

---

---

---

*Housing Authority of the  
City of Vineland*

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



*Board of Commissioners'*

*Meeting*

*July 21, 2022*

*6 p.m.*

*Board of Commissioners*  
Mario Ruiz-Mesa, Chairman  
Chris Chapman  
Brian Asselta  
Daniel Peretti  
Sheila Brown-Saunders  
Jacqueline Cruz  
Michael Green  
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*

---

July 15, 2022


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, July 21, 2022 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,



Jacqueline S. Jones  
Executive Director

JSJ:gp

Enclosures

**REVISED**

**Housing Authority of the City of Vineland**

**A G E N D A**

**Thursday, July 21, 2022**

**6:00 p.m.**

1. Open Meeting
2. Swearing in of Commissioners: Christopher Chapman, Brian Asselta, Sheila Brown-Saunders, Jacqueline Cruz and Michael Green
  - Introduction of New Commissioners
3. Roll Call
4. Reading of the "Sunshine Law Statement"
5. Approval of Minutes of the Regular Meeting conducted on June 23, 2022
6. Fee Accountant's Report
7. Executive Director's Report
8. Committee Report
9. Old Business
10. New Business
11. Resolutions:
  - # 2022-41 Monthly Expenses (*updated*)
  - # 2022-42 Approving Change Order # 2 for Kidston & Olivio Towers Exterior Renovations Project
  - # 2022-43 Approving Change Orders #10 & #11 for Kidston & Olivio Towers Interior and Plumbing Renovations
  - # 2022-44 Rescinding Resolution #2021-78 (2022 Ford Transit Passenger Wagon X2Y T-350)
  - # 2022-45 Authorizing Entering into a Contract Agreement with National Fleet Auto Group (2023 Ford Transit Passenger Wagon X2Y T-350)
  - # 2022-46 Budget 2022-2023 (Operating and Capital Budget) (*updated*)
- Executive Session if required*
12. Comments from the press and/or public (*limited to 5 minutes for each speaker*)
13. Comments from Board Members
14. Adjournment

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, June 23, 2022**  
**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, June 23, 2022, 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  
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Harry Furman, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales, Executive Assistant.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on May 25, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(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 eight months ending May 31, 2022.

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

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided an update on the Kidston and Olivio project. The Authority is still waiting for the arrival of the exterior material such as the windows due to supply chain issues. The Kidston interior plumbing is going well. There are approximately five risers left to complete with an anticipation of finishing by the end of the year.

There will be a settlement on Tuesday for another Scattered Site home. Another home will be listed in the next couple of days. There are four residents that want to become homeowners and it appears that they will be able to do purchase a home. Three of them would like to buy the home they are residing in and one of them would like to purchase a different home.

Mrs. Jones mentioned the VHA Board will probably have three new commissioners next month. Hopefully, they will be sworn in by then and if not Mr. Furman can swear them in. The Authority has not been notified by the City Clerk yet.

Chairman Ruiz-Mesa asked about the remaining Scattered Site homes due to the current market status. Mrs. Jones reported there has been discussion with the consultant about possibly marketing the homes to investors. HUD regulations are being reviewed on this matter.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2022-34**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended payment in the sum of \$982,695.55. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-35**  
**PHA Certification of Compliance – Annual Plan 2022-2023**

Mrs. Jones stated the Annual Plan is updated every year for HUD advising HUD of the Authority's plans for the next year. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-35. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-36**  
**Amend the VHA Personnel Policy Dress Code**

Mrs. Jones explained during COVID the Authority unofficially relaxed the dress code to permit jeans. It worked out well. It was also a good moral booster. The Authority wanted to make sure appropriate jeans were being worn. This Dress Code clarifies the wearing of jeans but also to make sure the Authority's inspectors are required to wear long pants for safety reasons. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-36. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-37**  
**Establishing Amendment to Capitalization Policy**

Mrs. Jones stated the Authority's capitalization number has been \$2,000 for many years. The Authority's accountant has suggested it be increased to \$3,500. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-37. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-38**  
**Approving Change Orders #9 for Kidston & Olivio Towers Interior  
and Plumbing Renovations**

Mrs. Jones briefly explained the change in allowing the contractors to take over painting the bathrooms and removing the popcorn ceiling. The Authority's contract painter was doing the painting but has been unable to get qualified painters. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-38. Mrs. Jones reviewed the change order. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-39**  
**Awarding Elevator Maintenance Services Contract August 2022 – July 2023**

Mrs. Jones briefly explained there were two bids received and the Authority's current vendor, Standard Elevator Corporation was the apparent qualified bidder. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-39. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-40**  
**Adopting Policies for the Municipal Excess Liability**  
**Joint Insurance Fund Cyber Risk Management Compliance Program**

Mrs. Jones explained the Authority's insurance company is requiring certain cyber policies to get to a certain level of insurability. Ron Miller has been working on this for the past year to get the Authority to the level where its premium will go down. These are policies that are suggested by insurance company. The Authority is at the level where it will receive the best price possible for the next coming year. Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-40. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No press or public comments. Chairman Ruiz-Mesa asked for comments from Board Members. Commissioner Chapman wanted to make the Board aware he was contacted by the City of Vineland and was asked if he would be willing to serve the VHA Board again as Commissioner. Commissioner Chapman wanted to make it clear that he advised the City he has served the VHA Board at the will of whomever appoints him. He has never solicited for the position. He made it clear to the City that if someone wants to reappoint me whether it be the Mayor or the Council he is more than willing and happy to serve at the will of the Council or the Mayor. It was referenced that Commissioner Asselta was reappointed and Commissioner Chapman is aware he personally has not been reappointment as of this moment, but he was certainly contacted to see if he would be willing to serve. Commissioner Chapman wanted to make sure that everyone was aware that he is certainly willing to, but it is again something he does not solicit. He is here to serve at the will of whoever wants him to serve and his mind and voice is independent without regard to other considerations. Commissioner Chapman stated if he is reappointed he is happy to serve and if he is not he respects the decision of the Mayor and the Council.

Commissioner Asselta asked who reappointed him. He was reappointed by Council. He was not contacted, but he of course wants to serve. He found out after that fact and is more than happy to serve. Commissioner Chapman stated he was the Mayor's appointment and this Mayor would make the 4<sup>th</sup> or 5<sup>th</sup> Mayor who has decided to appointment him if he so chooses to do so. Again, Commissioner Chapman is happy to serve and he will bring voice but without solicitation.

Chairman Ruiz-Mesa stated for the record he wrote to City Council back in November asking them to reappointment Commissioner Asselta and Commissioner Chapman indicating they are good Board Members and as a Chairman wanted them both reappointed. He was not contacted until about 3-4 weeks ago. Dr. Arthur, President of City Council, has been working with Chairman Ruiz-Mesa for the reappointments. She has been helpful in trying to get the VHA Board to a full board. Chairman Ruiz-Mesa provided the names of the three new appointments who are Sheila Brown-Saunders, Jacqueline Cruz and Mike Green. Chairman Ruiz-Mesa is hopeful Commissioner Chapman will be reappointed.

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

Regular Meeting of the Board of Commissioners was adjourned at 6:18 p.m. As the meeting was adjourned, Mike Watson, Employment Attorney joined the meeting.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jacqueline S. Jones". The signature is written in a cursive style with a large initial "J".

Jacqueline S. Jones  
Secretary/Treasurer



**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2022**

	<b><u>ANNUAL BUDGET</u></b>	<b><u>BUDGET THRU JUNE</u></b>	<b><u>ACTUAL THRU JUNE</u></b>	<b><u>FROM BUDGET (+OVER/-UNDER)</u></b>
<b><u>INCOME</u></b>				
TENANT RENT	842,700	632,025	590,459	(41,566)
LAUNDRY AND VENDING	1,900	1,425	918	(507)
OTHER INCOME MISC.	11,000	8,250	1,800	(6,450)
PHA OPERATING SUBSIDY	409,040	306,780	289,306	(17,474)
HUD ASSET REPOSITIONING FEE	168,140	126,105	190,838	64,733
SECTION 8 ADMIN. FEE INCOME	932,600	699,450	736,675	37,225
CAPITAL FUNDS	231,210	173,408	50,493	(122,915)
FSS GRANT-PH	70,000	52,500	52,500	0
CSP-CONGREGATE SERVICES INCOME	103,750	77,813	57,656	(20,157)
INVESTMENT INCOME	4,540	3,405	3,585	180
CF MANAGEMENT FEE	47,500	35,625	15,833	(19,792)
MGMT FEE-PH	142,080	106,560	109,828	3,268
MGMT FEE-SEC 8	147,650	110,738	97,920	(12,818)
MGMT FEE-MELROSE	10,200	7,650	7,650	0
MGMT FEE-RAD	331,000	248,250	293,508	45,258
BOOKKEEPING FEE	13,020	9,765	10,867	1,102
BOOKKEEPING FEE-SEC 8	92,300	69,225	61,200	(8,025)
ASSET MGMT FEE	17,420	13,065	15,480	2,415
SHOP RENT	64,800	48,600	48,600	0
INCOME FROM OTHER AUTHORITIES	307,420	230,565	271,128	40,563
SERVICE INCOME FROM MELROSE	47,500	35,625	32,027	(3,598)
MISCELLANEOUS INCOME	1,540	1,155	57,270	56,115
<b>TOTAL INCOME</b>	<b>3,997,310</b>	<b>2,997,984</b>	<b>2,995,541</b>	<b>(2,443)</b>
<b><u>EXPENSES</u></b>				
<b>ADMINISTRATION:</b>				
ADMINISTRATIVE SALARIES	1,009,090	756,818	692,913	(63,905)
PAYROLL TAXES	88,860	66,645	53,282	(13,363)
HEALTH BENEFITS	265,080	198,810	181,622	(17,188)
PENSION EXPENSE	71,310	53,483	91,395	37,912
CRIMINAL BACKGROUND CHECKS	6,010	4,508	8,477	3,969
TNT/EMPL SCREENING	8,100	6,075	12,565	6,490
LEGAL-GENERAL	30,120	22,590	12,525	(10,065)
LEGAL-OTHER	5,000	3,750	7,968	4,218
STAFF TRAINING	15,000	11,250	5,137	(6,113)
TRAVEL	3,250	2,438	10	(2,428)
ACCOUNTING	85,000	63,750	63,750	0
AUDITING	34,400	25,800	25,800	0
PORT OUT ADMIN FEES	4,500	3,375	2,516	(859)
MANAGEMENT FEES	289,730	217,298	207,748	(9,550)
BOOKKEEPING FEES	90,440	67,830	72,068	4,238
ASSET MGMT FEES	8,640	6,480	15,480	9,000
CONSULTANTS	8,000	6,000	6,880	880
IT CONSULTANTS	70,000	52,500	49,718	(2,782)
CONSULTANTS-RAD	8,000	6,000	0	(6,000)
RAD CONVERSION EXPENSES	6,000	4,500	0	(4,500)

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2022**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU JUNE</b>	<b>ACTUAL THRU JUNE</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>MEMBERSHIP DUES/FEES</b>	7,200	5,400	3,228	(2,172)
<b>PUBLICATIONS</b>	2,300	1,725	282	(1,443)
<b>ADVERTISING</b>	5,200	3,900	4,332	432
<b>OFFICE SUPPLIES</b>	17,100	12,825	5,863	(6,962)
<b>COMPUTER &amp; SOFTWARE EXPENSES</b>	131,480	98,610	84,566	(14,044)
<b>FUEL-ADMIN</b>	5,000	3,750	0	(3,750)
<b>PHONE AND INTERNET</b>	51,600	38,700	21,873	(16,827)
<b>POSTAGE</b>	9,400	7,050	5,552	(1,498)
<b>COPIER SUPPLIES</b>	9,500	7,125	5,847	(1,278)
<b>INSPECTION FEES</b>	11,920	8,940	9,941	1,001
<b>MISCELLANEOUS EXPENSES</b>	23,840	17,880	15,268	(2,612)
<b>TOTAL ADMINISTRATION EXPENSES</b>	<u>2,381,070</u>	<u>1,785,805</u>	<u>1,666,606</u>	<u>(119,199)</u>
<b>TENANT SERVICES:</b>				
<b>SALARIES-CONGREGATE SERVICES</b>	43,430	32,573	29,153	(3,420)
<b>PAYROLL TAXES</b>	3,820	2,865	2,306	(559)
<b>MEALS</b>	44,000	33,000	31,151	(1,849)
<b>FSS ESCROWS-PH</b>	4,800	3,600	2,313	(1,287)
<b>OTHER</b>	16,950	12,713	14,384	1,671
<b>TOTAL TENANT SERVICES</b>	<u>113,000</u>	<u>84,751</u>	<u>79,307</u>	<u>(5,444)</u>
<b>UTILITIES:</b>				
<b>WATER</b>	38,000	28,500	27,527	(973)
<b>ELECTRIC</b>	168,100	126,075	117,400	(8,675)
<b>GAS</b>	31,800	23,850	24,327	477
<b>GARBAGAE/TRASH REMOVAL</b>	20,200	15,150	14,561	(589)
<b>SEWER</b>	60,400	45,300	45,486	186
<b>TOTAL UTILITIES EXPENSE</b>	<u>318,500</u>	<u>238,875</u>	<u>229,301</u>	<u>(9,574)</u>
<b>ORDINARY MAINTENANCE AND OPERATIONS:</b>				
<b>MAINTENANCE LABOR</b>	194,170	145,628	134,258	(11,370)
<b>PAYROLL TAXES</b>	16,920	12,690	10,619	(2,071)
<b>HEALTH BENEFITS</b>	54,960	41,220	33,316	(7,904)
<b>PENSION EXPENSE</b>	13,370	10,028	16,542	6,514
<b>MAINTENANCE UNIFORMS</b>	1,680	1,260	1,492	232
<b>VEHICLE GAS, OIL, GREASE</b>	16,490	12,368	17,065	4,697
<b>MATERIALS</b>	148,800	111,600	70,653	(40,947)
<b>CONTRACT-COSTS</b>	171,870	128,903	95,592	(33,311)
<b>REPAIRS-VEHICLES</b>	9,880	7,410	8,582	1,172
<b>RENT EXPENSE</b>	18,570	13,928	13,932	4
<b>EXTERMINATION</b>	8,800	6,600	2,738	(3,862)
<b>TRASH REMOVAL</b>	9,200	6,900	6,493	(407)
<b>TOTAL ORDINARY MAINT. &amp; OPERATIONS EXP.</b>	<u>664,710</u>	<u>498,535</u>	<u>411,282</u>	<u>(87,253)</u>
<b>GENERAL EXPENSES:</b>				
<b>BAD DEBTS</b>	95,060	71,290	71,295	5
<b>COMPENSATED ABSENCES</b>	23,910	17,933	17,933	0
<b>FSS ESCROWS-SEC 8</b>	23,180	17,385	39,601	22,216

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2022**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU JUNE</b>	<b>ACTUAL THRU JUNE</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>INSURANCE</b>	<b>94,160</b>	<b>70,620</b>	<b>106,779</b>	<b>36,159</b>
<b>INTEREST EXPENSE</b>	<b>15,000</b>	<b>11,250</b>	<b>11,250</b>	<b>0</b>
<b>OTHER GENERAL EXPENSES</b>	<b>1,500</b>	<b>1,125</b>	<b>1,125</b>	<b>0</b>
<b>PAYMENTS IN LIEU OF TAXES</b>	<b>57,660</b>	<b>43,245</b>	<b>39,491</b>	<b>(3,754)</b>
<b>PORT-IN HAP EXPENSE</b>	<b>500</b>	<b>375</b>	<b>0</b>	<b>(375)</b>
<b>REPLACEMENT RESERVES</b>	<b>95,000</b>	<b>71,250</b>	<b>71,250</b>	<b>0</b>
<b>RETIREE HEALTH BENEFITS</b>	<b>61,440</b>	<b>46,080</b>	<b>39,060</b>	<b>(7,020)</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>467,410</b>	<b>350,553</b>	<b>397,784</b>	<b>47,231</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,944,690</b>	<b>2,958,519</b>	<b>2,784,280</b>	<b>(174,239)</b>
<b>PROFIT (LOSS) EXCLUDING HAP</b>	<b>52,620</b>	<b>39,465</b>	<b>211,261</b>	<b>171,796</b>
		<b>0</b>		
<b>HAP REVENUES</b>	<b>6,926,190</b>	<b>5,194,643</b>	<b>4,552,450</b>	<b>(642,193)</b>
<b>HAP EXPENSES</b>	<b>6,903,300</b>	<b>5,177,475</b>	<b>5,115,802</b>	<b>(61,673)</b>
<b>NET HAP (LOSS)</b>	<b>22,890</b>	<b>17,168</b>	<b>(563,352) *</b>	<b>(580,520)</b>
<b>GRAND TOTAL PROFIT (LOSS)</b>	<b>75,510</b>	<b>56,633</b>	<b>(352,091)</b>	<b>(408,724)</b>

**\*HUD HELD RESERVES WHERE UTILIZED TO COVER THIS SHORTAGE**

# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** July 12, 2022

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

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

**SUBJECT:** Monthly Report (Stats for June 2022)

**PERIOD:** June 10, 2022 to July 12, 2022

---

### COVID-19 Pandemic – Operating Status

Effective, April 11, 2022, the Administrative Staff is back to pre-pandemic in-office working hours.

The “COVID Rooms” at the Authority’s Administrative offices are being used by staff for face-to-face meetings. These rooms are designed with a window between staff and applicants or residents and is equipped with an outdoor entrance.

## Rental Assistance Demonstration (RAD) Conversions - Status

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

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

## Renovation Projects – Complete or On Hold

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

## **Kidston & Olivio Towers – Renovation Projects - Active**

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

Scope of Work	Work Status	Comments
<p><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 1<sup>st</sup> 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><i>7/2022 Updated: Same as 6/2022;</i></p>

Scope of Work	Work Status	Comments
<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><b>July-August 2021 Award Anticipated</b></p>	<p>Pre-bid meeting was held on site May 11, 2021, with potential contractors;  6/2021 - Bids Received on June 10, 2021 – under review;  Resolution to Reject Bids; Bids are Over Budget;  7/2021- Re-bidding project; Bids are due July 15, 2021, a recommendation will be made after the bid opening;  7/2021 – Contract Awarded;  8/2021 – Kick-off meeting held with contractor;  9/2021 – Currently in submittals process with Professional Team;  10/2021 – Submittals in process;  11/2021 Update: Construction to begin in November;  12/2021 Update: Project construction to begin 1<sup>st</sup> quarter of 2022;  01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture;  2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval;  3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps &amp; supports for wiring in 1<sup>st</sup> 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;  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;  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;</p>

Scope of Work	Work Status	Comments
<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><b>July-August 2021 Award Anticipated</b></p>	<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><i>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.</i></p>



## Scattered Site Disposition – Status

- Three Real Estate Sales Professionals were awarded for the sale of the homes; Walk through of three (3) homes has been completed; The suggested sales prices are over a very wide range; Update appraisals are ordered to provide a reasonable market price
- A questionnaire to Scattered Site residents was sent and approximately 80% of the residents have responded to the survey; these responses will indicate which families would like to purchase a home or continue to rent; once the surveys have been reviewed, meetings with each family will be scheduled;
- An RFP has been issued for a credit counseling service to assist residents in purchasing a home or obtaining rental housing; No responses were received for credit counseling services; Credit counseling service agencies will be contacted to negotiate pricing;
- Voucher briefing classes are being scheduled for residents that are interested in using a Voucher for relocation to another rental unit;
- The appraiser will be engaged to appraise the three (3) homes ready for sale;
- As homes are vacated, they will be appraised and listed for sale;
- There are two families in the process of moving; One to an Authority owned property and one to a privately owned property using a Section 8 Voucher;
- Several homes will be listed once the appraisals are received; Appraisals have been delayed due to the active selling market; Appraisals are expected for several homes by the end of January 2022;
- *Scattered Site homes are listed for sale as they become vacant;*

<i>SCATTERED SITE HOMES STATUS SUMMARY</i>				
<i>DATE</i>	<i>UNDER CONTRACT</i>	<i>LISTED</i>	<i>SOLD</i>	<i>TOTAL HOMES</i>
				<i>72 Total</i>
				<i>-10 Not Selling</i>
				<i>62 Balance</i>
<i>May 14, 2022</i>	<i>1</i>	<i>2</i>	<i>-3</i>	<i>59 Balance</i>
<i>June 10, 2022</i>	<i>-1 (seller backed out)</i>	<i>3</i>	<i>-4</i>	<i>58 Balance</i>
<i>July 14, 2022</i>	<i>2</i>	<i>1</i>	<i>0</i>	<i>58 Balance</i>

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

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

## **Melrose Court**

The property 100% occupied and is financially sound. The waiting list is strong with applicants.

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

<b>Commissioner</b>	<b>Training Program Status</b>
<b>Brian Asselta</b>	Completed
<b>Chris Chapman</b>	Completed
<b>Mario Ruiz-Mesa</b>	Completed
<b>Daniel J. Peretti, Jr.</b>	Completed
<b>Vacant – Jacqueline Cruz</b>	In Process
<b>Michael Green, Sr.</b>	In Process
<b>Sheila Brown-Saunders</b>	Completed

- **The Fall 2022 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes are to be determined. Once the Fall 2022 courses are published, they will be listed in this space.**
  - **The courses can be reviewed at: <https://cgs.rutgers.edu/programs/housing> NJ Local Housing Authority and Redevelopment Agency Training Program**
- Please contact Gloria Pomales, Executive Assistant, to register for these classes – [gpomales@vha.org](mailto:gpomales@vha.org) or 856-691-4099 Ext 106.**

**Program Statistics Report**

**10/2021 - 10/2022**

Jun2022

May2022

Apr2022

<b>Tenant Accounts Receivable</b>			
Number of "non-payment of rent" cases referred to the solicitor	0	0	0
<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	13	28	46
Total number of units inspected year-to-date - all sites	373	360	332
City Inspections	0	150	0
<b>Occupancy</b>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	229	177	196
Annual Unit Turnaround Time (For Fiscal Year)	220	219	225
Monthly - Number of Vacancies Filled (this month)	8	6	8
Monthly - Average unit turnaround time in days for Lease Up	56	44	64
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	235	80	52
PIC Score	98.76%	99.39%	95.65%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	98.00%	97.00%	96.17%
<b>Public Housing &amp; RAD Waiting List Applicants</b>			
Families - <b>All lists closed</b>	290	320	321
Elderly (Seniors - 62+)/Disabled - <b>All lists closed</b>	395	446	467
<b>Average work order turnaround time in days - Tenant Generated</b>			
Average work order turnaround time in days - Tenant Generated	0.10	0.08	0.09
Number of routine work orders written this month	515	673	490
Number of outstanding work orders from previous month	685	604	613
Total number of work orders to be addressed this month	1200	1277	1103
Total number of work orders completed this month	588	592	499
Total number of work orders left outstanding	612	685	604
Number of emergency work orders written this month	6	2	3
Total number of work orders written year-to-date	4,896	4,381	3,708
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	4	8	8
<b>Section 8</b>			
Level of leased units of previous month was:	913	904	913
Level of leased units this month is:	915	913	904
Number of increased leased-units over last month	2	9	-9
Total number of units inspected this month	43	42	56
<b>Programs (Voucher):</b>			
ABA Utilization %	500.77%	98.05%	101.79%
Repayment Agreements	28	28	28
Total repayments due YTD	87,319.00	\$87,727	\$88,240
Total repayments received YTD	\$4,431	\$4,023	\$3,515
PIC Score (Oakview added 10/13)	99.45%	98.37%	98.14%
Section 8 Housing Choice Voucher Waiting List Applicants - <b>Closed 11/19/2021</b>	2243	2245	2252
Section 8 Project Based Waiting List Applicants- <b>Oakview - OPEN</b>	228	220	223
Section 8 Project Based Waiting List Applicants- <b>Buena HA - CLOSED</b>	179	179	177
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	79%/21%	78%/24%	76%/24%
<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	10	15	10
The number of residents signed on to the program. (FSS Contracts).	29	29	29
The number of FSS Participants with established escrow accounts.	24	24	23
Number of residents in need of employment skills (GED, DL, Job Training.)	3	2	2
The number of meetings, workshops and case management services	7	5	4

**Program Statistics Report**

**10/2021 - 10/2022**

Jun2022

May2022

Apr2022

<b>Congregate Services</b>			
Number of clients on the Congregate Program	12	32	34
Number of clients on Meal Program	20	17	17
Number of clients on Homemaking Program	14	15	17
Number of clients on Laundry Services (This service is included in housekeeping)	11	11	11
Number of clients on Shopping Services (This service is included in	6	6	6
<b>Registered Nurse</b>			
Number of clients served this month	90	123	80
Blood Pressure Clinics ( clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	4	16	6
Meds Supervision	34	40	20
<b>VHA - ROSS (FAMILY)</b>			
Number of Residents on ROSS (Family)	15	40	40
Number of residents that received case management services	15	15	10
Number of Meetings	0	0	30
Number of residents enrolled in academic/employment workshops (FSS)	3	2	2
<b>VHA - ROSS (MEDICAL)</b>			
Number of residents received health assessments for the month	4	16	6
Number of residents - health activities of daily living assessments	4	16	6
ROSS - residents medical monitoring for the month	34	40	20
ROSS / self-sufficiency - improve living conditions	4	16	6
<b>Community Development Block Grant Program</b>			
<b>Clients Served</b>			
Number of new clients served	0	0	0
Number of ongoing clients	72	72	72
Total clients currently being served this month	71	15	30
<b>Income</b>			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	28%	28%	28%
Low 50%-31% (MFI)	27%	28%	28%
Very Low 30%-0% (MFI)	45%	44%	44%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Client Demographics</b>			
White	10	11	11
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	55	56	56
Non-Hispanic	16	16	16

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

**RESOLUTION #2022-41**

**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 **\$908,989.20**.

**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:** July 21, 2022

**MOVED/SECONDED:**

**Resolution moved by Commissioner**

**Resolution seconded by Commissioner**

**VOTE:**

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Sheila Brown-Saunders				
Jacqueline Cruz				
Michael Green				
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 July 21, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND  
 BOARD MEETING  
**LIST OF CHECKS**  
 07/21/22

<u>CHECK NO.</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>
	<b>SECTION 8 HAP PROGRAM</b>		\$ 604,687.00
3394 - 3432	LANDLORD/TENANT CHECKS AND OTHER	\$ 41,930.00	
17720 - 17858	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 562,757.00	
	<b>SECTION 8 ADM FEE ACCOUNT</b>		258.52
644 - 647	COMPUTER CHECKS- Ocean First	\$ 258.52	
-	COMPUTER CHECKS- BB&T	\$0.00	
	<b>SECTION 8 NHOP</b>		
-	COMPUTER CHECKS	\$0.00	0.00
	<b>NHOP INVESTMENTS</b>		0.00
-	COMPUTER CHECKS- Ocean First	\$0.00	
-	COMPUTER CHECKS- BB&T	\$0.00	
	<b>OCEAN FIRST BANK PH SECURITY DEPOSIT</b>		
204 - 204	COMPUTER CHECKS		755.84
	<b>OCEAN FIRST BANK FSS ESCROW</b>		
-	COMPUTER CHECKS		0.00
	<b>CAPITAL BANK GEN/FUND PH</b>		
2426 - 2437	COMPUTER CHECKS		68,932.59
	<b>COCC CASH ACCOUNT</b>		
10899 - 10987	COMPUTER CHECKS		133,575.60
	<b>COCC EXPENDITURES</b>		
	PAYROLL/PAYCHEX INVOICES	06/24/22 -07/08/22	798.70
	PAYROLL TAX LIABILITY	06/24/22 -07/08/22	36,273.47
	HEALTH BENEFITS PAID	Jul-22	54,673.55
	PENSION PAYMENTS	Jun-22	9,033.93
	<b>TOTAL</b>		<b>\$ 908,989.20</b>

## Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,r

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	3394	0ahcpv - AFFORDABLE HOUSING CORPORATION	6/23/2022	06-2022	1,417.00	6/30/2022
sec8hap - Section 8 HAP	3395	0ahctaaa - AFFORDABLE HOUSING CORPORATION	6/23/2022	06-2022	2,639.00	6/30/2022
sec8hap - Section 8 HAP	3396	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELANI	6/23/2022	06-2022	11,492.00	6/30/2022
sec8hap - Section 8 HAP	3397	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	6/23/2022	06-2022	1,882.00	
sec8hap - Section 8 HAP	3398	0caguas - CAGUAS OF MUNICIPALITY	7/1/2022	07-2022	714.00	
sec8hap - Section 8 HAP	3399	0canell - CANDELARIA	7/1/2022	07-2022	507.00	
sec8hap - Section 8 HAP	3400	0millif - LIFESPRING OF MILLVILLE INC	7/1/2022	07-2022	577.00	
sec8hap - Section 8 HAP	3401	0oakview - OAKVIEW APARTMENTS LLC	7/1/2022	07-2022	14.00	
sec8hap - Section 8 HAP	3402	0osccos8 - OSCEOLA COUNTY HOUSING	7/1/2022	07-2022	918.00	
sec8hap - Section 8 HAP	3403	t0000613 - ALEJANDRO	7/1/2022	07-2022	79.00	
sec8hap - Section 8 HAP	3404	t0002385 - CARRION	7/1/2022	07-2022	42.00	
sec8hap - Section 8 HAP	3405	t0003326 - DIAZ	7/1/2022	07-2022	45.00	
sec8hap - Section 8 HAP	3406	t0003327 - CORALLUZZO	7/1/2022	07-2022	31.00	
sec8hap - Section 8 HAP	3407	t0003357 - KENNEDY	7/1/2022	07-2022	64.00	
sec8hap - Section 8 HAP	3408	t0004508 - CRUZ	7/1/2022	07-2022	39.00	
sec8hap - Section 8 HAP	3409	t0005188 - MELENDEZ	7/1/2022	07-2022	45.00	
sec8hap - Section 8 HAP	3410	t0005666 - BALDWIN	7/1/2022	07-2022	4.00	
sec8hap - Section 8 HAP	3411	t0005731 - HAROLD	7/1/2022	07-2022	8.00	
sec8hap - Section 8 HAP	3412	t0006020 - CARDONA	7/1/2022	07-2022	4.00	
sec8hap - Section 8 HAP	3413	t0006338 - SAEZ	7/1/2022	07-2022	3.00	
sec8hap - Section 8 HAP	3414	t0006533 - VILLAFANE	7/1/2022	07-2022	14.00	
sec8hap - Section 8 HAP	3415	t0007057 - DESAI	7/1/2022	07-2022	63.00	
sec8hap - Section 8 HAP	3416	t0007113 - RIOS	7/1/2022	07-2022	4.00	
sec8hap - Section 8 HAP	3417	t0010166 - ORTIZ	7/1/2022	07-2022	195.00	
sec8hap - Section 8 HAP	3418	t0010635 - BUTLER	7/1/2022	07-2022	14.00	
sec8hap - Section 8 HAP	3419	t0012229 - AGOSTO-GREGORY	7/1/2022	07-2022	42.00	
sec8hap - Section 8 HAP	3420	t0012304 - MEDINA	7/1/2022	07-2022	36.00	
sec8hap - Section 8 HAP	3421	t0012911 - RIVERA NIEVES	7/1/2022	07-2022	22.00	
sec8hap - Section 8 HAP	3422	t0015194 - LANTIGUA ESTEVEZ	7/1/2022	07-2022	3.00	
sec8hap - Section 8 HAP	3423	t0015636 - WILSON	7/1/2022	07-2022	36.00	
sec8hap - Section 8 HAP	3424	t0015857 - PAYNE	7/1/2022	07-2022	41.00	
sec8hap - Section 8 HAP	3425	t0015908 - BEARDSLEY	7/1/2022	07-2022	41.00	
sec8hap - Section 8 HAP	3426	vfi033 - SEMINOLE COUNTY	7/1/2022	07-2022	1,165.00	
sec8hap - Section 8 HAP	3427	vfi093 - ORANGE COUNTY HOUSING & C D	7/1/2022	07-2022	1,408.00	
sec8hap - Section 8 HAP	3428	0housin - VINELAND HOUSING AUTHORITY	7/8/2022	07-2022	4,536.00	
sec8hap - Section 8 HAP	3429	0ahcpv - AFFORDABLE HOUSING CORPORATION	7/13/2022	07-2022	1,325.00	
sec8hap - Section 8 HAP	3430	0ahctaaa - AFFORDABLE HOUSING CORPORATION	7/13/2022	07-2022	1,083.00	
sec8hap - Section 8 HAP	3431	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELANI	7/13/2022	07-2022	9,533.00	
sec8hap - Section 8 HAP	3432	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	7/13/2022	07-2022	1,845.00	
sec8hap - Section 8 HAP	17720	02llbtw - BTW 2 LLC	7/5/2022	07-2022	690.00	
sec8hap - Section 8 HAP	17721	0537grap - 529-537 GRAPE STREET,LLC	7/5/2022	07-2022	405.00	
sec8hap - Section 8 HAP	17722	0abobab - BABATUNDE O ABORISADE	7/5/2022	07-2022	581.00	
sec8hap - Section 8 HAP	17723	0abrawi - ABRAHAN & AWILDA HEREDIA	7/5/2022	07-2022	1,227.00	
sec8hap - Section 8 HAP	17724	0acojor - ACOSTA	7/5/2022	07-2022	1,541.00	

## Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,r

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	17725	0ahcpv - AFFORDABLE HOUSING CORPORATION	7/5/2022	07-2022	10,263.00
sec8hap - Section 8 HAP	17726	0ahctaaa - AFFORDABLE HOUSING CORPORATION	7/5/2022	07-2022	85,848.00
sec8hap - Section 8 HAP	17727	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	7/5/2022	07-2022	68,446.00
sec8hap - Section 8 HAP	17728	0albreb - REBECCA C THOMPSON-ALBERT	7/5/2022	07-2022	89.00
sec8hap - Section 8 HAP	17729	0andcar - ANDUJAR	7/5/2022	07-2022	281.00
sec8hap - Section 8 HAP	17730	0andron - RONALD ANDRO	7/5/2022	07-2022	360.00
sec8hap - Section 8 HAP	17731	0aparab - AB APARTMENTS LLC	7/5/2022	07-2022	1,228.00
sec8hap - Section 8 HAP	17732	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	7/5/2022	07-2022	8,194.00
sec8hap - Section 8 HAP	17733	0assind - INDEPENDENCE ASSOCIATES LLC	7/5/2022	07-2022	832.00
sec8hap - Section 8 HAP	17734	0barric - RICHARD BARSUGLIA	7/5/2022	07-2022	823.00
sec8hap - Section 8 HAP	17735	0behhar - HARRY & BARBARA BEHRENS	7/5/2022	07-2022	523.00
sec8hap - Section 8 HAP	17736	0beredw - EDWIN C & SAVALYN BERGAMO	7/5/2022	07-2022	1,083.00
sec8hap - Section 8 HAP	17737	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	7/5/2022	07-2022	4,285.00
sec8hap - Section 8 HAP	17738	0berobe - OBED BERMUDEZ	7/5/2022	07-2022	981.00
sec8hap - Section 8 HAP	17739	0betalp - ALPHA BETA CAMDEN LLC	7/5/2022	07-2022	1,377.00
sec8hap - Section 8 HAP	17740	0brewst - BREWSTER GARDEN APARTMENTS LLC	7/5/2022	07-2022	1,176.00
sec8hap - Section 8 HAP	17741	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	7/5/2022	07-2022	17,718.00
sec8hap - Section 8 HAP	17742	0bususa - USA BUSY BEE INC	7/5/2022	07-2022	911.00
sec8hap - Section 8 HAP	17743	0camnil - NILZA R CAMACHO	7/5/2022	07-2022	1,080.00
sec8hap - Section 8 HAP	17744	0carjos - CARVALHO	7/5/2022	07-2022	714.00
sec8hap - Section 8 HAP	17745	0carmar - SIMOES	7/5/2022	07-2022	1,699.00
sec8hap - Section 8 HAP	17746	0casros - CASTILLO	7/5/2022	07-2022	598.00
sec8hap - Section 8 HAP	17747	0cdgard - CD GARDENS INC.	7/5/2022	07-2022	1,983.00
sec8hap - Section 8 HAP	17748	0chainv - CHAAD INVESTMENTS LLC	7/5/2022	07-2022	618.00
sec8hap - Section 8 HAP	17749	0chajos - JOSEPH T CHAMBERS	7/5/2022	07-2022	950.00
sec8hap - Section 8 HAP	17750	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	7/5/2022	07-2022	2,438.00
sec8hap - Section 8 HAP	17751	0colmac - MACY A COLLINS	7/5/2022	07-2022	896.00
sec8hap - Section 8 HAP	17752	0corjua - CORTES	7/5/2022	07-2022	1,650.00
sec8hap - Section 8 HAP	17753	0cridan - DANA CRISS	7/5/2022	07-2022	675.00
sec8hap - Section 8 HAP	17754	0crofre - FREDDIE L CROSS	7/5/2022	07-2022	800.00
sec8hap - Section 8 HAP	17755	0delsia - SIAN DELUCA	7/5/2022	07-2022	390.00
sec8hap - Section 8 HAP	17756	0dondel - DELROY T DONALDSON	7/5/2022	07-2022	603.00
sec8hap - Section 8 HAP	17757	0eas307 - 307 N EAST AVE LLC	7/5/2022	07-2022	781.00
sec8hap - Section 8 HAP	17758	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	7/5/2022	07-2022	699.00
sec8hap - Section 8 HAP	17759	0edwdip - EDWARD DIPALMA	7/5/2022	07-2022	809.00
sec8hap - Section 8 HAP	17760	0egbmar - MARY J EGBEH	7/5/2022	07-2022	1,453.00
sec8hap - Section 8 HAP	17761	0einmar - MARTIN JAY EINSTEIN	7/5/2022	07-2022	598.00
sec8hap - Section 8 HAP	17762	0equacc - ACCUMULATING EQUITY PARTNERS LLC	7/5/2022	07-2022	3,356.00
sec8hap - Section 8 HAP	17763	0estros - ESTATE OF LUIS A ROSADO-TORRES	7/5/2022	07-2022	528.00
sec8hap - Section 8 HAP	17764	0flodor - FLOWERS	7/5/2022	07-2022	922.00
sec8hap - Section 8 HAP	17765	0garabn - ABNER GARCIA	7/5/2022	07-2022	492.00
sec8hap - Section 8 HAP	17766	0garitz - ITZAMAR GARCIA	7/5/2022	07-2022	932.00
sec8hap - Section 8 HAP	17767	0garsal - GARCIA	7/5/2022	07-2022	2,266.00
sec8hap - Section 8 HAP	17768	0garvin - VINELAND GARDENS LLC	7/5/2022	07-2022	76.00



## Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	17769	Oghebre - BRENDAN G GHEEN	7/5/2022	07-2022	960.00
sec8hap - Section 8 HAP	17770	Ogibjam - GRIBBLE JR	7/5/2022	07-2022	869.00
sec8hap - Section 8 HAP	17771	Ogromad - MADHU GROUP LLC	7/5/2022	07-2022	1,070.00
sec8hap - Section 8 HAP	17772	Ohagdan - DANIEL HAGEMAN JR	7/5/2022	07-2022	2,525.00
sec8hap - Section 8 HAP	17773	Ohemtom - BTW 4 LLC	7/5/2022	07-2022	1,058.00
sec8hap - Section 8 HAP	17774	Ohereri - 123 SOUTH 4TH STREET LLC	7/5/2022	07-2022	2,502.00
sec8hap - Section 8 HAP	17775	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	7/5/2022	07-2022	2,122.00
sec8hap - Section 8 HAP	17776	Ohfprop - HF PROPERTY MANAGEMENT	7/5/2022	07-2022	1,709.00
sec8hap - Section 8 HAP	17777	Oholasm - ASM HOLDINGS LLC	7/5/2022	07-2022	455.00
sec8hap - Section 8 HAP	17778	Oholbull - BULLSEYE HOLDINGS LLC	7/5/2022	07-2022	418.00
sec8hap - Section 8 HAP	17779	Ohomoa - O&A HOME	7/5/2022	07-2022	711.00
sec8hap - Section 8 HAP	17780	Ohomtar - TARKILN HOMES LLC	7/5/2022	07-2022	2,265.00
sec8hap - Section 8 HAP	17781	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	7/5/2022	07-2022	652.00
sec8hap - Section 8 HAP	17782	Ointers - VINELAND ASSOCIATES LLC	7/5/2022	07-2022	561.00
sec8hap - Section 8 HAP	17783	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	7/5/2022	07-2022	2,569.00
sec8hap - Section 8 HAP	17784	Ojhorn - JOHN HORNER	7/5/2022	07-2022	33.00
sec8hap - Section 8 HAP	17785	Ojosber - BERNADETTE P JOSEPH	7/5/2022	07-2022	708.00
sec8hap - Section 8 HAP	17786	Okapala - PANDA REALTY GROUP LLC	7/5/2022	07-2022	1,307.00
sec8hap - Section 8 HAP	17787	Okatjay - JAY-KAT INVESTMENTS, LLC	7/5/2022	07-2022	815.00
sec8hap - Section 8 HAP	17788	Olandic - LANDICINI 566 LLC	7/5/2022	07-2022	1,029.00
sec8hap - Section 8 HAP	17789	Olebzai - LEBRON	7/5/2022	07-2022	2,151.00
sec8hap - Section 8 HAP	17790	Olegmay - MAYERFELD LEGACY TRUST	7/5/2022	07-2022	1,217.00
sec8hap - Section 8 HAP	17791	Olhrent - L & H RENTALS	7/5/2022	07-2022	689.00
sec8hap - Section 8 HAP	17792	Olinrob - ROBERT LINDNER	7/5/2022	07-2022	569.00
sec8hap - Section 8 HAP	17793	Ollciig - IIG-1 LLC	7/5/2022	07-2022	400.00
sec8hap - Section 8 HAP	17794	Olocloc - LOCATION LOCATION & TIMING LLC	7/5/2022	07-2022	810.00
sec8hap - Section 8 HAP	17795	Olonlav - DAVID LONGINI	7/5/2022	07-2022	543.00
sec8hap - Section 8 HAP	17796	Olopyad - YADIRA LOPEZ	7/5/2022	07-2022	625.00
sec8hap - Section 8 HAP	17797	Omanmil - MILLVILLE MANOR LLC	7/5/2022	07-2022	467.00
sec8hap - Section 8 HAP	17798	Omarjoe - JOEL MARTIN	7/5/2022	07-2022	752.00
sec8hap - Section 8 HAP	17799	Omelrose - MELROSE COURT LP	7/5/2022	07-2022	18,653.00
sec8hap - Section 8 HAP	17800	Omenbre - MENDEZ	7/5/2022	07-2022	304.00
sec8hap - Section 8 HAP	17801	Omillvil - MILLVILLE REALTY CORPORATION	7/5/2022	07-2022	2,410.00
sec8hap - Section 8 HAP	17802	Omiryar - MIRANDA	7/5/2022	07-2022	1,167.00
sec8hap - Section 8 HAP	17803	Oneeshr - SHREE NEEL LLC	7/5/2022	07-2022	1,500.00
sec8hap - Section 8 HAP	17804	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	7/5/2022	07-2022	28,761.00
sec8hap - Section 8 HAP	17805	Oolilui - LUIS A OLIVERAS	7/5/2022	07-2022	670.00
sec8hap - Section 8 HAP	17806	Opaeast - EAST PARK APARTMENTS	7/5/2022	07-2022	5,188.00
sec8hap - Section 8 HAP	17807	Opagang - ANGEL L PAGAN	7/5/2022	07-2022	1,260.00
sec8hap - Section 8 HAP	17808	Oparkto - PARK TOWNE APTS LLC	7/5/2022	07-2022	11,589.00
sec8hap - Section 8 HAP	17809	Opoisil - SILVER POINT MANAGEMENT LLC	7/5/2022	07-2022	300.00
sec8hap - Section 8 HAP	17810	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	7/5/2022	07-2022	1,086.00
sec8hap - Section 8 HAP	17811	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	7/5/2022	07-2022	900.00
sec8hap - Section 8 HAP	17812	Oprofam - FAM PROPERTY MANAGEMENT LLC	7/5/2022	07-2022	1,098.00

## Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,r

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	17813	Oprotim - TIMARIA PROPERTIES LLC	7/5/2022	07-2022	1,497.00
sec8hap - Section 8 HAP	17814	Opwn822 - 822 PLUM STREET LLC	7/5/2022	07-2022	1,260.00
sec8hap - Section 8 HAP	17815	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	7/5/2022	07-2022	137,459.00
sec8hap - Section 8 HAP	17816	Orafbar - RAFES	7/5/2022	07-2022	420.00
sec8hap - Section 8 HAP	17817	Oramnic - NICHOLAS P RAMBONE	7/5/2022	07-2022	1,400.00
sec8hap - Section 8 HAP	17818	Orealsa - S & A REALTY ENTERPRISES LLC	7/5/2022	07-2022	686.00
sec8hap - Section 8 HAP	17819	Orearoc - ROCCO REAL ESTATE LLC	7/5/2022	07-2022	1,780.00
sec8hap - Section 8 HAP	17820	Oreasar - SARA REAVES	7/5/2022	07-2022	631.00
sec8hap - Section 8 HAP	17821	Oregche - REGENCY CHESTNUT COURT	7/5/2022	07-2022	8,496.00
sec8hap - Section 8 HAP	17822	Oregeas - REGENCY EAST LLC	7/5/2022	07-2022	1,974.00
sec8hap - Section 8 HAP	17823	Orenaco - ACOSTA RENTAL LLC	7/5/2022	07-2022	616.00
sec8hap - Section 8 HAP	17824	Orenokg - K G RENOVATIONS LLC	7/5/2022	07-2022	1,009.00
sec8hap - Section 8 HAP	17825	Oriscam - CAMDEN RISING 2 LLC	7/5/2022	07-2022	795.00
sec8hap - Section 8 HAP	17826	Orivdie - DIEGO A RIVERA	7/5/2022	07-2022	461.00
sec8hap - Section 8 HAP	17827	Orivvic - VICTORIANO RIVERA JR	7/5/2022	07-2022	681.00
sec8hap - Section 8 HAP	17828	Oroceli - ELIZABETH ROCHE	7/5/2022	07-2022	632.00
sec8hap - Section 8 HAP	17829	Orodhen - HENRY RODRIGUEZ	7/5/2022	07-2022	781.00
sec8hap - Section 8 HAP	17830	Orogsal - SALVATORE W ROGGIO	7/5/2022	07-2022	602.00
sec8hap - Section 8 HAP	17831	Oromvic - VICTOR M ROMAN	7/5/2022	07-2022	823.00
sec8hap - Section 8 HAP	17832	Orpjpro - RPJ PROPERTIES LLC	7/5/2022	07-2022	11,446.00
sec8hap - Section 8 HAP	17833	Oruppab - RUPERTO	7/5/2022	07-2022	725.00
sec8hap - Section 8 HAP	17834	Osaiger - GERALD M SAINOT JR	7/5/2022	07-2022	1,404.00
sec8hap - Section 8 HAP	17835	Osalasda - DAMIAN & ELAINE SALAS	7/5/2022	07-2022	818.00
sec8hap - Section 8 HAP	17836	Oshabru - BRUCE D SHAW	7/5/2022	07-2022	1,180.00
sec8hap - Section 8 HAP	17837	Osimseb - SIMONE	7/5/2022	07-2022	554.00
sec8hap - Section 8 HAP	17838	Oskgcom - SKG & CO	7/5/2022	07-2022	1,649.00
sec8hap - Section 8 HAP	17839	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	7/5/2022	07-2022	1,961.00
sec8hap - Section 8 HAP	17840	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	7/5/2022	07-2022	444.00
sec8hap - Section 8 HAP	17841	Ototalb - ALBERTO SOTO	7/5/2022	07-2022	1,075.00
sec8hap - Section 8 HAP	17842	Ospring - SPRING GARDENS ASSOCIATES LLC	7/5/2022	07-2022	6,661.00
sec8hap - Section 8 HAP	17843	Osqulan - LANDIS SQUARE SR APTS	7/5/2022	07-2022	2,241.00
sec8hap - Section 8 HAP	17844	Oswaway - WAYNE SWANSON	7/5/2022	07-2022	1,099.00
sec8hap - Section 8 HAP	17845	Otayver - TAYLOR	7/5/2022	07-2022	618.00
sec8hap - Section 8 HAP	17846	Othapau - ALBERTA A QUAIROLI ESTATE	7/5/2022	07-2022	1,126.00
sec8hap - Section 8 HAP	17847	Otimsus - SUSAN V TIMMRECK	7/5/2022	07-2022	815.00
sec8hap - Section 8 HAP	17848	Ovasdap - DAPHNE VASSALOTTI	7/5/2022	07-2022	704.00
sec8hap - Section 8 HAP	17849	Ovelmal - MALADA CRESPO VELEZ	7/5/2022	07-2022	755.00
sec8hap - Section 8 HAP	17850	Ovinlan - VINELAND VILLAGE APTS	7/5/2022	07-2022	6,521.00
sec8hap - Section 8 HAP	17851	Ovirulou - LOUIS A VIRUET	7/5/2022	07-2022	916.00
sec8hap - Section 8 HAP	17852	Ovitdor - VITALO	7/5/2022	07-2022	924.00
sec8hap - Section 8 HAP	17853	Owaca - WACA INVESTMENTS LLC	7/5/2022	07-2022	1,082.00
sec8hap - Section 8 HAP	17854	Owalnut - WALNUT REALTY ASSOCIATES LLC	7/5/2022	07-2022	8,046.00
sec8hap - Section 8 HAP	17855	Owassey - SEYMOUR WASSERSTRUM	7/5/2022	07-2022	702.00
sec8hap - Section 8 HAP	17856	Owatrob - ROBERT H WATSON	7/5/2022	07-2022	756.00

**Payment Summary**

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	17857	Owhejon - WHEELER	7/5/2022	07-2022	508.00	
sec8hap - Section 8 HAP	17858	Owrialf - ALFRED WRIGHT	7/5/2022	07-2022	1,709.00	
					<b>604,687.00</b>	

**Payment Summary**

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8admn - Section 8 Admi	644	Ocaguas - CAGUAS OF MUNICIPALITY	7/1/2022	07-2022	63.04	
sec8admn - Section 8 Admi	645	Oosccos8 - OSCEOLA COUNTY HOUSING	7/1/2022	07-2022	65.16	
sec8admn - Section 8 Admi	646	vfl033 - SEMINOLE COUNTY	7/1/2022	07-2022	65.16	
sec8admn - Section 8 Admi	647	vfl093 - ORANGE COUNTY HOUSING & C D	7/1/2022	07-2022	65.16	
					<b>258.52</b>	

**Payment Summary**

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capsecdp - PH Sec Dep Acc	204	vha - HOUSING AUTHORITY CITY OF VINELAND	6/24/2022	06-2022	755.84	
					<b>755.84</b>	

**Payment Summary**

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2426	sjgas - South Jersey Gas Company	6/24/2022	06-2022	4.35	
capgenfd - Public Housing C	2427	vmu - Vineland Municipal Utilities	6/24/2022	06-2022	250.71	
capgenfd - Public Housing C	2428	t0003708 - TORRES	6/24/2022	06-2022	567.05	
capgenfd - Public Housing C	2429	t0007571 - EVANS	6/28/2022	06-2022	1,150.00	
capgenfd - Public Housing C	2430	vmu - Vineland Municipal Utilities	6/30/2022	06-2022	227.35	
capgenfd - Public Housing C	2431	sjgas - South Jersey Gas Company	7/8/2022	07-2022	38.68	
capgenfd - Public Housing C	2432	vmu - Vineland Municipal Utilities	7/8/2022	07-2022	820.60	
capgenfd - Public Housing C	2433	vha - HOUSING AUTHORITY CITY OF VINELAND	7/8/2022	07-2022	1,548.00	
capgenfd - Public Housing C	2434	vha - HOUSING AUTHORITY CITY OF VINELAND	7/8/2022	07-2022	15,331.24	
capgenfd - Public Housing C	2435	vha - HOUSING AUTHORITY CITY OF VINELAND	7/15/2022	07-2022	46,400.00	
capgenfd - Public Housing C	2436	landis - Landis Sewerage Authority	7/15/2022	07-2022	1,248.00	
capgenfd - Public Housing C	2437	vmu - Vineland Municipal Utilities	7/15/2022	07-2022	1,346.61	
					<b>68,932.59</b>	

**Payment Summary**

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	10899	aflac - AFLAC	6/24/2022	06-2022	350.90	
cocc - Central Office Cost	10900	axaequ - Equitable	6/24/2022	06-2022	2,795.00	
cocc - Central Office Cost	10901	browco - Robert M Browne Court Officer	6/24/2022	06-2022	122.29	
cocc - Central Office Cost	10902	cwa - Communications Workers of America	6/24/2022	06-2022	256.54	
cocc - Central Office Cost	10903	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	6/24/2022	06-2022	336.00	
cocc - Central Office Cost	10904	acehar - Vineland Ace Hardware East	6/30/2022	06-2022	17.96	
cocc - Central Office Cost	10905	aceplu - Ace Plumbing and Electrical Supplies Inc	6/30/2022	06-2022	234.96	
cocc - Central Office Cost	10906	birfam - Bird Family Plumbing LLC	6/30/2022	06-2022	350.00	
cocc - Central Office Cost	10907	canfin - Canon Financial Services Inc	6/30/2022	06-2022	313.00	
cocc - Central Office Cost	10908	ccia - Cumberland Co Improvement Auth	6/30/2022	06-2022	57.21	

## Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	10909	combus - COMCAST	6/30/2022	06-2022	3,417.59	
cocc - Central Office Cost	10910	conser - County Conservation Company LLC	6/30/2022	06-2022	350.00	
cocc - Central Office Cost	10911	daily - The Daily Journal	6/30/2022	06-2022	725.34	
cocc - Central Office Cost	10912	fiocch - Fiocchi Tire Center Inc	6/30/2022	06-2022	219.00	
cocc - Central Office Cost	10913	garsto - Garoppo Stone & Garden Center	6/30/2022	06-2022	28.52	
cocc - Central Office Cost	10914	graing - Grainger	6/30/2022	06-2022	338.84	
cocc - Central Office Cost	10915	jccupa - JC'S Custom Painting	6/30/2022	06-2022	627.00	
cocc - Central Office Cost	10916	lowes - Lowes Business Account	6/30/2022	06-2022	289.21	
cocc - Central Office Cost	10917	miles - Miles Technologies	6/30/2022	06-2022	2,366.29	
cocc - Central Office Cost	10918	pdq - PDQ Supply Inc	6/30/2022	06-2022	693.70	
cocc - Central Office Cost	10919	pomale - Gloria Pomales	6/30/2022	06-2022	45.00	
cocc - Central Office Cost	10920	shred - Shred-It USA LLC	6/30/2022	06-2022	142.05	
cocc - Central Office Cost	10921	sirspe - Sir Speedy Printing	6/30/2022	06-2022	309.00	
cocc - Central Office Cost	10922	sjglas - South Jersey Glass & Door Company	6/30/2022	06-2022	577.00	
cocc - Central Office Cost	10923	veriwi - Verizon Wireless	6/30/2022	06-2022	995.53	
cocc - Central Office Cost	10924	axaequ - Equitable	7/8/2022	07-2022	2,795.00	
cocc - Central Office Cost	10925	browco - Robert M Browne Court Officer	7/8/2022	07-2022	122.29	
cocc - Central Office Cost	10926	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	7/8/2022	07-2022	336.00	
cocc - Central Office Cost	10927	barret - Barretta Plumbing Heating Cooling	7/15/2022	07-2022	863.11	
cocc - Central Office Cost	10928	bowman - BOWMAN & COMPANY, LLP	7/15/2022	07-2022	2,250.00	
cocc - Central Office Cost	10929	carahsoft - Carahsoft Technology Corporation	7/15/2022	07-2022	0.00	
cocc - Central Office Cost	10930	ccia - Cumberland Co Improvement Auth	7/15/2022	07-2022	8.99	
cocc - Central Office Cost	10931	pbrese - Reserve Account	7/15/2022	07-2022	1,000.00	
cocc - Central Office Cost	10932	pdq - PDQ Supply Inc	7/15/2022	07-2022	1,421.55	
cocc - Central Office Cost	10933	peters - Peterson Service Co Inc	7/15/2022	07-2022	896.00	
cocc - Central Office Cost	10934	standard - Standard Elevator Corporation	7/15/2022	07-2022	900.00	
cocc - Central Office Cost	10935	stinson - THOMAS STINSON	7/15/2022	07-2022	100.00	
cocc - Central Office Cost	10936	wallac - Wallace Supply Co	7/15/2022	07-2022	289.92	
cocc - Central Office Cost	10937	carahsoft - Carahsoft Technology Corporation	7/15/2022	07-2022	1,474.99	
cocc - Central Office Cost	10938	aceplu - Ace Plumbing and Electrical Supplies Inc	7/21/2022	07-2022	702.69	
cocc - Central Office Cost	10939	ahcvktot - AFFORDABLE HOUSING CORPORATION	7/21/2022	07-2022	11,420.00	
cocc - Central Office Cost	10940	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	7/21/2022	07-2022	1,875.00	
cocc - Central Office Cost	10941	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	7/21/2022	07-2022	10,017.00	
cocc - Central Office Cost	10942	avena - Linda M Avena CPA	7/21/2022	07-2022	7,083.33	
cocc - Central Office Cost	10943	babbit - Babbitt Manufacturing Co, Inc.	7/21/2022	07-2022	1,183.50	
cocc - Central Office Cost	10944	barret - Barretta Plumbing Heating Cooling	7/21/2022	07-2022	198.06	
cocc - Central Office Cost	10945	blocklsi - TELESYSTEM	7/21/2022	07-2022	1,629.18	
cocc - Central Office Cost	10946	bobaut - BOB'S AUTO SUPPLY, INC	7/21/2022	07-2022	198.00	
cocc - Central Office Cost	10947	brihou - Bridgeton Housing Authority	7/21/2022	07-2022	4,590.25	
cocc - Central Office Cost	10948	brownc - Brown & Connery LLP	7/21/2022	07-2022	1,556.50	
cocc - Central Office Cost	10949	callexp - Call Experts New Jersey	7/21/2022	07-2022	740.46	
cocc - Central Office Cost	10950	canbus - Canon Solutions America Inc	7/21/2022	07-2022	124.36	
cocc - Central Office Cost	10951	ccia - Cumberland Co Improvement Auth	7/21/2022	07-2022	3,078.87	
cocc - Central Office Cost	10952	cdwgov - CDW Government Inc	7/21/2022	07-2022	271.56	
cocc - Central Office Cost	10953	coloni - Colonial Electrical Supply	7/21/2022	07-2022	243.42	
cocc - Central Office Cost	10954	cullig - South Jersey Culligan Water	7/21/2022	07-2022	33.00	
cocc - Central Office Cost	10955	daily - The Daily Journal	7/21/2022	07-2022	8.58	
cocc - Central Office Cost	10956	dudley - Dudley General Contracting LLC	7/21/2022	07-2022	1,699.99	
cocc - Central Office Cost	10957	ekrise - ERIC M. KRISSE ELECTRICAL CONTRACTOR LLC	7/21/2022	07-2022	187.00	
cocc - Central Office Cost	10958	gabage - Eisenstat Gabage and Furman PC	7/21/2022	07-2022	4,526.67	

## Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,t

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	10959	genelec - Gen X Electrical Contractors LLC	7/21/2022	07-2022	475.00
cocc - Central Office Cost	10960	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	7/21/2022	07-2022	1,905.26
cocc - Central Office Cost	10961	hdsupp - HD Supply Facilities Maintenance LTD	7/21/2022	07-2022	1,901.47
cocc - Central Office Cost	10962	hill - Ronald Hill	7/21/2022	07-2022	1,000.00
cocc - Central Office Cost	10963	himina - H I MINHAS LLC	7/21/2022	07-2022	475.00
cocc - Central Office Cost	10964	homest - HP Homestead Plumbing and Heating Inc	7/21/2022	07-2022	1,823.63
cocc - Central Office Cost	10965	hompro - The Home Depot Pro - SupplyWorks	7/21/2022	07-2022	3,875.44
cocc - Central Office Cost	10966	inspira - Inspira Health Network Urgent Care, PC	7/21/2022	07-2022	120.00
cocc - Central Office Cost	10967	intsys - Integrated Systems Associates Inc	7/21/2022	07-2022	1,750.00
cocc - Central Office Cost	10968	jccupa - JC'S Custom Painting	7/21/2022	07-2022	764.00
cocc - Central Office Cost	10969	lanfir - Landis Fire Protection Inc	7/21/2022	07-2022	9,373.00
cocc - Central Office Cost	10970	madmonk - Mad Monkey Wrapz LLC	7/21/2022	07-2022	475.00
cocc - Central Office Cost	10971	mason - W B Mason Co Inc	7/21/2022	07-2022	62.96
cocc - Central Office Cost	10972	miles - Miles Technologies	7/21/2022	07-2022	6,875.00
cocc - Central Office Cost	10973	mjroof - M & J ROOFING LLC	7/21/2022	07-2022	300.00
cocc - Central Office Cost	10974	pitneq - Pitney Bowes Global Financial Services, LLC.	7/21/2022	07-2022	574.26
cocc - Central Office Cost	10975	presso - Press of Atlantic City	7/21/2022	07-2022	36.40
cocc - Central Office Cost	10976	purewa - Pure Water Solutions Inc	7/21/2022	07-2022	246.00
cocc - Central Office Cost	10977	ronmil - Ronald Miller	7/21/2022	07-2022	215.28
cocc - Central Office Cost	10978	sherwi - Sherwin Williams Company	7/21/2022	07-2022	700.40
cocc - Central Office Cost	10979	staadv - Staples, Inc.	7/21/2022	07-2022	187.12
cocc - Central Office Cost	10980	standard - Standard Elevator Corporation	7/21/2022	07-2022	2,348.00
cocc - Central Office Cost	10981	staple - Staples	7/21/2022	07-2022	73.46
cocc - Central Office Cost	10982	totsec - Total Security Alarms, LLC.	7/21/2022	07-2022	1,747.00
cocc - Central Office Cost	10983	trane - Trane U.S., Inc.	7/21/2022	07-2022	3,086.00
cocc - Central Office Cost	10984	vann - Vann Dodge Chrysler LLC	7/21/2022	07-2022	322.07
cocc - Central Office Cost	10985	vercon - Verizon Connect Fleet USA LLC	7/21/2022	07-2022	366.45
cocc - Central Office Cost	10986	vha - HOUSING AUTHORITY CITY OF VINELAND	7/21/2022	07-2022	7,917.00
cocc - Central Office Cost	10987	wheat - Wheat Road Cold Cuts	7/21/2022	07-2022	4,797.20
					<b>133,575.60</b>

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

**RESOLUTION #2022-42**

**Approving Change Order #2 for  
Kidston & Olivio Towers Exterior Renovations**

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

**WHEREAS**, the contract was negotiated with Gary F. Gardner, Inc. – 624 Gravelly Hollow Road; Medford, NJ 08055 in the amount of \$998,426; and

**WHEREAS**, the contract was awarded to Gary F. Gardner, Inc. with Resolution 2021-68 at the October 28, 2021 board meeting; and

**WHEREAS**, change order 002 is necessary due to additional cost for the windowsills (existing sills are 7” and 3” deeper than the existing drawings show); and

**WHEREAS**, the aforementioned change order shall not exceed \$9,622.42 and is described and attached herein; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners hereby accepts the change orders of \$9,622.42 for the Kidston & Olivio Towers Exterior Renovations.

**ADOPTED:** July 21, 2022

**MOVED/SECONDED:**

**Resolution moved by Commissioner**

**Resolution seconded by Commissioner**

**VOTE:**

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Sheila Brown-Saunders				
Jacqueline Cruz				
Michael Green				
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 July 21, 2022 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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



# AIA® Document G701™ – 2017

## Change Order

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

**CONTRACT INFORMATION:**  
Contract For: General Construction  
  
Date: 11/01/2021

**CHANGE ORDER INFORMATION:**  
Change Order Number: 002  
  
Date: 06/28/2022

**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.)

06/28/2022 - Additional cost for the window sills. During the field measuring discovered the existing sills are 7" and 3" deeper than the existing drawings show.

The original Contract Sum was	\$ 998,426.00
The net change by previously authorized Change Orders	\$ 7,793.29
The Contract Sum <del>with</del> <sup>with</sup> <del>the</del> <sup>the</sup> Order was Change Order was	\$ 1,006,219.29
The Contract Sum will be increased by this Change Order in the amount of	\$ 9,622.42
The new Contract Sum <del>including</del> <sup>including</sup> this Change Order will be	\$ 1,015,841.71

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be

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

06/28/2022  
DATE

Gary F. Gardner, Inc.  
CONTRACTOR (Firm name)

  
SIGNATURE

Douglas Shendock, Vice-President  
PRINTED NAME AND TITLE

6/29/2022  
DATE

Vineland Housing Authority  
OWNER (Firm name)

  
SIGNATURE

Jacqueline Jones, Executive Director  
PRINTED NAME AND TITLE

DATE

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

**RESOLUTION #2022-43**

**Approving Change Orders #10 & #11 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 010 (\$8,781.92) is necessary to supply 10 toilets and dispose of exiting toilets being replaced; and

**WHEREAS**, change order 011 (\$9,455.09) is necessary to remove existing toilet carrier, supply and install new toilet carrier for 10 units; and

**WHEREAS**, the aforementioned change orders shall not exceed \$18,237.01 and is described and attached herein; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners hereby accepts the change orders of \$18,237.01 for the Kidston & Olivio Towers Interior and Plumbing Renovations.

**ADOPTED:** July 21, 2022

**MOVED/SECONDED:**

**Resolution moved by Commissioner**

**Resolution seconded by Commissioner**

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Sheila Brown-Saunders				
Jacqueline Cruz				
Michael Green				
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 July 21, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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





**AIA**<sup>®</sup>

# 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: 010  
  
Date: 07/01/2022

**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.)*

07/01/2022 - Supply (10) American Standard Yorkville 2878 toilets, and labor to dispose of existing toilets being replaced. Cost per toilet is \$683.60.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 106,708.70
The Contract Sum prior to this Change Order was	\$ 2,854,689.70
The Contract Sum will be increased by this Change Order in the amount of	\$ 8,781.92
The new Contract Sum including this Change Order will be	\$ 2,863,471.62

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)*

Gary F. Gardner, Inc.  
CONTRACTOR *(Firm name)*

Vineland Housing Authority  
OWNER *(Firm name)*

  
SIGNATURE

  
SIGNATURE

SIGNATURE

Michael R. Donovan, Principal  
PRINTED NAME AND TITLE

Douglas Shendock, Vice-President  
PRINTED NAME AND TITLE

Jacqueline Jones, Executive Director  
PRINTED NAME AND TITLE

07/01/2022  
DATE

7/1/2022  
DATE

DATE



**AIA**<sup>®</sup>

# 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: 011  
  
Date: 07/01/2022

**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.)*

07/01/2022 - Remove existing carrier, supply and install new toilet carrier. this is an allowance for 10 units if needed.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 115,490.62
The Contract Sum prior to this Change Order was	\$ 2,863,471.62
The Contract Sum will be increased by this Change Order in the amount of	\$ 9,455.09
The new Contract Sum including this Change Order will be	\$ 2,872,926.71

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be

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

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

Donovan Architects, LLC  
ARCHITECT *(Firm name)*

SIGNATURE

Michael R. Donovan, Principal  
PRINTED NAME AND TITLE

07/01/2022  
DATE

Gary F. Gardner, Inc.  
CONTRACTOR *(Firm name)*

SIGNATURE

Douglas Shendock, Vice-President  
PRINTED NAME AND TITLE

7/1/2022  
DATE

Vineland Housing Authority  
OWNER *(Firm name)*

SIGNATURE

Jacqueline Jones, Executive Director  
PRINTED NAME AND TITLE

DATE

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

**RESOLUTION #2022-44**

**Rescinding Resolution #2021-78**

**WHEREAS**, the Board of Commissioners of the Housing Authority of the City of Vineland authorized and approved Resolution #2021-78 at its October 28, 2021 Board Meeting to enter into a Contract Agreement with National Auto Fleet Group for the purchase of (1) 2022 Ford Transit Passenger Wagon (X2Y) T-350 in the amount of \$39,130.02; and,

**WHEREAS**, National Auto Fleet Group is unable to fulfill the order; and,

**WHEREAS**, it is the desire of the Board of Commissioners of the Housing Authority of the City of Vineland to rescind Resolution #2021-78.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Vineland rescinds Resolution #2021-78 dated October 28, 2021.

**ADOPTED:** July 21, 2022

**MOVED/SECONDED:**

Resolution moved by Commissioner

Resolution seconded by Commissioner

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Sheila Brown-Saunders				
Jacqueline Cruz				
Michael Green				
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 July 21, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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



**Nathan Oscarson**  
Commercial and Government Sales

16800 Executive Plaza Dr  
Dearborn, MI 48126

Dear Valued Government Partner:

First, I'd like to thank you for your continued support over the years as we have worked together to provide for the vehicle needs of our communities. We have always tried to place our government partners first in all our decision making.

As you know, this past year has presented an extremely challenging environment for the global automotive industry due to the continuing global microchip shortage, major disruptions in the supply chain due to the war in Eastern Europe and other factors and the lingering impact of Covid. This unprecedented combination of events has contributed to logistical challenges and unpredictable manufacturing plant downtime. Given the high order submissions and unforeseen plant downtime, we will not be able to build all the unscheduled 2022 MY vehicles currently in the Government order bank. We will be prioritizing all 2022 MY vehicles that have been Purchase Order verified and re-submitted as a 2023 MY. Please work with your dealership contact to verify which orders will need to be carried over from one year to the next.

Compounding matters, we are experiencing record inflation, greater than at any time in the last forty years. Inflation, as well as significant impacts on raw material costs are affecting new vehicle pricing. Given these circumstances, we will not guarantee price protection on unscheduled 2022 MY orders that are re-entered into the 2023 MY order bank. We appreciate your understanding as we work through these challenging times, and you can be assured that we are closely monitoring such global events and will communicate any implications beyond the 2023 MY at the appropriate time.

Please contact your dealership representative for complete details. Thank you again for your loyalty and support of the Ford brand.

Sincerely,

*Nathan Oscarson*

National Government Sales Manager

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

**RESOLUTION #2022-45**

**Resolution of the Housing Authority of the City of Vineland  
Authorizing Entering into a Contract Agreement  
With National Auto Fleet Group**

**WHEREAS**, it is necessary for the proper conduct of the order of business that the Housing Authority of the City of Vineland enter into contract agreement with National Fleet Auto Group; and,

**WHEREAS**, it is necessary for the Housing Authority of the City of to acquire a vehicle; 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 Sourcwell with the identification code 54943; and

**WHEREAS**, the Housing Authority of the City of Vineland intends to enter into a Sourcwell Contract with National Auto Fleet Group (#091521-NAF) through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current national contracts; 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 National Auto Fleet Group (#091521-NAF) contract agreement with National Auto Fleet Group for the purchase of (1) 2023 Ford Transit Passenger Wagon (X2Y) T-350 148" Low Roof LX RWD in the amount of \$51,198.70.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners to the Housing Authority of the City of Vineland authorizes the award of a contract agreement with National Auto Fleet Group, 490 Auto Center Drive, Watsonville, CA 95076.

**ADOPTED:** July 21, 2022

**MOVED/SECONDED:**

**Resolution moved by Commissioner**

**Resolution seconded by Commissioner**

**VOTE:**

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chris Chapman				
Daniel Peretti				
Brian Asselta				
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 July 21, 2022 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:

### **PURCHASING AUTHORITY OWNED VEHICLES**

(1) 2023 Ford Transit Passenger Wagon (X2Y) T-350

in the amount totaling **\$51,198.70** from 2021 Capital Fund. The line item to be charged for the above expenditure is Account # 1406-21-406.

\_\_\_\_\_  
Wendy Hughes  
Certifying Financial Officer

\_\_\_\_\_  
Date



# National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076  
 (855) 289-6572 • (831) 480-8497 Fax  
 Fleet@NationalAutoFleetGroup.com

6/30/2022

Quote ID: **20557**Order Cut Off Date: **9/23/2022**

Mr Ron Miller  
 Vineland Housing Authority  
 191 W Chestnut Avenue  
 Vinland, New Jersey, 08360

Dear Ron Miller,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

**One (1) New/Unused (2023 Ford Transit Passenger Wagon (X2Y) T-350 148" Low Roof XL RWD, )** and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	\$53,210.00	\$51,198.70	3.780 %	\$2,011.30
Tax (0.0000 %)		\$0.00		
Tire fee		\$0.00		
Total		\$51,198.70		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper  
 Account Manager  
 Email: Fleet@NationalAutoFleetGroup.com  
 Office: (855) 289-6572  
 Fax: (831) 480-8497

Quoting Department  
 Account Manager  
 Fleet@NationalAutoFleetGroup.com  
 (855) 289-6572



**GMC**



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

**RESOLUTION #2022-46**

**VINELAND HOUSING AUTHORITY BUDGET  
FISCAL YEAR: FROM OCTOBER 1, 2022 TO SEPTEMBER 30, 2023**

**WHEREAS**, the Annual Budget and Capital Budget for the Vineland Housing Authority for the fiscal year beginning October 1, 2022 and ending September 30, 2023 has been presented before the Members of the Vineland Housing Authority at its open public meeting of July 21, 2022; and

**WHEREAS**, the Annual Budget as introduced reflects Total Revenues of \$15,074,320 Total Appropriations, including any Accumulated Deficit if any, of \$15,030,490 and Total Unrestricted Net Position utilized of \$0; and

**WHEREAS**, the Capital Budget as introduced reflects Total Capital Appropriations of \$601,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

**WHEREAS**, the schedule of rents, fees and other user charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

**WHEREAS**, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

**NOW, THEREFORE BE IT RESOLVED**, by the Members of the Vineland Housing Authority, at an open public meeting held on July 21, 2022 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Vineland Housing Authority for the fiscal year beginning October 1, 2022 and ending September 30, 2023 is hereby approved; and

**BE IT FURTHER RESOLVED**, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

**BE IT FURTHER RESOLVED**, that the governing body of the Vineland Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on September 15, 2022.

**ADOPTED:** July 21, 2022

**MOVED/SECONDED:**

**Resolution moved by Commissioner**

**Resolution seconded by Commissioner**

**VOTE:**

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Sheila Brown-Saunders				
Jacqueline Cruz				
Michael Green				
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 July 21, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

# Vineland Housing Authority Budget for the Year-Ending 9/30/2023

## Budget Comparison 2022-2023

Account	2022	2023		2023 VHA	2023 AHCV
Name	Budget	Budget	Variance	BUDGET	BUDGET
<b>TENANT INCOME</b>					
Tenant Rent	\$ 2,674,880	\$ 2,406,700	\$ (268,180)	\$ 802,860	\$ 1,603,840
PBV HAP Subsidy	1,943,770	2,236,550	292,780	-	2,236,550
<b>Total Rental Income</b>	<b>4,618,650</b>	<b>4,643,250</b>	<b>24,600</b>	<b>802,860</b>	<b>3,840,390</b>
<b>Other Tenant Income</b>					
Laundry and Vending	16,140	13,350	(2,790)	1,220	12,130
Other Tenant Income	25,580	23,940	(1,640)	8,550	15,390
CSP Income	117,430	111,000	(6,430)	98,000	13,000
<b>Total Other Tenant Income</b>	<b>159,150</b>	<b>148,290</b>	<b>(10,860)</b>	<b>107,770</b>	<b>40,520</b>
<b>NET TENANT INCOME</b>	<b>4,777,800</b>	<b>4,791,540</b>	<b>13,740</b>	<b>910,630</b>	<b>3,880,910</b>
<b>GRANT INCOME</b>					
HUD PHA Operating Grants/Subsidy	409,040	457,760	48,720	457,760	-
HUD Asset Repositioning Fee - Operating Gra	168,140	-	(168,140)	-	-
Section 8 HAP Earned	6,926,190	6,700,000	(226,190)	6,700,000	-
Section 8 Admin. Fee Income	932,600	925,930	(6,670)	925,930	-
Capital Funds 2019	153,210	130,070	(23,140)	130,070	-
Capital Funds 2020	78,000	75,000	(3,000)	75,000	-
Capital Funds 2021	-	271,960	271,960	271,960	-
Capital Funds 2022	-	372,000	372,000	372,000	-
FSS Grant Revenue	70,000	95,000	25,000	95,000	-
<b>TOTAL GRANT INCOME</b>	<b>8,737,180</b>	<b>9,027,720</b>	<b>290,540</b>	<b>9,027,720</b>	<b>-</b>
<b>OTHER INCOME</b>					
Investment Income - Unrestricted	10,010	6,680	(3,330)	2,080	4,600
Investment Income - Restricted	290	640	350	640	-
CF Management Fee Revenue	47,500	57,700	10,200	57,700	-
Management Fee Income - PH	142,080	142,000	(80)	142,000	-
Management Fee Income-Sec 8	147,650	135,070	(12,580)	135,070	-
Management Fee Income-Melrose	10,200	10,200	-	10,200	-
Management Fee Income - RAD	331,000	311,000	(20,000)	311,000	-
Bookkeeping Fee - PH	13,020	13,350	330	13,350	-
Bookkeeping Fee Income-Sec 8	92,300	84,420	(7,880)	84,420	-
Asset Management Fee - PH	17,420	20,640	3,220	20,640	-
Other Income	167,520	147,360	(20,160)	116,830	30,530
Income from Other Authorities	307,420	326,000	18,580	326,000	-
<b>TOTAL OTHER INCOME</b>	<b>1,286,410</b>	<b>1,255,060</b>	<b>(31,350)</b>	<b>1,219,930</b>	<b>35,130</b>
<b>TOTAL INCOME</b>	<b>14,801,390</b>	<b>15,074,320</b>	<b>272,930</b>	<b>11,158,280</b>	<b>3,916,040</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
<b>Administrative Salaries</b>					
Administrative Salaries	1,175,760	1,322,230	146,470	971,500	350,730
FSS Salaries	43,000	59,500	16,500	59,500	-
Payroll Taxes-Admin	103,530	116,000	12,470	81,900	34,100
Payroll Taxes-FSS	3,790	5,400	1,610	5,400	-
Health Benefits-Admin	339,300	438,760	99,460	316,760	122,000
Health Benefits-FSS	14,600	22,080	7,480	22,080	-
<b>Total Administrative Salaries</b>	<b>1,679,980</b>	<b>1,963,970</b>	<b>283,990</b>	<b>1,457,140</b>	<b>506,830</b>
<b>Legal Expense</b>					
Legal Expenses	62,010	77,460	15,450	65,160	12,300
<b>Total Legal Expense</b>	<b>62,010</b>	<b>77,460</b>	<b>15,450</b>	<b>65,160</b>	<b>12,300</b>

# Vineland Housing Authority Budget for the Year-Ending 9/30/2023

## Budget Comparison 2022-2023

Account	2022	2023		2023 VHA	2023 AHCV
Name	Budget	Budget	Variance	BUDGET	BUDGET
<b>Other Admin Expenses</b>					
Port Out Admin Fee Paid	4,500	4,500	-	4,500	-
Management Fee	620,730	632,990	12,260	276,990	356,000
Bookkeeping Fee	90,440	97,770	7,330	97,770	-
Asset Management Fee	8,640	20,640	12,000	20,640	-
Other Admin Expenses	270,160	273,410	3,250	240,150	33,260
<b>Total Other Admin Expenses</b>	<b>994,470</b>	<b>1,029,310</b>	<b>34,840</b>	<b>640,050</b>	<b>389,260</b>
<b>Miscellaneous Admin Expenses</b>					
Misc. Admin Expenses	294,850	277,290	(17,560)	210,260	67,030
Software License Fees	49,500	64,420	14,920	60,000	4,420
Cell Phones/Pagers	25,920	17,980	(7,940)	10,400	7,580
<b>Total Miscellaneous Admin Expenses</b>	<b>370,270</b>	<b>359,690</b>	<b>(10,580)</b>	<b>280,660</b>	<b>79,030</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>3,106,730</b>	<b>3,430,430</b>	<b>323,700</b>	<b>2,443,010</b>	<b>987,420</b>
<b>TENANT SERVICES</b>					
Tenant Services	119,450	176,160	56,710	167,230	8,930
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>119,450</b>	<b>176,160</b>	<b>56,710</b>	<b>167,230</b>	<b>8,930</b>
<b>UTILITIES</b>					
Water	114,910	115,540	630	38,630	76,910
Electricity	624,720	550,530	(74,190)	168,190	382,340
Gas	245,800	297,910	52,110	35,130	262,780
Garbage/Trash Removal	20,200	20,200	-	20,200	-
Sewer	239,400	226,140	(13,260)	59,920	166,220
<b>TOTAL UTILITY EXPENSES</b>	<b>1,245,030</b>	<b>1,210,320</b>	<b>(34,710)</b>	<b>322,070</b>	<b>888,250</b>
<b>MAINTENANCE AND OPERATIONS</b>					
<b>General Maint Expense</b>					
Maintenance Salaries	621,330	694,200	72,870	439,000	255,200
Maintenance - Temporary Labor	2,000	2,000	-	2,000	-
Payroll Taxes-Maint.	54,720	59,300	4,580	31,300	28,000
Health Benefits-Maint.	202,120	202,920	800	63,360	139,560
Maintenace Uniforms	7,790	7,920	130	1,810	6,110
Maintenance Travel/Training	80	80	-	80	-
Vehicle Gas, Oil, Grease	19,410	41,950	22,540	30,470	11,480
<b>Total General Maint Expense</b>	<b>907,450</b>	<b>1,008,370</b>	<b>100,920</b>	<b>568,020</b>	<b>440,350</b>
<b>Materials</b>					
Maintenance Materials	314,450	303,130	(11,320)	149,040	154,090
Supplies-Decorating	2,400	20,100	17,700	100	20,000
Supplies-Flooring	30,600	29,400	(1,200)	10,200	19,200
<b>Total Materials</b>	<b>347,450</b>	<b>352,630</b>	<b>5,180</b>	<b>159,340</b>	<b>193,290</b>
<b>Contract Costs</b>					
Maintenace Contract Costs	519,880	498,510	(21,370)	213,600	284,910
<b>Total Contract Costs</b>	<b>519,880</b>	<b>498,510</b>	<b>(21,370)</b>	<b>213,600</b>	<b>284,910</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>1,774,780</b>	<b>1,859,510</b>	<b>84,730</b>	<b>940,960</b>	<b>918,550</b>
<b>GENERAL EXPENSES</b>					
Insurance	255,880	292,060	36,180	156,430	135,630
Payments in Lieu of Taxes	149,190	124,710	(24,480)	53,140	71,570
Misc. Taxes/Licenses/Insurance	310	360	50	-	360
Pension-Annual Pymt Emp/Ret	141,880	256,000	114,120	166,900	89,100
Compensated Absences	44,810	44,260	(550)	25,800	18,460
Retiree Health Benefits	113,610	88,530	(25,080)	50,320	38,210
Bad Debt-Tenant Rents	174,520	55,300	(119,220)	28,300	27,000
Port-In HAP Expense	500	500	-	500	-
Other General Expense	2,600	2,600	-	1,500	1,100

# Vineland Housing Authority Budget for the Year-Ending 9/30/2023

## Budget Comparison 2022-2023

Account	2022	2023		2023 VHA	2023 AHCV
Name	Budget	Budget	Variance	BUDGET	BUDGET
<b>TOTAL GENERAL EXPENSES</b>	<b>883,300</b>	<b>864,320</b>	<b>(18,980)</b>	<b>482,890</b>	<b>381,430</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>					
HAP/Occupied Units	6,903,300	6,670,000	(233,300)	6,670,000	-
FSS Escrow Payments	23,180	30,000	6,820	30,000	-
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>6,926,480</b>	<b>6,700,000</b>	<b>(226,480)</b>	<b>6,700,000</b>	<b>-</b>
<b>FINANCING EXPENSE</b>					
Int Exp-Mortgage TA/AA	113,680	109,320	(4,360)	-	109,320
Int Exp-Mortgage KT/OT-RAD	33,470	129,960	96,490	-	129,960
<b>TOTAL FINANCING EXPENSES</b>	<b>147,150</b>	<b>239,280</b>	<b>92,130</b>	<b>-</b>	<b>239,280</b>
<b>OTHER NON-OPERATING ITEMS</b>					
Mort Prin Exp - RAD TA AA	80,800	85,160	4,360	-	85,160
Mort Prin Exp - RAD KT OT	27,620	85,750	58,130	-	85,750
<b>TOTAL NON-OPERATING ITEMS</b>	<b>108,420</b>	<b>170,910</b>	<b>62,490</b>	<b>-</b>	<b>170,910</b>
<b>TOTAL EXPENSES</b>	<b>14,311,340</b>	<b>14,650,930</b>	<b>339,590</b>	<b>11,056,160</b>	<b>3,594,770</b>
<b>NET INCOME</b>	<b>490,050</b>	<b>423,390</b>	<b>(66,660)</b>	<b>102,120</b>	<b>321,270</b>
<b>Replacement Reserve</b>	<b>(370,260)</b>	<b>(379,560)</b>	<b>(9,300)</b>	<b>(95,000)</b>	<b>(284,560)</b>
<b>TOTAL ADJUSTMENTS</b>	<b>(370,260)</b>	<b>(379,560)</b>	<b>(9,300)</b>	<b>(95,000)</b>	<b>(284,560)</b>
<b>CASH FLOW</b>	<b>\$ 119,790</b>	<b>\$ 43,830</b>	<b>\$ (75,960)</b>	<b>\$ 7,120</b>	<b>\$ 36,710</b>

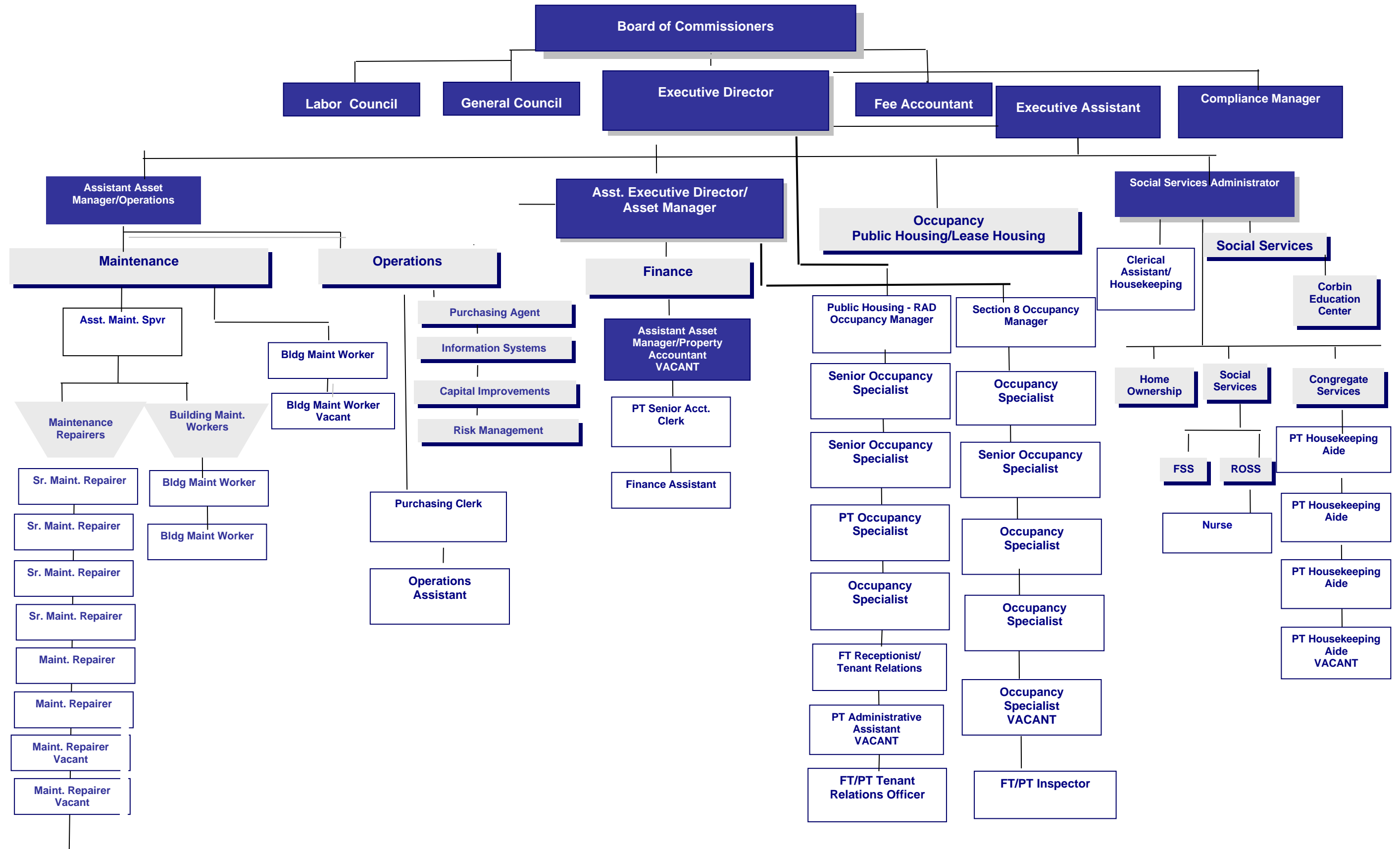
## VINELAND HOUSING AUTHORITY

### Capital Budget for the Year-Ending 9/30/2023

Admin		RAD & PH Capital	
Admin Vehicle - Chevrolet Malibu LS	\$ 22,000.00	Maintenance Vehicle - Janitorial	\$ 29,000.00
Admin - Camera System Replacement	\$ 50,000.00	Maint Vehicle - Pick-up (grounds)	\$ 50,000.00
Admin Building - Roof	\$ 35,000.00		
Admin - Flooring - Common Rooms & Hallways	\$ 80,000.00	Maint Equip - Lawn Equipment	\$ 17,000.00
Admin - HVAC - AHU2 Replacement	\$ 44,000.00	Power Washer	\$ 3,000.00
		Tarkiln Roof Replacement	\$ 165,000.00
		Kidston & Olivio Fire Pump Replacement	\$ 150,000.00
<b>Totals</b>	<b>\$ 187,000.00</b>		<b>\$ 414,000.00</b>

# Housing Authority of the City of Vineland

## Organization Chart



7/13/22

**HOUSING AUTHORITY OF VINELAND - JULY, 2022 - EVICTIONS**

**1. SHERRIE WILLIAMS**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference took place on July 5, 2022. Trial is scheduled for July 27, 2022.

**2. ROSIE BROOKS**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference took place on June 8, 2022. Trial took place on June 23, 2022 and judgment for possession was granted at that time. The warrant of removal has been served on the tenant. This matter will be removed from the list.

**3. JUAN RODRIGUEZ**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference took place on June 8, 2022. Trial took place on June 23, 2022 and judgment for possession was granted at that time. The warrant of removal has been served on the tenant. This matter will be removed from the list.

**4. GLADYS MORALES**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference took place on June 8, 2022. Trial took place on June 23, 2022 and judgment for possession was granted at that time. The warrant of removal has been served on the tenant. This matter will be removed from the list.

**5. CRYSTAL PORRECA**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference took place on June 8, 2022. Trial took place on June 23, 2022. At that time, VHA and the tenant entered into a pay and stay consent order. If the tenant defaults on the agreement, judgment for possession will be entered and a warrant of removal will be requested. This matter will be removed from the list.

6. **RAMIRO RIVERA**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference took place on June 8, 2022. Trial took place on June 23, 2022 and judgment for possession was granted at that time. The warrant of removal has been served on the tenant. This matter will be removed from the list.