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*Housing Authority of the  
City of Vineland*

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



*Board of Commissioners'*

*Meeting*

*August 3, 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*

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August 1, 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 Wednesday, August 3, 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**

**Wednesday, August 3, 2022**  
*(rescheduled from August 18, 2022)*  
**6:00 p.m.**

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on June 23, 2022  
Approval of Minutes of the Regular Meeting conducted on July 21, 2022
5. Fee Accountant's Report – None (report will be emailed approximately 8/18/2022)
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
  - # 2022-47 Monthly Expenses *(updated)*
  - # 2022-48 Rescinding Resolution #2021-71 (2)-2022 Ford W3X Transit Vans
  - # 2022-49 Authorizing Entering into a Contract Agreement with United Ford, LLC (2) -2023 Ford Transit Cargo W3X T-350
  - # 2022-50 Approving Change Orders #12 for Kidston & Olivio Towers Interior and Plumbing Renovations

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

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, July 21, 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, July 21, 2022, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Chairman Ruiz-Mesa turned the meeting over to solicitor, Harry Furman. Mr. Furman swore in the reappointed Commissioners Chapman and Asselta. He also swore in the new Commissioners Brown-Saunders, Cruz and Green. Mr. Furman congratulated everyone and wished them good luck.

Chairman Ruiz-Mesa welcomed all the new members. He asked each new member to introduce themselves. Ms. Jacqueline Cruz stated she resides at Tarkiln Acres and has done a lot of volunteer work for the Housing Authority and the Food Bank. Ms. Sheila Brown-Saunders indicated she was a former member of the VHA Board. Her father was a commissioner of the VHA for many years and she had initially replaced her father when he became ill. She enjoyed serving on the Housing Authority and she was heart-broken when she was not reappointed. When the opportunity came for her to serve again she said she most definitely would. She loves the people. She was born and raised in Vineland as well as lived in a Housing Authority home, which she rented with an option to buy many years ago.. She purchased the home and thanks the Vineland Housing Authority for the opportunity. Mr. Michael Green informed the Board he is a single parent of two children and resides at Asselta Acres. He is a member of the New Bethlehem Church and has worked as a cook for the past 22 years.

Chairman Ruiz-Mesa wanted to acknowledge that Dr. Arthur – City Council President was extremely helpful in getting the Board to full capacity.

The following Commissioners were present:

Commissioner Chris Chapman  
Commissioner Daniel Peretti (absent)  
Commissioner Brian Asselta  
Commissioner Sheila Brown-Saunders  
Commissioner Jacqueline Cruz  
Commissioner Michael Green  
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant 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 June 23, 2022. Tabled for next month.

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the nine months ending June 30, 2022. Mrs. Jones informed the Board the VHA has a Section 8 reserve account for unspent Housing Assistance Payment fund and HUD will shorten the amount given to the Authority if it has money in reserve. The VHA's reserve amount is at about \$500,000. This is due to catching up from COVID vacancies and vouchers being issued to applicants that cannot find units. Mrs. Jones had a meeting today on how to use these funds by issuing vouchers.

**Executive Director's Report:**

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reviewed her written report. The Authority is still waiting on some windows for the Kidston and Olivio exterior project. For the benefit of the new Board Members, Mrs. Jones stated the plumbing at Kidston Towers is being replace from the inside out. She explained the process of moving tenants into "hotel units." There are three risers remaining to be completed, which consist of ten units in a riser. Along with the replacement of all the plumbing, everyone will be getting a new bathroom and the units are all being painted. There are two change orders on the agenda tonight for Kidston Towers for this project and she will explain them in the resolution section of the meeting.

The Authority has sold five Scattered Site homes and two are under contract. There are approximately 58 houses yet to be sold. The Authority will see if there is a possibility of grouping the homes to be sold to investors. The new commissioners were briefed on the selling of the Scattered Site homes prior to the meeting with Mrs. Jones and Chairman Ruiz-Mesa.

Mrs. Jones stated she will review the Operating and Capital Budgets during Resolution 2022-46. This Budget was reviewed with the new commissioners before the meeting as well.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2022-41**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$908,989.20. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones explained the bills are always reviewed prior to the meeting by the Chairman and/or another Commissioner if the Chairman is not available. Mrs. Jones stated there are approximately 5-6 people involved in the processing of every payment. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-42**  
**Approving Change Order #2 for Kidston & Olivio Towers Exterior Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-42. Mrs. Jones explained the sills needed are larger than anticipated or was not in the specifications correctly. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-43**  
**Approving Change Order #10 & #11**  
**for Kidston & Olivio Towers Interior and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-43. Mrs. Jones explained the rear mounted toilets are trying to be saved and reused, but there were ten toilets that need to be replaced. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-44**  
**Rescinding Resolution #2021-78**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-44. Chairman Ruiz-Mesa stated the vendor could not fill the order of the vehicle purchased on Resolution #2021-78. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-45**

**Authorizing Entering into a Contract Agreement with National Auto Fleet Group**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-45. Chairman Ruiz-Mesa stated this resolution is to reorder a vehicle in place of the vehicle the vendor could not supply from Resolution # 2021-78. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-46**

**Approving Budget 2022-2023 (Operating & Capital Budget)**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-46. Mrs. Jones reviewed and explained the budget. She also reviewed improvements and expenses from the Capital Budget. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Sheila Brown-Saunders	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

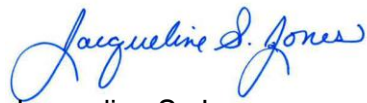
There is no need for Executive Session.

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 welcomed the new Board Members. He stated he has served the Board for approximately 30 years and it can be intimidating at times. Mrs. Brown-Saunders' father and him were in many Board Meetings when it was not just the fee accountant in the public. The meetings were packed and they were not always cordial. There can be and there is always the possibility of the meetings being adversarial with the public. He has been screamed at and called all kinds of names over the years. He has learned that people are passionate sometimes about the housing and asked them to keep an open mind. For the longest time now, it has been a very professional, cordial, administratively simple process, but things can happen and that if it does or if it does he forewarns them not to take it personally. If people come to the meeting, sometimes it can be upsetting and he wanted to give a forewarning. He suggests for them to just listen and ask questions. Commissioner Chapman has a tremendous amount of faith, having gone through approximately five different Executive Directors and different staff members over the years, and he believes the Authority is currently in very, competent hands with the ability of the Administration to deal with things professionally, openly and honestly. Commissioner Chapman welcome them and hopes that meetings can be held that are not adversarial, but occasionally it does happen.

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 6:39 p.m. As the meeting was adjourned, Mike Watson, Employment Attorney joined the meeting.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer



# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** August 1, 2022

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

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

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

**PERIOD:** July 13, 2022 to August 1, 2022

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### 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><b>7/2022 Update: Same as 6/2022;</b></p> <p><i>8/2022 Update: The windows for have been received; waiting on additional materials before the work will begin;</i></p>

<b><u>Kidston &amp; Olivio Towers – Renovation Projects - Active</u></b>	<b>Work Status</b>	<b>Comments</b>
<b>Scope of Work</b>		
<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>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;</b></p>

<u>Kidston &amp; Olivio Towers – Renovation Projects – Active</u>  Scope of Work	Work Status	Comments
<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>	<b>July-August 2021 Award Anticipated</b>	<p><b>6/2022 Update: E &amp; F risers are complete; Work on J &amp; K risers is in process; Remaining risers are A,B,C,D &amp; I.</b></p> <p><b>7/2022 Update: J &amp; K risers are complete; Work on C &amp; D risers is in process; Remaining risers are A, B &amp; I.</b></p> <p><i>8/2022 Update: 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;*

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

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

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

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

## **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

Commissioner	Training Program Status
<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**

Jul2022

Jun2022

May2022

<b>Tenant Accounts Receivable</b>			
Number of "non-payment of rent" cases referred to the solicitor	7	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	22	13	28
Total number of units inspected year-to-date - all sites	395	373	360
City Inspections	167	0	150
<b>Occupancy</b>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	199	229	177
Annual Unit Turnaround Time (For Fiscal Year)	218	220	219
Monthly - Number of Vacancies Filled (this month)	5	8	6
Monthly - Average unit turnaround time in days for Lease Up	65	56	44
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	84	235	80
PIC Score	98.76%	98.76%	99.39%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	96.83%	98.00%	97.00%
<b>Public Housing &amp; RAD Waiting List Applicants</b>			
Families - <b>All lists closed (lists purged July 2022)</b>	158	290	320
Elderly (Seniors - 62+)/Disabled - <b>All lists closed (lists purged July 2022)</b>	237	395	446
<b>Average work order turnaround time in days - Tenant Generated</b>			
Average work order turnaround time in days - Tenant Generated	0.08	0.10	0.08
Number of routine work orders written this month	490	515	673
Number of outstanding work orders from previous month	612	685	604
Total number of work orders to be addressed this month	1102	1200	1277
Total number of work orders completed this month	476	588	592
Total number of work orders left outstanding	626	612	685
Number of emergency work orders written this month	1	6	2
Total number of work orders written year-to-date	5,386	4,896	4,381
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	9	4	8
<b>Section 8</b>			
Level of leased units of previous month was:	915	913	904
Level of leased units this month is:	919	915	913
Number of increased leased-units over last month	4	2	9
Total number of units inspected this month	65	43	42
<b>Programs (Voucher):</b>			
ABA Utilization %	95.95%	99.03%	98.05%
Repayment Agreements	30	29	29
Total repayments due YTD	\$92,478	\$87,319	\$87,727
Total repayments received YTD	\$4,431	\$4,431	\$4,023
PIC Score (Oakview added 10/13)	99.45%	99.45%	98.37%
Section 8 Housing Choice Voucher Waiting List Applicants - <b>Closed 11/19/2021</b>	2236	2243	2245
Section 8 Project Based Waiting List Applicants- <b>Oakview - OPEN</b>	197	228	220
Section 8 Project Based Waiting List Applicants- <b>Buena HA - CLOSED</b>	179	179	179
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	79%/21%	79%/21%	78%/22%
<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	11	10	15
The number of residents signed on to the program. (FSS Contracts).	30	29	29
The number of FSS Participants with established escrow accounts.	24	24	24
Number of residents in need of employment skills (GED, DL, Job Training.)	2	3	2
The number of meetings, workshops and case management services	2	7	5

**Program Statistics Report**

**10/2021 - 10/2022**

Jul2022

Jun2022

May2022

<b>Congregate Services</b>			
Number of clients on the Congregate Program	11	12	32
Number of clients on Meal Program	19	20	17
Number of clients on Homemaking Program	15	14	15
Number of clients on Laundry Services (This service is included in housekeeping)	10	11	11
Number of clients on Shopping Services (This service is included in	7	6	6
<b>Registered Nurse</b>			
Number of clients served this month	116	90	123
Blood Pressure Clinics ( clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	4	4	16
Meds Supervision	37	34	40
<b>VHA - ROSS (FAMILY)</b>			
Number of Residents on ROSS (Family)	0	15	40
Number of residents that received case management services	0	15	15
Number of Meetings	0	0	0
Number of residents enrolled in academic/employment workshops (FSS)	0	3	2
<b>VHA - ROSS (MEDICAL)</b>			
Number of residents received health assessments for the month	11	4	16
Number of residents - health activities of daily living assessments	11	4	16
ROSS - residents medical monitoring for the month	37	34	40
ROSS / self-sufficiency - improve living conditions	11	4	16
<b>Community Development Block Grant Program</b>			
<b>Clients Served</b>			
Number of new clients served	0	0	0
Number of ongoing clients	71	72	72
Total clients currently being served this month	70	71	15
<b>Income</b>			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	27%	28%	28%
Low 50%-31% (MFI)	27%	27%	28%
Very Low 30%-0% (MFI)	46%	45%	44%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Client Demographics</b>			
White	10	10	11
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	54	55	56
Non-Hispanic	16	16	16

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

**RESOLUTION #2022-47**

**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 **\$808,148.32**.

**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:** August 3, 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 August 3, 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  
 08/03/22

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	<b>SECTION 8 HAP PROGRAM</b>	\$ 565,734.00
3433 - 3459	LANDLORD/TENANT CHECKS AND OTHER	\$ 6,193.00
17859 -18000	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 559,541.00
	<b>SECTION 8 ADM FEE ACCOUNT</b>	258.52
648 - 651	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>	
205 - 205	COMPUTER CHECKS	663.79
	<b>OCEAN FIRST BANK FSS ESCROW</b>	
196 - 197	COMPUTER CHECKS	13,134.47
	<b>CAPITAL BANK GEN/FUND PH</b>	
2438 - 2442	COMPUTER CHECKS	12,448.22
	<b>COCC CASH ACCOUNT</b>	
10988 - 11054 & 271844389	COMPUTER CHECKS	174,922.78
	<b>COCC EXPENDITURES</b>	
	PAYROLL/PAYCHEX INVOICES	07/22/22 -08/05/22 866.70
	PAYROLL TAX LIABILITY	07/22/22 -08/05/22 40,119.84
	HEALTH BENEFITS PAID	
	PENSION PAYMENTS	
	<b>TOTAL</b>	<b>\$ 808,148.32</b>

## 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	3433	0caguas - CAGUAS OF MUNICIPALITY	8/1/2022	08-2022	714.00
sec8hap - Section 8 HAP	3434	0canell - CANDELARIA	8/1/2022	08-2022	507.00
sec8hap - Section 8 HAP	3435	0millif - LIFESPRING OF MILLVILLE INC	8/1/2022	08-2022	577.00
sec8hap - Section 8 HAP	3436	0osccos8 - OSCEOLA COUNTY HOUSING	8/1/2022	08-2022	918.00
sec8hap - Section 8 HAP	3437	t0000613 - ALEJANDRO	8/1/2022	08-2022	79.00
sec8hap - Section 8 HAP	3438	t0000624 - GUNN	8/1/2022	08-2022	104.00
sec8hap - Section 8 HAP	3439	t0002385 - CARRION	8/1/2022	08-2022	42.00
sec8hap - Section 8 HAP	3440	t0003326 - DIAZ	8/1/2022	08-2022	45.00
sec8hap - Section 8 HAP	3441	t0003327 - CORALLUZZO	8/1/2022	08-2022	31.00
sec8hap - Section 8 HAP	3442	t0003357 - KENNEDY	8/1/2022	08-2022	64.00
sec8hap - Section 8 HAP	3443	t0005188 - MELENDEZ	8/1/2022	08-2022	45.00
sec8hap - Section 8 HAP	3444	t0005666 - BALDWIN	8/1/2022	08-2022	41.00
sec8hap - Section 8 HAP	3445	t0005731 - HAROLD	8/1/2022	08-2022	8.00
sec8hap - Section 8 HAP	3446	t0006020 - CARDONA	8/1/2022	08-2022	4.00
sec8hap - Section 8 HAP	3447	t0006338 - SAEZ	8/1/2022	08-2022	3.00
sec8hap - Section 8 HAP	3448	t0006533 - VILLAFANE	8/1/2022	08-2022	14.00
sec8hap - Section 8 HAP	3449	t0007021 - SHIELDS	8/1/2022	08-2022	5.00
sec8hap - Section 8 HAP	3450	t0007057 - DESAI	8/1/2022	08-2022	63.00
sec8hap - Section 8 HAP	3451	t0007113 - RIOS	8/1/2022	08-2022	4.00
sec8hap - Section 8 HAP	3452	t0010166 - ORTIZ	8/1/2022	08-2022	195.00
sec8hap - Section 8 HAP	3453	t0012304 - MEDINA	8/1/2022	08-2022	36.00
sec8hap - Section 8 HAP	3454	t0015194 - LANTIGUA ESTEVEZ	8/1/2022	08-2022	3.00
sec8hap - Section 8 HAP	3455	t0015636 - WILSON	8/1/2022	08-2022	36.00
sec8hap - Section 8 HAP	3456	t0015857 - PAYNE	8/1/2022	08-2022	41.00
sec8hap - Section 8 HAP	3457	t0015908 - BEARDSLEY	8/1/2022	08-2022	41.00
sec8hap - Section 8 HAP	3458	vfl033 - SEMINOLE COUNTY	8/1/2022	08-2022	1,165.00
sec8hap - Section 8 HAP	3459	vfl093 - ORANGE COUNTY HOUSING & C D	8/1/2022	08-2022	1,408.00
sec8hap - Section 8 HAP	17859	02llbtw - BTW 2 LLC	8/2/2022	08-2022	690.00
sec8hap - Section 8 HAP	17860	0537grap - 529-537 GRAPE STREET,LLC	8/2/2022	08-2022	405.00
sec8hap - Section 8 HAP	17861	0abobab - BABATUNDE O ABORISADE	8/2/2022	08-2022	581.00
sec8hap - Section 8 HAP	17862	0abrawi - ABRAHAN & AWILDA HEREDIA	8/2/2022	08-2022	1,227.00
sec8hap - Section 8 HAP	17863	0acojor - ACOSTA	8/2/2022	08-2022	1,541.00
sec8hap - Section 8 HAP	17864	0ahcpv - AFFORDABLE HOUSING CORPORATION	8/2/2022	08-2022	12,947.00
sec8hap - Section 8 HAP	17865	0ahctaaa - AFFORDABLE HOUSING CORPORATION	8/2/2022	08-2022	88,148.00
sec8hap - Section 8 HAP	17866	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	8/2/2022	08-2022	68,478.00
sec8hap - Section 8 HAP	17867	0albreb - REBECCA C THOMPSON-ALBERT	8/2/2022	08-2022	89.00
sec8hap - Section 8 HAP	17868	0andcar - ANDUJAR	8/2/2022	08-2022	281.00
sec8hap - Section 8 HAP	17869	0andron - RONALD ANDRO	8/2/2022	08-2022	360.00
sec8hap - Section 8 HAP	17870	0aparab - AB APARTMENTS LLC	8/2/2022	08-2022	1,228.00
sec8hap - Section 8 HAP	17871	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	8/2/2022	08-2022	6,938.00
sec8hap - Section 8 HAP	17872	0assind - INDEPENDENCE ASSOCIATES LLC	8/2/2022	08-2022	832.00
sec8hap - Section 8 HAP	17873	0barric - RICHARD BARSUGLIA	8/2/2022	08-2022	823.00
sec8hap - Section 8 HAP	17874	0behhar - HARRY & BARBARA BEHRENS	8/2/2022	08-2022	523.00
sec8hap - Section 8 HAP	17875	0beredw - EDWIN C & SAVALYN BERGAMO	8/2/2022	08-2022	1,083.00

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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
sec8hap - Section 8 HAP	17876	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	8/2/2022	08-2022	4,285.00	
sec8hap - Section 8 HAP	17877	Oberobe - OBED BERMUDEZ	8/2/2022	08-2022	981.00	
sec8hap - Section 8 HAP	17878	Obetaip - ALPHA BETA CAMDEN LLC	8/2/2022	08-2022	1,377.00	
sec8hap - Section 8 HAP	17879	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	8/2/2022	08-2022	333.00	
sec8hap - Section 8 HAP	17880	Obrewst - BREWSTER GARDEN APARTMENTS LLC	8/2/2022	08-2022	1,040.00	
sec8hap - Section 8 HAP	17881	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	8/2/2022	08-2022	17,384.00	
sec8hap - Section 8 HAP	17882	Obususa - USA BUSY BEE INC	8/2/2022	08-2022	911.00	
sec8hap - Section 8 HAP	17883	Ocamnil - NILZA R CAMACHO	8/2/2022	08-2022	1,080.00	
sec8hap - Section 8 HAP	17884	Ocarjos - CARVALHO	8/2/2022	08-2022	714.00	
sec8hap - Section 8 HAP	17885	Ocarmar - SIMOES	8/2/2022	08-2022	1,699.00	
sec8hap - Section 8 HAP	17886	Ocasros - CASTILLO	8/2/2022	08-2022	598.00	
sec8hap - Section 8 HAP	17887	Ocdgard - CD GARDENS INC.	8/2/2022	08-2022	1,983.00	
sec8hap - Section 8 HAP	17888	Ochainv - CHAAD INVESTMENTS LLC	8/2/2022	08-2022	618.00	
sec8hap - Section 8 HAP	17889	Ochajos - JOSEPH T CHAMBERS	8/2/2022	08-2022	950.00	
sec8hap - Section 8 HAP	17890	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	8/2/2022	08-2022	2,855.00	
sec8hap - Section 8 HAP	17891	Ocolmac - MACY A COLLINS	8/2/2022	08-2022	896.00	
sec8hap - Section 8 HAP	17892	Ocorjua - CORTES	8/2/2022	08-2022	1,650.00	
sec8hap - Section 8 HAP	17893	Ocridan - DANA CRISS	8/2/2022	08-2022	675.00	
sec8hap - Section 8 HAP	17894	Ocrofre - FREDDIE L CROSS	8/2/2022	08-2022	800.00	
sec8hap - Section 8 HAP	17895	Odelsia - SIAN DELUCA	8/2/2022	08-2022	390.00	
sec8hap - Section 8 HAP	17896	Odondel - DELROY T DONALDSON	8/2/2022	08-2022	603.00	
sec8hap - Section 8 HAP	17897	Oeas307 - 307 N EAST AVE LLC	8/2/2022	08-2022	1,204.00	
sec8hap - Section 8 HAP	17898	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	8/2/2022	08-2022	721.00	
sec8hap - Section 8 HAP	17899	Oedwdip - EDWARD DIPALMA	8/2/2022	08-2022	809.00	
sec8hap - Section 8 HAP	17900	Oegbmar - MARY J EGBEH	8/2/2022	08-2022	1,453.00	
sec8hap - Section 8 HAP	17901	Oeinmar - MARTIN JAY EINSTEIN	8/2/2022	08-2022	598.00	
sec8hap - Section 8 HAP	17902	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	8/2/2022	08-2022	3,567.00	
sec8hap - Section 8 HAP	17903	Oestros - ESTATE OF LUIS A ROSADO-TORRES	8/2/2022	08-2022	507.00	
sec8hap - Section 8 HAP	17904	Oflodor - FLOWERS	8/2/2022	08-2022	907.00	
sec8hap - Section 8 HAP	17905	Ogarabn - ABNER GARCIA	8/2/2022	08-2022	492.00	
sec8hap - Section 8 HAP	17906	Ogaritz - ITZAMAR GARCIA	8/2/2022	08-2022	932.00	
sec8hap - Section 8 HAP	17907	Ogarsal - GARCIA	8/2/2022	08-2022	2,187.00	
sec8hap - Section 8 HAP	17908	Ogarvin - VINELAND GARDENS LLC	8/2/2022	08-2022	76.00	
sec8hap - Section 8 HAP	17909	Oghebre - BRENDAN G GHEEN	8/2/2022	08-2022	960.00	
sec8hap - Section 8 HAP	17910	Ogibjam - GRIBBLE JR	8/2/2022	08-2022	869.00	
sec8hap - Section 8 HAP	17911	Ogromad - MADHU GROUP LLC	8/2/2022	08-2022	1,070.00	
sec8hap - Section 8 HAP	17912	Ohagdan - DANIEL HAGEMAN JR	8/2/2022	08-2022	2,525.00	
sec8hap - Section 8 HAP	17913	Ohemtom - BTW 4 LLC	8/2/2022	08-2022	1,058.00	
sec8hap - Section 8 HAP	17914	Ohereri - 123 SOUTH 4TH STREET LLC	8/2/2022	08-2022	2,502.00	
sec8hap - Section 8 HAP	17915	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	8/2/2022	08-2022	2,122.00	
sec8hap - Section 8 HAP	17916	Ohfprop - HF PROPERTY MANAGEMENT	8/2/2022	08-2022	1,303.00	
sec8hap - Section 8 HAP	17917	Oholasm - ASM HOLDINGS LLC	8/2/2022	08-2022	455.00	
sec8hap - Section 8 HAP	17918	Oholbull - BULLSEYE HOLDINGS LLC	8/2/2022	08-2022	418.00	
sec8hap - Section 8 HAP	17919	Oholvin - VINELAND 18 HOLDINGS LLC	8/2/2022	08-2022	674.00	

## 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	17920	0homhec - HECS HOMES LLC	8/2/2022	08-2022	170.00
sec8hap - Section 8 HAP	17921	0homoa - O&A HOME	8/2/2022	08-2022	711.00
sec8hap - Section 8 HAP	17922	0homtar - TARKILN HOMES LLC	8/2/2022	08-2022	2,265.00
sec8hap - Section 8 HAP	17923	0houriv - RIVERGROVE HOUSING PARTNERS LLC	8/2/2022	08-2022	111.00
sec8hap - Section 8 HAP	17924	0inters - VINELAND ASSOCIATES LLC	8/2/2022	08-2022	561.00
sec8hap - Section 8 HAP	17925	0invegh - E. G. H. R. E. INVESTMENTS LLC	8/2/2022	08-2022	2,569.00
sec8hap - Section 8 HAP	17926	0jhorn - JOHN HORNER	8/2/2022	08-2022	33.00
sec8hap - Section 8 HAP	17927	0kapala - PANDA REALTY GROUP LLC	8/2/2022	08-2022	1,307.00
sec8hap - Section 8 HAP	17928	0katjay - JAY-KAT INVESTMENTS, LLC	8/2/2022	08-2022	815.00
sec8hap - Section 8 HAP	17929	0landic - LANDICINI 566 LLC	8/2/2022	08-2022	1,029.00
sec8hap - Section 8 HAP	17930	0lebzai - LEBRON	8/2/2022	08-2022	2,151.00
sec8hap - Section 8 HAP	17931	0legmay - MAYERFELD LEGACY TRUST	8/2/2022	08-2022	1,217.00
sec8hap - Section 8 HAP	17932	0lhrent - L & H RENTALS	8/2/2022	08-2022	671.00
sec8hap - Section 8 HAP	17933	0linrob - ROBERT LINDNER	8/2/2022	08-2022	569.00
sec8hap - Section 8 HAP	17934	0lliciig - IIG-1 LLC	8/2/2022	08-2022	400.00
sec8hap - Section 8 HAP	17935	0locloc - LOCATION LOCATION & TIMING LLC	8/2/2022	08-2022	810.00
sec8hap - Section 8 HAP	17936	0londav - DAVID LONGINI	8/2/2022	08-2022	515.00
sec8hap - Section 8 HAP	17937	0lopyad - YADIRA LOPEZ	8/2/2022	08-2022	625.00
sec8hap - Section 8 HAP	17938	0manmil - MILLVILLE MANOR LLC	8/2/2022	08-2022	467.00
sec8hap - Section 8 HAP	17939	0mapgre - GREENWOOD MAPLE JAY LLC	8/2/2022	08-2022	437.00
sec8hap - Section 8 HAP	17940	0marjoe - JOEL MARTIN	8/2/2022	08-2022	752.00
sec8hap - Section 8 HAP	17941	0melrose - MELROSE COURT LP	8/2/2022	08-2022	19,293.00
sec8hap - Section 8 HAP	17942	0menbre - MENDEZ	8/2/2022	08-2022	304.00
sec8hap - Section 8 HAP	17943	0millvil - MILLVILLE REALTY CORPORATION	8/2/2022	08-2022	2,485.00
sec8hap - Section 8 HAP	17944	0miryar - MIRANDA	8/2/2022	08-2022	1,126.00
sec8hap - Section 8 HAP	17945	0neeshr - SHREE NEEL LLC	8/2/2022	08-2022	1,500.00
sec8hap - Section 8 HAP	17946	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	8/2/2022	08-2022	28,827.00
sec8hap - Section 8 HAP	17947	0oilui - LUIS A OLIVERAS	8/2/2022	08-2022	670.00
sec8hap - Section 8 HAP	17948	0paeast - EAST PARK APARTMENTS	8/2/2022	08-2022	5,501.00
sec8hap - Section 8 HAP	17949	0pagang - ANGEL L PAGAN	8/2/2022	08-2022	1,260.00
sec8hap - Section 8 HAP	17950	0parkto - PARK TOWNE APTS LLC	8/2/2022	08-2022	12,809.00
sec8hap - Section 8 HAP	17951	0poisil - SILVER POINT MANAGEMENT LLC	8/2/2022	08-2022	300.00
sec8hap - Section 8 HAP	17952	0proexc - EXCEL PROPERTY MANAGEMENT LLC	8/2/2022	08-2022	1,086.00
sec8hap - Section 8 HAP	17953	0profai - FAIOLA PROPERTY MANAGEMENT AND MAINT	8/2/2022	08-2022	900.00
sec8hap - Section 8 HAP	17954	0profam - FAM PROPERTY MANAGEMENT LLC	8/2/2022	08-2022	1,098.00
sec8hap - Section 8 HAP	17955	0protim - TIMARIA PROPERTIES LLC	8/2/2022	08-2022	1,497.00
sec8hap - Section 8 HAP	17956	0pwn822 - 822 PLUM STREET LLC	8/2/2022	08-2022	1,260.00
sec8hap - Section 8 HAP	17957	0radoak - RADIANT OAKVIEW APARTMENTS LLC	8/2/2022	08-2022	129,729.00
sec8hap - Section 8 HAP	17958	0rafbar - RAFES	8/2/2022	08-2022	420.00
sec8hap - Section 8 HAP	17959	0ramnic - NICHOLAS P RAMBONE	8/2/2022	08-2022	1,400.00
sec8hap - Section 8 HAP	17960	0realsa - S & A REALTY ENTERPRISES LLC	8/2/2022	08-2022	668.00
sec8hap - Section 8 HAP	17961	0rearoc - ROCCO REAL ESTATE LLC	8/2/2022	08-2022	1,780.00
sec8hap - Section 8 HAP	17962	0reasar - SARA REAVES	8/2/2022	08-2022	631.00
sec8hap - Section 8 HAP	17963	0regche - REGENCY CHESTNUT COURT	8/2/2022	08-2022	8,463.00

## Payment Summary

vcv061,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
sec8hap - Section 8 HAP	17964	Oregeas - REGENCY EAST LLC	8/2/2022	08-2022	1,974.00	
sec8hap - Section 8 HAP	17965	Orenaco - ACOSTA RENTAL LLC	8/2/2022	08-2022	616.00	
sec8hap - Section 8 HAP	17966	Orenokg - K G RENOVATIONS LLC	8/2/2022	08-2022	1,009.00	
sec8hap - Section 8 HAP	17967	Oriscam - CAMDEN RISING 2 LLC	8/2/2022	08-2022	1,439.00	
sec8hap - Section 8 HAP	17968	Orivdie - DIEGO A RIVERA	8/2/2022	08-2022	461.00	
sec8hap - Section 8 HAP	17969	Orivvic - VICTORIANO RIVERA JR	8/2/2022	08-2022	328.00	
sec8hap - Section 8 HAP	17970	Oroceli - ELIZABETH ROCHE	8/2/2022	08-2022	632.00	
sec8hap - Section 8 HAP	17971	Orodhen - HENRY RODRIGUEZ	8/2/2022	08-2022	781.00	
sec8hap - Section 8 HAP	17972	Orogsal - SALVATORE W ROGGIO	8/2/2022	08-2022	602.00	
sec8hap - Section 8 HAP	17973	Oromvic - VICTOR M ROMAN	8/2/2022	08-2022	823.00	
sec8hap - Section 8 HAP	17974	Orpipro - RPJ PROPERTIES LLC	8/2/2022	08-2022	12,055.00	
sec8hap - Section 8 HAP	17975	Oruppab - RUPERTO	8/2/2022	08-2022	725.00	
sec8hap - Section 8 HAP	17976	Osaiger - GERALD M SAINOT JR	8/2/2022	08-2022	1,404.00	
sec8hap - Section 8 HAP	17977	Osalasda - DAMIAN & ELAINE SALAS	8/2/2022	08-2022	818.00	
sec8hap - Section 8 HAP	17978	Oshabru - BRUCE D SHAW	8/2/2022	08-2022	1,180.00	
sec8hap - Section 8 HAP	17979	Osimseb - SIMONE	8/2/2022	08-2022	554.00	
sec8hap - Section 8 HAP	17980	Oskgcom - SKG & CO	8/2/2022	08-2022	538.00	
sec8hap - Section 8 HAP	17981	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	8/2/2022	08-2022	1,961.00	
sec8hap - Section 8 HAP	17982	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	8/2/2022	08-2022	444.00	
sec8hap - Section 8 HAP	17983	Ototalb - ALBERTO SOTO	8/2/2022	08-2022	1,075.00	
sec8hap - Section 8 HAP	17984	Ospring - SPRING GARDENS ASSOCIATES LLC	8/2/2022	08-2022	6,661.00	
sec8hap - Section 8 HAP	17985	Osqulan - LANDIS SQUARE SR APTS	8/2/2022	08-2022	1,636.00	
sec8hap - Section 8 HAP	17986	Oswaway - WAYNE SWANSON	8/2/2022	08-2022	1,099.00	
sec8hap - Section 8 HAP	17987	Otayver - TAYLOR	8/2/2022	08-2022	618.00	
sec8hap - Section 8 HAP	17988	Othapau - ALBERTA A QUAIROLI ESTATE	8/2/2022	08-2022	1,126.00	
sec8hap - Section 8 HAP	17989	Otimesus - SUSAN V TIMMRECK	8/2/2022	08-2022	815.00	
sec8hap - Section 8 HAP	17990	Ovasdap - DAPHNE VASSALOTTI	8/2/2022	08-2022	704.00	
sec8hap - Section 8 HAP	17991	Ovelmal - MALADA CRESPO VELEZ	8/2/2022	08-2022	755.00	
sec8hap - Section 8 HAP	17992	Ovinlan - VINELAND VILLAGE APTS	8/2/2022	08-2022	6,183.00	
sec8hap - Section 8 HAP	17993	Ovirulou - LOUIS A VIRUET	8/2/2022	08-2022	916.00	
sec8hap - Section 8 HAP	17994	Ovitdor - VITALO	8/2/2022	08-2022	924.00	
sec8hap - Section 8 HAP	17995	Owaca - WACA INVESTMENTS LLC	8/2/2022	08-2022	305.00	
sec8hap - Section 8 HAP	17996	Owalnut - WALNUT REALTY ASSOCIATES LLC	8/2/2022	08-2022	8,122.00	
sec8hap - Section 8 HAP	17997	Owassey - SEYMOUR WASSERSTRUM	8/2/2022	08-2022	702.00	
sec8hap - Section 8 HAP	17998	Owatrob - ROBERT H WATSON	8/2/2022	08-2022	756.00	
sec8hap - Section 8 HAP	17999	Owhejon - WHEELER	8/2/2022	08-2022	494.00	
sec8hap - Section 8 HAP	18000	Owrialf - ALFRED WRIGHT	8/2/2022	08-2022	1,709.00	
					<b>565,734.00</b>	

## Payment Summary

vcv061,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
sec8adm - Section 8 Admi	648	Ocaguas - CAGUAS OF MUNICIPALITY	8/1/2022	08-2022	63.04	
sec8adm - Section 8 Admi	649	Oosccc08 - OSCEOLA COUNTY HOUSING	8/1/2022	08-2022	65.16	
sec8adm - Section 8 Admi	650	vfl033 - SEMINOLE COUNTY	8/1/2022	08-2022	65.16	



**Payment Summary**

cv061,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
sec8admn - Section 8 Admi	651	vf1093 - ORANGE COUNTY HOUSING & C D	8/1/2022	08-2022	65.16	
					<b>258.52</b>	

**Payment Summary**

cv061,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
capsecdp - PH Sec Dep Acc	205	vha - HOUSING AUTHORITY CITY OF VINELAND	7/29/2022	07-2022	663.79	
					<b>663.79</b>	

**Payment Summary**

cv061,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
capfsses - VHA FSS Escrow	196	0housin - VINELAND HOUSING AUTHORITY	7/22/2022	07-2022	3,253.84	
capfsses - VHA FSS Escrow	197	t0002401 - STOCKTON DAVIS	7/22/2022	07-2022	9,880.63	
					<b>13,134.47</b>	

**Payment Summary**

cv061,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
capgenfd - Public Housing C	2438	sjgas - South Jersey Gas Company	7/22/2022	07-2022	1,239.57	
capgenfd - Public Housing C	2439	vmu - Vineland Municipal Utilities	7/22/2022	07-2022	10,334.52	
capgenfd - Public Housing C	2440	t0010869 - VELEZ	7/22/2022	07-2022	759.79	
capgenfd - Public Housing C	2441	sjgas - South Jersey Gas Company	7/29/2022	07-2022	12.16	
capgenfd - Public Housing C	2442	vmu - Vineland Municipal Utilities	7/29/2022	07-2022	102.18	
					<b>12,448.22</b>	

**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	10695	irrsj - Irrigation South New Jersey LLC	7/26/2022	07-2022	-185.00	
cocc - Central Office Cost	10988	axaequ - Equitable	7/22/2022	07-2022	2,795.00	
cocc - Central Office Cost	10989	browco - Robert M Browne Court Officer	7/22/2022	07-2022	122.29	
cocc - Central Office Cost	10990	cwa - Communications Workers of America	7/22/2022	07-2022	256.54	
cocc - Central Office Cost	10991	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	7/22/2022	07-2022	336.00	
cocc - Central Office Cost	10992	sjgas - South Jersey Gas Company	7/22/2022	07-2022	114.31	
cocc - Central Office Cost	10993	vmu - Vineland Municipal Utilities	7/22/2022	07-2022	2,589.94	
cocc - Central Office Cost	10994	irrsj - Irrigation South New Jersey LLC	7/29/2022	07-2022	185.00	
cocc - Central Office Cost	10995	aflac - AFLAC	7/29/2022	07-2022	350.90	
cocc - Central Office Cost	10996	acehar - Vineland Ace Hardware East	7/29/2022	07-2022	114.90	
cocc - Central Office Cost	10997	barret - Barretta Plumbing Heating Cooling	7/29/2022	07-2022	160.50	
cocc - Central Office Cost	10998	bobaut - BOB'S AUTO SUPPLY, INC	7/29/2022	07-2022	261.50	
cocc - Central Office Cost	10999	bowman - BOWMAN & COMPANY, LLP	7/29/2022	07-2022	27,050.00	
cocc - Central Office Cost	11000	brownc - Brown & Connery LLP	7/29/2022	07-2022	328.00	
cocc - Central Office Cost	11001	canfin - Canon Financial Services Inc	7/29/2022	07-2022	322.00	
cocc - Central Office Cost	11002	ccia - Cumberland Co Improvement Auth	7/29/2022	07-2022	197.80	
cocc - Central Office Cost	11003	centur - Century Water Conditioning & Purification Inc	7/29/2022	07-2022	1,549.00	
cocc - Central Office Cost	11004	cintas - Cintas Corporation #100	7/29/2022	07-2022	468.00	
cocc - Central Office Cost	11005	coloni - Colonial Electrical Supply	7/29/2022	07-2022	286.36	
cocc - Central Office Cost	11006	combus - COMCAST	7/29/2022	07-2022	343.35	
cocc - Central Office Cost	11007	ezpass - E-Z PASS	7/29/2022	07-2022	750.00	

## Payment Summary

icv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv\_asse,pvaa,

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	11008	gatto - Gatto's Septic	7/29/2022	07-2022	4,195.44	
cocc - Central Office Cost	11009	hdsupp - HD Supply Facilities Maintenance LTD	7/29/2022	07-2022	2,336.97	
cocc - Central Office Cost	11010	homede - Home Depot Credit Services	7/29/2022	07-2022	1,280.76	
cocc - Central Office Cost	11011	hompro - The Home Depot Pro - SupplyWorks	7/29/2022	07-2022	3,090.85	
cocc - Central Office Cost	11012	jccupa - JC'S Custom Painting	7/29/2022	07-2022	3,128.50	
cocc - Central Office Cost	11013	mason - W B Mason Co Inc	7/29/2022	07-2022	120.99	
cocc - Central Office Cost	11014	miles - Miles Technologies	7/29/2022	07-2022	4,525.07	
cocc - Central Office Cost	11015	riggin - Riggins Inc	7/29/2022	07-2022	136.13	
cocc - Central Office Cost	11016	sherwi - Sherwin Williams Company	7/29/2022	07-2022	9.23	
cocc - Central Office Cost	11017	shred - Shred-It USA LLC	7/29/2022	07-2022	72.83	
cocc - Central Office Cost	11018	stinson - THOMAS STINSON	7/29/2022	07-2022	100.00	
cocc - Central Office Cost	11019	totsec - Total Security Alarms, LLC.	7/29/2022	07-2022	118.50	
cocc - Central Office Cost	11020	weaequ - Weaver Equipment Sales & Service	7/29/2022	07-2022	875.63	
cocc - Central Office Cost	11021	adcass - Advanced Cabinetry & Storage Systems LLC	8/3/2022	08-2022	819.00	
cocc - Central Office Cost	11022	advthead - Advance Treads Inc	8/3/2022	08-2022	2,221.76	
cocc - Central Office Cost	11023	ahcvktot - AFFORDABLE HOUSING CORPORATION	8/3/2022	08-2022	11,420.00	
cocc - Central Office Cost	11024	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	8/3/2022	08-2022	1,875.00	
cocc - Central Office Cost	11025	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	8/3/2022	08-2022	10,017.00	
cocc - Central Office Cost	11026	bobaut - BOB'S AUTO SUPPLY, INC	8/3/2022	08-2022	1,204.00	
cocc - Central Office Cost	11027	brihou - Bridgeton Housing Authority	8/3/2022	08-2022	3,332.50	
cocc - Central Office Cost	11028	browco - Robert M Browne Court Officer	8/3/2022	08-2022	328.00	
cocc - Central Office Cost	11029	browco - Robert M Browne Court Officer	8/3/2022	08-2022	410.00	
cocc - Central Office Cost	11030	ccia - Cumberland Co Improvement Auth	8/3/2022	08-2022	53.95	
cocc - Central Office Cost	11031	cintas - Cintas Corporation #100	8/3/2022	08-2022	533.14	
cocc - Central Office Cost	11032	coloni - Colonial Electrical Supply	8/3/2022	08-2022	326.84	
cocc - Central Office Cost	11033	conser - County Conservation Company LLC	8/3/2022	08-2022	336.00	
cocc - Central Office Cost	11034	cullig - South Jersey Culligan Water	8/3/2022	08-2022	138.00	
cocc - Central Office Cost	11035	custom - Custom Graphics Inc	8/3/2022	08-2022	141.60	
cocc - Central Office Cost	11036	dudley - Dudley General Contracting LLC	8/3/2022	08-2022	1,999.99	
cocc - Central Office Cost	11037	gabage - Eisenstat Gabage and Furman PC	8/3/2022	08-2022	1,391.67	
cocc - Central Office Cost	11038	genelec - Gen X Electrical Contractors LLC	8/3/2022	08-2022	237.50	
cocc - Central Office Cost	11039	himina - H I MINHAS LLC	8/3/2022	08-2022	318.75	
cocc - Central Office Cost	11040	hompro - The Home Depot Pro - SupplyWorks	8/3/2022	08-2022	2,443.84	
cocc - Central Office Cost	11041	lanfir - Landis Fire Protection Inc	8/3/2022	08-2022	23,500.00	
cocc - Central Office Cost	11042	lilfor - LILLISTON FORD, INC.	8/3/2022	08-2022	191.98	
cocc - Central Office Cost	11043	lrppub - LRP Publications, Inc.	8/3/2022	08-2022	403.50	
cocc - Central Office Cost	11044	miles - Miles Technologies	8/3/2022	08-2022	26,437.50	
cocc - Central Office Cost	11045	natten - National Tenant Network	8/3/2022	08-2022	1,736.00	
cocc - Central Office Cost	11046	omega - Omega Pest Management LLC	8/3/2022	08-2022	5,320.25	
cocc - Central Office Cost	11047	pdq - PDQ Supply Inc	8/3/2022	08-2022	43.10	
cocc - Central Office Cost	11048	peters - Peterson Service Co Inc	8/3/2022	08-2022	2,581.23	
cocc - Central Office Cost	11049	ronmil - Ronald Miller	8/3/2022	08-2022	1,597.07	
cocc - Central Office Cost	11050	sherwi - Sherwin Williams Company	8/3/2022	08-2022	250.00	
cocc - Central Office Cost	11051	sirspe - Sir Speedy Printing	8/3/2022	08-2022	1,295.00	
cocc - Central Office Cost	11052	vann - Vann Dodge Chrysler LLC	8/3/2022	08-2022	50.95	
cocc - Central Office Cost	11053	veriw - Verizon Wireless	8/3/2022	08-2022	1,144.71	
cocc - Central Office Cost	11054	vha - HOUSING AUTHORITY CITY OF VINELAND	8/3/2022	08-2022	7,917.00	
cocc - Central Office Cost	27184438	wex - WEX Bank	7/26/2022	07-2022	4,518.66	

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

**RESOLUTION #2022-48**

**Rescinding Resolution #2021-71**

**WHEREAS**, the Board of Commissioners of the Housing Authority of the City of Vineland authorized and approved Resolution #2021-71 at its October 28, 2021 Board Meeting to enter into a Contract Agreement with United Ford, LLC for the purchase of (2) 2022 FORD W3X TRANSIT VANS in the amount of \$72,848.44; and,

**WHEREAS**, United Ford, LLC 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 #2021-71.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Vineland rescinds Resolution #2021-71 dated October 28, 2021.

**ADOPTED:** August 3, 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 August 3, 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 #2022-49**

**Resolution of the Housing Authority of the City of Vineland  
Authorizing Entering into a Contract Agreement  
with United Ford, LLC**

**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 United Ford, LLC; and,

**WHEREAS**, it is necessary for the Housing Authority of the City of to acquire a vehicle; and,

**WHEREAS**, funds are available for the purpose of entering into a contract agreement with United Ford, LLC; and,

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

**WHEREAS**, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 20/21-09 to United Ford, LLC on September 15, 2020; 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 Educational Services Commission of New Jersey Bid # ESCNJ 20/21-09 contract agreement with United Ford, LLC for the purchase of (2) 2023 Ford Transit Cargo W3X T-350 in the amount of **\$107,040**.

**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 United Ford, LLC, 330 County Avenue, Secaucus, NJ 07096.

**ADOPTED:** August 3, 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 August 3, 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**

(2) 2023 Ford Transit Cargo W3X T-350

in the amount totaling **\$107,040** from 2021 Capital Fund grant. The line item to be charged for the above expenditure is Account #1406-21-406.

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

\_\_\_\_\_  
Date



# UNITED FORD, LLC

330 County Avenue • Secaucus, NJ 07096



COMMERCIAL  
VEHICLE CENTER

07/25/22 13:53:10

Dealer: F13955

2023 TRANSIT NA  
 Order No: 0001 Priority: L2 Ord FIN: QB012 Order Type: 5B Price Level: 315  
 Ord PEP: 101A Cust/Flt Name: VINELAND PO Number:  
 RETAIL

W3X	HR CARGO RWD	\$49625
	148" WHEELBASE	
YZ	OXFORD WHITE	
V	VINYL	
K	PALAZZO GRAY	
101A	PREF EQUIP PKG	
	.XL TRIM	
998	3.5L PFDI V6	
44U	10-SPEED TRANS	
TC8	.235/65R16C BSW	
X4L	4.10 LS	NC
	FRT LICENSE BKT	NC
18P	253 DEG OPENING	\$75
19X	STRT/ST REMOVAL	(50)
20C	9500# GVWR	NC
425	50 STATE EMISS	NC
43R	REVR SENS SYSTM	295
544	LONG PWR HT MIR	220
57B	MANUAL A/C	NC
58V	SYNC3 4" SCN	\$280
63E	DUAL BATTERIES	NC
68H	RUN BRD	310
86F	2 ADDL KEYS	75
90D	PWR OUT (400W)	475
942	DAYTIME LAMPS	45
96D	LOAD AREA PKG	575
16E	.VINYL F/R FLOOR	
98F	FLEX FUEL CAPBL	NC
	DEST AND DELIV	1795

quote prepared for:  
**VINELAND HOUSING AUTHORITY**

VEHICLE MSRP: \$53,720.00  
 DELIVERY TO CUMBERLAND CTY: \$300.00  
 TOTAL FOR TRUCK & DELIVERY: \$54,020.00

FORD DISCOUNT: \$500.00

## TOTAL COST - \$53,520.00

TOTAL BASE AND OPTIONS 53720

TOTAL 53720

\*THIS IS NOT AN INVOICE\*



Telephone: (201) 617-0700 • Fax: (201) 617-9843 • www.unitedfordnj.com

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

**RESOLUTION #2022-50**

**Approving Change Orders #12 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 012 (\$19,417) is necessary to remove and replace the ceilings and lighting fixtures in the ground floor Community Room at Kidston Towers; and

**WHEREAS**, the aforementioned change orders shall not exceed \$19,417 and is described and attached herein; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners hereby accepts the change orders of \$19,417 for the Kidston & Olivio Towers Interior and Plumbing Renovations.

**ADOPTED:** August 3, 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 August 3, 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<sup>™</sup> – 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: 012  
  
 Date: 07/26/2022

**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.)*

07/26/2022 - Removal and installation of ceiling and light fixtures at ground floor of Community Room at Kidston Tower pursuant to the bid proposal for Alternate No. 3.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 124,945.71
The Contract Sum prior to this Change Order was	\$ 2,872,926.71
The Contract Sum will be increased by this Change Order in the amount of	\$ 19,417.00
The new Contract Sum including this Change Order will be	\$ 2,892,343.71

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

07/26/2022  
 DATE

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

SIGNATURE

Douglas Shendock, Vice-President  
 PRINTED NAME AND TITLE

8/2/2022  
 DATE

Vineland Housing Authority  
 OWNER *(Firm name)*

SIGNATURE

Jacqueline Jones, Executive Director  
 PRINTED NAME AND TITLE

DATE

8/3/22

**HOUSING AUTHORITY OF VINELAND - AUGUST, 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 was scheduled for July 27, 2022. On July 25, 2022, we received notification that the tenant filed for Chapter 13 Bankruptcy so we were required to dismiss the eviction complaint with the Court. This matter will be removed from the list.

**2. MELISSA DEJESUS**

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