297.28	
cocc - Central Office Cost	12061	sherwi - Sherwin Williams Company	6/2/2023	06-2023	139.30	

## Payment Summary

erty=.s8 AND Bank=sec8hap AND mm/yy=05/2023-06/2023 AND Check Date=05/19/2023-06/15/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	12062	shred - Shred-It USA LLC	6/2/2023	06-2023	142.78
cocc - Central Office Cost	12063	veriw - Verizon Wireless	6/2/2023	06-2023	2,084.86
cocc - Central Office Cost	12064	vhapet - Gloria Pomaes	6/2/2023	06-2023	222.18
cocc - Central Office Cost	12065	weaequ - Weaver Equipment Sales & Service	6/2/2023	06-2023	1,308.97
cocc - Central Office Cost	12066	jccupa - JC'S Custom Painting	6/9/2023	06-2023	861.25
cocc - Central Office Cost	12067	shade - Shade Environmental LLC	6/9/2023	06-2023	11,425.00
cocc - Central Office Cost	12068	stinson - THOMAS STINSON	6/9/2023	06-2023	50.00
cocc - Central Office Cost	12069	wex - WEX Bank	6/9/2023	06-2023	2,403.20
cocc - Central Office Cost	12070	acehar - Vineland Ace Hardware East	6/15/2023	06-2023	53.97
cocc - Central Office Cost	12071	amacap - Amazon Capital Services Inc	6/15/2023	06-2023	160.27
cocc - Central Office Cost	12072	aprsup - APR SUPPLY CO	6/15/2023	06-2023	307.94
cocc - Central Office Cost	12073	brownc - Brown & Connery LLP	6/15/2023	06-2023	799.50
cocc - Central Office Cost	12074	canbus - Canon Solutions America Inc	6/15/2023	06-2023	508.88
cocc - Central Office Cost	12075	ccia - Cumberland Co Improvement Auth	6/15/2023	06-2023	3,078.87
cocc - Central Office Cost	12076	cdwgov - CDW Government Inc	6/15/2023	06-2023	3,284.02
cocc - Central Office Cost	12077	cintas - Cintas Corporation #100	6/15/2023	06-2023	646.49
cocc - Central Office Cost	12078	coloni - Colonial Electrical Supply	6/15/2023	06-2023	98.19
cocc - Central Office Cost	12079	cullig - South Jersey Culligan Water	6/15/2023	06-2023	139.85
cocc - Central Office Cost	12080	eldpes - ELDER PEST CONTROL, INC.	6/15/2023	06-2023	2,228.00
cocc - Central Office Cost	12081	haldon - Donovan Architects, LLC.	6/15/2023	06-2023	22,962.00
cocc - Central Office Cost	12082	hdsupp - HD Supply Facilities Maintenance LTD	6/15/2023	06-2023	1,972.20
cocc - Central Office Cost	12083	hompro - The Home Depot Pro - SupplyWorks	6/15/2023	06-2023	2,415.20
cocc - Central Office Cost	12084	riggin - Riggins Inc	6/15/2023	06-2023	206.54
cocc - Central Office Cost	12085	sherwi - Sherwin Williams Company	6/15/2023	06-2023	27.24
cocc - Central Office Cost	12086	sjweld - South Jersey Welding Supply Co	6/15/2023	06-2023	33.48
cocc - Central Office Cost	12087	totsec - Total Security Alarms, LLC.	6/15/2023	06-2023	624.00
cocc - Central Office Cost	12088	vann - Vann Dodge Chrysler LLC	6/15/2023	06-2023	448.46
cocc - Central Office Cost	12089	vercon - Verizon Connect Fleet USA LLC	6/15/2023	06-2023	370.83
cocc - Central Office Cost	1312487	axaequ - Equitable	5/19/2023	05-2023	2,315.00
cocc - Central Office Cost	1314010	axaequ - Equitable	6/2/2023	06-2023	2,315.00
cocc - Central Office Cost	5262023	aflac - AFLAC	5/26/2023	05-2023	156.00
cocc - Central Office Cost	15871292	pers - Public Employees Retirement System	6/8/2023	06-2023	12,450.45
cocc - Central Office Cost	2023053001	paychex - Paychex of New York LLC	6/2/2023	06-2023	396.35
					<b>110,957.72</b>



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

RESOLUTION #2023-29

Resolution to Dispose of Furniture and Equipment  
Utilizing the Disposition Policy

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

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

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

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

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

**ADOPTED:** June 15, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asse Hta*

Resolution seconded by Commissioner *Chapman*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

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

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on June 15, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

June 2023 GovDeals.com Inventory Disposition Listing

<u>Item</u>	<u>Quantity</u>	<u>Serial #</u>	<u>VIN</u>	<u>Asset ID</u>
Window A/C - Sleeve Grills	55			L-052523-2
Garrison 8,000 BTU Window Air Conditioner 115-Volt Cool Only Energy Star	10			L-052523-1
Garrison 10,000 BTU Window Air Conditioner 115-Volt Cool Only Energy Star	7			L-052523-1

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

RESOLUTION #2023-30

A Resolution Authorizing Execution of Standard Board Resolution  
for the Congregate Housing Services Program

**WHEREAS**, the Housing Authority of the City of Vineland is the process of applying for the Congregate Housing Services Program Grant through the State of New Jersey Department of Human Services (DHS); and,

**WHEREAS**, the DHS requires Contract Providers to complete and file the attached standard board resolution when executing a DHS Third Party Social Service Contract; and,

**WHEREAS**, in said resolution the Housing Authority of the City of Vineland (VHA) endorses the following commitments:

1. Specific to HIPPA (Health Insurance Portability and Accountability Act), the VHA is non-covered entity that will not be receiving or sharing personal health information.
2. The VHA acknowledges that the DHS does not and will not provide legal advice regarding the contract and acknowledges that all legal advice must be sought from the VHA's attorneys.

**NOW THEREFORE BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the City of Vineland authorizes the Chairperson and Executive Director to execute said standard board resolution attached hereunto.

**ADOPTED:** June 15, 2023

**MOVED/SECONDED:**

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

**VOTE:**

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

VINELAND HOUSING AUTHORITY

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

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on June 15, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

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

RESOLUTION #2023-31

**A Resolution Authorizing the Execution of a Sub-Grantee Agreement  
with the City of Vineland for the Computer Learning Center**

**WHEREAS**, the Housing Authority of the City of Vineland applied for \$2,000 through the City of Vineland's (2023) Community Development Block Grant Program for the purpose of providing computer software and hardware to be utilized at the Corbin Educational Center; and,

**WHEREAS**, the City of Vineland has approved the Housing Authority's request for computer software and hardware; and,

**WHEREAS**, it is the desire of the Board of Commissioners of the Housing Authority of the City of Vineland that it enters into an agreement with the City of Vineland and authorize the executive director to execute the agreement and any related documents and the certificate of same.

**NOW, THEREFORE, BE IT RESOLVED** that the agreement for computer software and hardware to be utilized at the Corbin Educational Center is approved; and the executive director is authorized to execute said agreement.

**ADOPTED:** June 15, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

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

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on June 15, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

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

RESOLUTION #2023-32

Approving Change Order #27 for  
Kidston & Olivio Towers Interior and Plumbing Renovations

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

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

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

**WHEREAS**, change order 027 the installation of a concrete pad for the water treatment system at Kidston Towers (\$2,364.90); and

**WHEREAS**, the aforementioned change order in the amount of (\$2,364.90) and is described and attached herein; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners hereby accepts the change order in the amount of (\$2,364.90) for the Kidston & Olivio Towers Interior and Plumbing Renovations.

**ADOPTED:** June 15, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

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

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on June 15, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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





# AIA® Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
 18-036 Kidston and Olivio Towers  
 Interior and Plumbing Renovations  
 1044 E Landis Ave.  
 Vineland, NJ 08360

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: 07/15/2021

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 027  
 Date: 06/14/2023

**OWNER:** *(Name and address)*  
 Vineland Housing Authority  
 191 W. Chestnut Ave.  
 Vineland, NJ 08360

**ARCHITECT:** *(Name and address)*  
 Donovan Architects, LLC  
 9 Tanner Street, Suite 20  
 Haddonfield, NJ 08033

**CONTRACTOR:** *(Name and address)*  
 Gary F. Gardner, Inc.  
 624 Gravelly Hollow Road  
 Medford, NJ 08055

**THE CONTRACT IS CHANGED AS FOLLOWS:**


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


06/14/2023 - Concrete pad at Kidston Tower Mechanical Room for Water Treatment System. Includes Supervision, Labor and Materials.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 170,294.80
The Contract Sum prior to this Change Order was	\$ 2,918,275.80
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,364.90
The new Contract Sum including this Change Order will be	\$ 2,920,640.70
The Contract Time will be unchanged by Zero (0) days.	
The new date of Substantial Completion will be	

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

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

Donovan Architects, LLC  
 ARCHITECT *(Firm name)*  
  
 SIGNATURE  
 Michael R. Donovan, Principal  
 PRINTED NAME AND TITLE  
 06/14/2023  
 DATE

Gary F. Gardner, Inc.  
 CONTRACTOR *(Firm name)*  
  
 SIGNATURE  
 Douglas Shendock, Vice-President  
 PRINTED NAME AND TITLE  
 6/14/2023  
 DATE

Vineland Housing Authority  
 OWNER *(Firm name)*  
  
 SIGNATURE  
 Jacqueline Jones, Executive Director  
 PRINTED NAME AND TITLE  
 6/15/23  
 DATE

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

RESOLUTION #2023-33

Resolution Awarding Elevator Modernization & Maintenance Services of the Elevators at  
Kidston and Olivio Towers

**WHEREAS**, the Housing Authority of the City of Vineland recognizes the need of Modernization and consistent and reliable Elevator Maintenance Services; and

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Bids for the modernization and maintenance services at Kidston and Olivio Towers; and

**WHEREAS**, two bid submissions were received; and

**WHEREAS**, JH Williams Enterprises, Inc., 513 Pleasant Valley Avenue, Moorestown, NJ 08057 is the apparent qualified bidder; and

**WHEREAS**, the authority recommends the contract be awarded to JH Williams Enterprises, Inc.; and

**WHEREAS**, the Authority has funding available for this expenditure; and,

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby awards the contract for Elevator Modernization & Maintenance Services at Kidston and Olivio Towers and approves the expenditure of funds in the amount of \$1,124,500 to JH Williams Enterprises, Inc..

**ADOPTED:** June 15, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

**VOTE:**

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

VINELAND HOUSING AUTHORITY




BY: Mario Ruiz-Mesa, Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on June 15, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

  
Jacqueline S. Jones, Executive Director  
Secretary/Treasurer

## CERTIFICATION

Funding is available for:

**ELEVATOR MODERNIZATION & MAINTENANCE SERVICES CONTRACT**

from the RAD VHA KT/OT Construction and RAD KT/OT Project Construction Budget.  
The line item to be charged for the above expenditure is Account # 1405-05.



Wendy Hughes  
Certifying Financial Officer

6/15/23  
Date





**TABULATION SHEET**

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**Project:** Kidston and Olivio Towers - Elevator Modernization  
**DA#:** 21-021  
**Owner:** Vineland Housing Authority  
191 W Chestnut Ave.  
Vineland, NJ 08360  
**Date/Time:** June 8, 2023, 10:00am EDT  
**Location:** Vineland Housing Authority - Administration Building - 191 W Chestnut Avenue, Vineland, NJ  
08360

<b>Company</b>	<b>Amount</b>
J. H. Williams Enterprises Inc.	\$1,124,500.00
Jersey Elevator	\$1,156,125.00

BID FORM

THE HOUSING AUTHORITY OF THE CITY OF VINELAND  
 ELEVATOR MAINTENANCE AND REPAIR SERVICES BID # EL-2023  
 UNIT PRICING TABLE

CODE	DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
<b>MODERNIZATION FEE SCHEDULE</b>				
EL-KIDSTON MOD	Provide cost to perform the modernization as per the specifications at KIDSTON TOWERS	120,000		240,000
EL-OLIVIO MOD	Provide cost to perform the modernization as per the specifications at OLIVIO TOWERS	408,000		816,000
<b>MAINTENANCE FEE SCHEDULE (AFTER MODERNIZATION HAS BEEN COMPLETED)</b>				
EL-KIDSTON	Provide cost to perform the maintenance services as per the specifications at KIDSTON TOWERS	1,000	24 MONTHS	24,000
EL-OLIVIO	Provide cost to perform the maintenance services as per the specifications at OLIVIO TOWERS	1,000	24 MONTHS	24,000
EL-NORM-HRS	Provide hourly wage cost for Elevator Service technician for repairs and or services not outlined in the specification MONDAY-FRIDAY DURING NORMAL WORKING HOURS (8 00AM-5 00PM)	400	15 HOURS	6,000
EL-OT-HRS	Provide hourly wage cost for Elevator Service technician for repairs and or services OTHER THAN NORMAL WORKING HOURS INCLUDING SATURDAYS AND SUNDAYS	600	10 HOURS	6,000
EL-HLDY-HRS	Provide hourly wage cost for Elevator Service technician for repairs and or services HOLIDAYS	700	5 HOURS	3,500

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MAINTENANCE FEE SCHEDULE (CONTINUED)				
ITEM	DESCRIPTION	%	ESTIMATED PARTS	TOTAL PRICE
MARK-UP	Enter the percent (%) amount of mark-up over the actual costs for parts and materials	25	\$4,000.00	5,000
<small>VHA estimates spending \$4000.00 on parts and materials during the term of this contract. Bidders shall indicate the percent (%) markup over their verifiable, actual cost for parts and materials. An example is parts and materials that need to be replaced due to other than normal wear and tear.</small>				↓

PROVIDE TOTAL PROPOSAL PRICE AS PER TOTAL OF UNIT PRICES LISTED ABOVE → **1,124,500.00**  
TOTAL MUST BE FILLED IN ACCORDINGLY ON THE BID PROPOSAL FORM

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

**one million one hundred twenty-four thousand five hundred**  
Bid Total in Written Word Form

**JH Williams Enterprises, Inc.** BY **James H. Williams** **bw@hwilliamsinc.com**  
Firm Name EMAIL ADDRESS

**513 Pleasant Valley Ave, Morristown, NJ 08057**  
Street, Town, State, Zip Code

**856-793-7114** **856-222-0017**  
Telephone Fax

Sworn to and subscribed before me **08** day of **June**, 20**23**  
Signature of proposer if the proposer is an individual

**James H. Williams** **President**  
Signature of officer if the proposer is a corporation Title

**BRENDAN SEAN WILLIAMS**  
 Notary Public, State of New Jersey  
 Comm. # 2372566  
 My Commission Expires 04/17/2028

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List any exclusions.

6/13/23

**HOUSING AUTHORITY OF VINELAND - JUNE, 2023 - EVICTIONS**

**1. REINALDO RODRIGUEZ**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on March 29, 2023. Trial took place on May 17, 2023 and judgment for possession was granted at that time. We will proceed with the warrant of removal if and when we are advised to do so by the Authority.

**2. MELINDA RODRIGUEZ**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference was scheduled for May 25, 2023. We were advised prior to that date by the Authority to dismiss the case with the Court. This matter will be removed from the list.

**3. JORGE VEGA**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of a date for the Case Management Conference.

**4. ADRIANA DELGADO**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of a date for the Case Management Conference.

**5. DAMARY RODRIGUEZ**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of a date for the Case Management Conference.

**6. THOMAS DEITZ**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of a date for the Case Management Conference.

6/13/23

MELROSE COURT - JUNE, 2023 - EVICTIONS

1. JAMECIA WAINWRIGHT

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on May 25, 2023. Trial is scheduled for July 12, 2023.