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*Housing Authority of the  
City of Vineland*

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



*Board of Commissioners'*

*Meeting*

*September 15, 2022*

*6 p.m.*

*Board of Commissioners*  
Mario Ruiz-Mesa, Chairman  
Chris Chapman  
Brian Asselta  
Daniel Peretti  
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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September 9, 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, September 15, 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, September 15, 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 August 3, 2022
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business – Rick Ginnetti, Consultant (Scattered Site Disposition Update)
9. New Business
10. Resolutions:
  - # 2022-51 Monthly Expenses **(updated)**
  - # 2022-52 Approving Change Order #3 for Kidston & Olivio Towers Exterior Renovations Project
  - # 2022-53 Authorizing Entering into a Contract Agreement with Mall Chevrolet – 2023 Chevrolet Express RWD VAN-PASS
  - # 2022-54 Authorizing Entering into a Contract Agreement with Mall Chevrolet – 2023 Silverado 2500 HD
  - # 2022-55 Approve Transfer of Ownership of Authority Owned Vehicle
  - # 2022-56 Awarding Fee Accounting Services Contract
  - # 2022-57 Awarding Auditing Services Contract
  - # 2022-58 Awarding Architectural & Engineering Services Contract
  - # 2022-59 Awarding Legal Services Contract – General Counsel
  - # 2022-60 Awarding Special Legal Services Contract – Labor Relations Counsel
  - # 2022-61 Awarding Consulting Services Contract
  - # 2022-62 Award Painting Services Contract
  - # 2022-63 Award Extermination Services Contract
  - # 2022-64 Adopt State Budget

*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

Wednesday, August 3, 2022

(RESCHEDULED FROM AUGUST 18, 2022)

6:02 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Wednesday, August 3, 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	(absent)
Commissioner Brian Asselta	
Commissioner Jacqueline Cruz	
Commissioner Michael Green	(absent)
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 entertained a motion to approve the minutes of the Regular Meeting held on July 21, 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	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa expressed sorrow regarding the passing of Commissioner Sheila Brown-Saunders who unfortunately was only able to attend one Board Meeting since being appointed to the Board.

**Financial Report:** None.

**Executive Director's Report:**

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided a few updates from her written report. The Fee Accountant's report will be ready around August 18<sup>th</sup>. It is not read today due to the change of meeting date being moved up early in the month. Mrs. Jones will have her normal meeting with Linda Avena and Heidi Burke. The Financial Report will be emailed to the Commissioners. Mrs. Jones thanked everyone for being available for this meeting due to the need to purchase these vehicles. If we miss placing the vehicle order now, it will be 2 years before we can purchase a vehicle.

The VHA had a bid opening for the elevator refurbishment at Kidston and Olivio. It was overpriced. Mrs. Jones confirmed with Ron Miller the consultants are back reviewing the specs for a redo.

The windows for Kidston and Olivio are expected to be delivered tomorrow, but there will be a delay on delivery of the sills. It is anticipated that there will be extension of time for completion of the exterior project with no change in cost due to delay of the materials.

The Kidston and Olivio Interior Project is moving along well and hoping to get the project finished by the end of September.

There are two more scattered site houses under contract and we are waiting for the appraisals for them. There is a slow-down in the market already. The houses were initially being shown to dozens of people and were receiving 15-17 offers. The interest rates have gone up and have put a lot of people out of the market. We are not receiving as many offers nor as high as a couple of months ago.

The classes for the new commissioners have been posted on the Rutgers Website. The Authority will assist with getting the new commissioners registered.

Mrs. Jones stated the Authority has some reserves in its Section 8 account. Last week the Authority mailed 2,200 post cards, which wipes out the Section 8 voucher waiting list. The Authority is working with applicants to lease up about 50 or so vouchers.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2022-47**  
**Resolution to Approve Monthly Expenses**

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$808,148.32. 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 Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-48**  
**Rescinding Resolution #2021-71**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-48. Chairman Ruiz-Mesa stated this is for a vehicle that the vendor cannot deliver. 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 Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-49**  
**Authorizing Entering into a Contract Agreement with United Ford, LLC**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-49. 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 Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

**Resolution #2022-50**  
**Approving Change Orders #12 for  
Kidston & Olivio Towers Interior and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-50. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

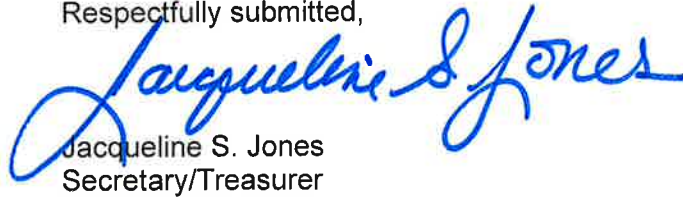
Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Jacqueline Cruz	(Yes)
Commissioner Michael Green	(Absent)
Chairman Mario Ruiz-Mesa	(Yes)

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.

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 6:09 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2022**

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU AUGUST</u>	<u>ACTUAL THRU AUGUST</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<b><u>INCOME</u></b>				
TENANT RENT	842,700	772,475	721,887	(50,588)
LAUNDRY AND VENDING	1,900	1,742	1,280	(462)
OTHER INCOME MISC.	11,000	10,083	2,958	(7,125)
PHA OPERATING SUBSIDY	409,040	374,953	351,006	(23,947)
HUD ASSET REPOSITIONING FEE	168,140	154,128	240,818	86,690
SECTION 8 ADMIN. FEE INCOME	932,600	854,883	898,535	43,652
CAPITAL FUNDS	231,210	211,943	50,493	(161,450)
FSS GRANT-PH	70,000	64,167	64,167	0
CSP-CONGREGATE SERVICES INCOME	103,750	95,105	73,240	(21,865)
INVESTMENT INCOME	4,540	4,162	4,148	(14)
CF MANAGEMENT FEE	47,500	43,542	15,833	(27,709)
MGMT FEE-PH	142,080	130,240	134,391	4,151
MGMT FEE-SEC 8	147,650	135,346	119,820	(15,526)
MGMT FEE-MELROSE	10,200	9,350	9,350	0
MGMT FEE-RAD	331,000	303,417	413,674	110,257
BOOKKEEPING FEE	13,020	11,935	13,275	1,340
BOOKKEEPING FEE-SEC 8	92,300	84,608	74,887	(9,721)
ASSET MGMT FEE	17,420	15,968	18,810	2,842
SHOP RENT	64,800	59,400	60,842	1,442
INCOME FROM OTHER AUTHORITIES	307,420	281,802	332,618	50,816
SERVICE INCOME FROM MELROSE	47,500	43,542	57,400	13,858
MISCELLANEOUS INCOME	1,540	1,412	66,736	65,324
<b>TOTAL INCOME</b>	<b>3,997,310</b>	<b>3,664,203</b>	<b>3,726,168</b>	<b>61,965</b>
<b><u>EXPENSES</u></b>				
<b>ADMINISTRATION:</b>				
ADMINISTRATIVE SALARIES	1,009,090	924,999	870,820	(54,179)
PAYROLL TAXES	88,860	81,455	68,939	(12,516)
HEALTH BENEFITS	265,080	242,990	226,933	(16,057)
PENSION EXPENSE	71,310	65,368	111,705	46,337
CRIMINAL BACKGROUND CHECKS	6,010	5,509	9,142	3,633
TNT/EMPL SCREENING	8,100	7,425	14,931	7,506
LEGAL-GENERAL	30,120	27,610	15,308	(12,302)
LEGAL-OTHER	5,000	4,583	10,121	5,538
STAFF TRAINING	15,000	13,750	5,416	(8,334)
TRAVEL	3,250	2,979	10	(2,969)
ACCOUNTING	85,000	77,917	77,917	0
AUDITING	34,400	31,533	31,533	0
PORT OUT ADMIN FEES	4,500	4,125	3,003	(1,122)
MANAGEMENT FEES	289,730	265,586	254,210	(11,376)
BOOKKEEPING FEES	90,440	82,903	88,163	5,260
ASSET MGMT FEES	8,640	7,920	18,810	10,890
CONSULTANTS	8,000	7,333	7,480	147
IT CONSULTANTS	70,000	64,167	54,907	(9,260)
CONSULTANTS-RAD	8,000	7,333	0	(7,333)
RAD CONVERSION EXPENSES	6,000	5,500	0	(5,500)
MEMBERSHIP DUES/FEES	7,200	6,600	3,467	(3,133)
PUBLICATIONS	2,300	2,108	685	(1,423)



**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2022**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU AUGUST</b>	<b>ACTUAL THRU AUGUST</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>ADVERTISING</b>	5,200	4,767	4,544	(223)
<b>OFFICE SUPPLIES</b>	17,100	15,675	7,551	(8,124)
<b>COMPUTER &amp; SOFTWARE EXPENSES</b>	131,480	120,523	95,095	(25,428)
<b>FUEL-ADMIN</b>	5,000	4,583	0	(4,583)
<b>PHONE AND INTERNET</b>	51,600	47,300	30,476	(16,824)
<b>POSTAGE</b>	9,400	8,617	6,632	(1,985)
<b>COPIER SUPPLIES</b>	9,500	8,708	7,253	(1,455)
<b>INSPECTION FEES</b>	11,920	10,927	12,091	1,164
<b>MISCELLANEOUS EXPENSES</b>	23,840	21,853	22,208	355
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>2,381,070</b>	<b>2,182,646</b>	<b>2,059,350</b>	<b>(123,296)</b>
<b>TENANT SERVICES:</b>				
<b>SALARIES-CONGREGATE SERVICES</b>	43,430	39,811	36,491	(3,320)
<b>PAYROLL TAXES</b>	3,820	3,502	2,886	(616)
<b>MEALS</b>	44,000	40,333	36,691	(3,642)
<b>FSS ESCROWS-PH</b>	4,800	4,400	2,313	(2,087)
<b>OTHER</b>	16,950	15,538	22,608	7,070
<b>TOTAL TENANT SERVICES</b>	<b>113,000</b>	<b>103,584</b>	<b>100,989</b>	<b>(2,595)</b>
<b>UTILITIES:</b>				
<b>WATER</b>	38,000	34,833	34,491	(342)
<b>ELECTRIC</b>	168,100	154,092	138,420	(15,672)
<b>GAS</b>	31,800	29,150	26,804	(2,346)
<b>GARBAGAE/TRASH REMOVAL</b>	20,200	18,517	17,844	(673)
<b>SEWER</b>	60,400	55,367	53,435	(1,932)
<b>TOTAL UTILITIES EXPENSE</b>	<b>318,500</b>	<b>291,959</b>	<b>270,994</b>	<b>(20,965)</b>
<b>ORDINARY MAINTENANCE AND OPERATIONS:</b>				
<b>MAINTENANCE LABOR</b>	194,170	177,989	194,708	16,719
<b>PAYROLL TAXES</b>	16,920	15,510	15,321	(189)
<b>HEALTH BENEFITS</b>	54,960	50,380	42,467	(7,913)
<b>PENSION EXPENSE</b>	13,370	12,256	20,218	7,962
<b>MAINTENANCE UNIFORMS</b>	1,680	1,540	1,854	314
<b>VEHICLE GAS, OIL, GREASE</b>	16,490	15,116	25,514	10,398
<b>MATERIALS</b>	148,800	136,400	86,592	(49,808)
<b>CONTRACT-COSTS</b>	171,870	157,548	128,269	(29,279)
<b>REPAIRS-VEHICLES</b>	9,880	9,057	10,190	1,133
<b>RENT EXPENSE</b>	18,570	17,023	17,028	5
<b>EXTERMINATION</b>	8,800	8,067	3,835	(4,232)
<b>TRASH REMOVAL</b>	9,200	8,433	7,133	(1,300)
<b>TOTAL ORDINARY MAINT. &amp; OPERATIONS EXP.</b>	<b>664,710</b>	<b>609,319</b>	<b>553,129</b>	<b>(56,190)</b>
<b>GENERAL EXPENSES:</b>				
<b>BAD DEBTS</b>	95,060	87,138	87,138	0
<b>COMPENSATED ABSENCES</b>	23,910	21,918	21,918	0
<b>FSS ESCROWS-SEC 8</b>	23,180	21,248	47,952	26,704
<b>INSURANCE</b>	94,160	86,313	134,336	48,023
<b>INTEREST EXPENSE</b>	15,000	13,750	13,750	0
<b>OTHER GENERAL EXPENSES</b>	1,500	1,375	1,375	0

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2022**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU AUGUST</b>	<b>ACTUAL THRU AUGUST</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>PAYMENTS IN LIEU OF TAXES</b>	57,660	52,855	48,968	(3,887)
<b>PORT-IN HAP EXPENSE</b>	500	458	0	(458)
<b>REPLACEMENT RESERVES</b>	95,000	87,086	87,086	0
<b>RETIREE HEALTH BENEFITS</b>	61,440	56,320	45,997	(10,323)
<b>TOTAL GENERAL EXPENSES</b>	<u>467,410</u>	<u>428,461</u>	<u>488,520</u>	<u>60,059</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>3,944,690</u>	<u>3,615,969</u>	<u>3,472,982</u>	<u>(142,987)</u>
<b>PROFIT (LOSS) EXCLUDING HAP</b>	<u>52,620</u>	<u>48,234</u>	<u>253,186</u>	<u>204,952</u>
		0		
<b>HAP REVENUES</b>	6,926,190	6,349,008	5,731,406	(617,602)
<b>HAP EXPENSES</b>	6,903,300	6,328,025	6,283,827	(44,198)
<b>NET HAP (LOSS)</b>	<u>22,890</u>	<u>20,983</u>	<u>(552,421) *</u>	<u>(573,404)</u>
<b>GRAND TOTAL PROFIT (LOSS)</b>	<u>75,510</u>	<u>69,217</u>	<u>(299,235)</u>	<u>(368,452)</u>

\*HUD HELD RESERVES WHERE UTILIZED TO COVER THIS SHORTAGE

# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** September 9, 2022

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

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

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

**PERIOD:** August 2, 2022 to September 8, 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.

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

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

<b>Scope of Work</b>	<b>Work Status</b>	<b>Comments</b>
<b>Asselta Acres – New Cameras &amp; Recording System</b>	<b>Awarded at March 2021 Meeting</b>	<b>12/2021 Update – This project is <b>complete</b>;</b>
<b>KT/OT Roof Replacements</b>	<b>Contract Awarded/In Progress/</b>	<b>11/2021 Update – Project is <b>complete</b> and closed out;</b>
<b>Tarkiln Acres – Roof Replacements</b>	<b>In Planning Stage – <b>On Hold</b></b>	<b>6/2021 – No Update; 9/2021 – A&amp;E proposals received and under review;</b>
<b>KT/OT – Elevator Refurbishment;</b>	<b>Bid opening on 5/17/22</b>	<b>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 &amp; Maintenance of Elevators;</b>

# 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><u>9/2022 Update Detail:</u></b></p> <ol style="list-style-type: none"> <li>1. A/C sleeves – this includes painting and new grilles - 100% completed</li> <li>2. the front canopy re-facing remains – not started yet</li> <li>3. new domestic water pump replacement remains – not started yet</li> <li>4. new OSY valve replacement remains – not started yet</li> <li>5. new public restrooms – 50% completed</li> <li>6. new kitchenette – not started yet</li> <li>7. water filtration system - not started yet</li> </ol>	<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>  <b>6/2021 – No Update;</b>  <b>7/2021 – No Update;</b>  <b>9/2021- No Update;</b>  <b>10/2021 – Contract Award recommendation via resolution for October meeting;</b></p> <p>11/2021 Update: Contract was awarded in October to Gary F. Gardener, Inc.: Project meetings have begun;</p> <p>12/2021 Update: Project construction to begin first quarter of 2022;</p> <p>1/2022 Update: Window submittals have been approved; Construction meetings continue;</p> <p>2/2022 Update: Window submittals have been approved; Construction meetings continue; Supply chain issues are anticipated for receipt of windows;</p> <p>3/2022 Update: Change Order #1 is on the Agenda to repair mortar &amp; brick cracks at units 10A &amp; 9A;</p> <p>4/2022 Update: All window materials has been ordered; Possible June delivery for window materials; Mortar repair will be completed along with window replacement project;</p> <p>5/2022 Update – same status as 4/2022;</p> <p>6/2022 Update: Same as 5/2022;</p> <p>7/2022 Update: Same as 6/2022;</p> <p>8/2022 Update: The windows for have been received; waiting on additional materials before the work will begin;</p> <p><i>9/2022 Update: The work on this project has begun;</i></p>

<b><u>Kidston &amp; Olivio Towers – Renovation Projects - Active</u></b>	<b>Work Status</b>	<b>Comments</b>
<p style="text-align: center;"><b>Scope of Work</b></p> <p><b>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</b></p>	<p><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 first quarter of 2022; 01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture; 2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval; 3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps &amp; supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G &amp; H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April; 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>

<b><u>Kidston &amp; Olivio Towers – Renovation Projects – Active</u></b>	<b>Work Status</b>	<b>Comments</b>
<p style="text-align: center;"><b>Scope of Work</b></p> <p><b>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</b></p>	<p><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><b>7/2022 Update: J &amp; K risers are complete; Work on C &amp; D risers is in process; Remaining risers are A, B &amp; I.</b></p> <p><b>8/2022 Update: Work on C &amp; D risers is in process; Remaining risers are A, B &amp; I.</b></p> <p><i>9/2/022 Update: Work on A &amp; C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</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><b>SCATTERED SITE HOMES STATUS SUMMARY</b></i>				
<i><b>DATE</b></i>	<i><b>UNDER CONTRACT</b></i>	<i><b>LISTED</b></i>	<i><b>SOLD</b></i>	<i><b>TOTAL HOMES</b></i>
				<i><b>72 Total</b></i>
				<i><b>-10 Not Selling</b></i>
				<i><b>62 Balance</b></i>
<i><b>May 14, 2022</b></i>	<i><b>1</b></i>	<i><b>2</b></i>	<i><b>-3</b></i>	<i><b>59 Balance</b></i>
<i><b>June 10, 2022</b></i>	<i><b>-1 (seller backed out)</b></i>	<i><b>3</b></i>	<i><b>-4</b></i>	<i><b>58 Balance</b></i>
<i><b>July 14, 2022</b></i>	<i><b>2 /-1 (seller backed out)</b></i>	<i><b>1</b></i>	<i><b>0</b></i>	<i><b>58 Balance</b></i>
<i><b>August 1, 2022</b></i>	<i><b>1</b></i>	<i><b>3</b></i>	<i><b>0</b></i>	<i><b>58 Balance</b></i>
<i><b>September 8, 2022</b></i>	<i><b>1</b></i>	<i><b>0</b></i>	<i><b>-1</b></i>	<i><b>57 Balance</b></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.**

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

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

## **Melrose Court**

The property 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>Michael Green, Sr.</b>	In Process
<b>Vacant</b>	
<b>Vacant</b>	

- **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**

Aug2022

Jul2022

Jun2022

<b>Tenant Accounts Receivable</b>			
Number of "non-payment of rent" cases referred to the solicitor	0	7	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	22	13
Total number of units inspected year-to-date - all sites	417	395	373
City Inspections	0	167	0
<b>Occupancy</b>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	0.00	199	229
Annual Unit Turnaround Time (For Fiscal Year)	218	218	220
Monthly - Number of Vacancies Filled (this month)	0	5	8
Monthly - Average unit turnaround time in days for Lease Up	0	65	56
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	0.00	84	235
PIC Score	98.74%	98.76%	98.76%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	95.83%	96.83%	98.00%
<b>Public Housing &amp; RAD Waiting List Applicants</b>			
Families - <b>All lists closed (lists purged July 2022)</b>	158	158	290
Elderly (Seniors - 62+)/Disabled - <b>All lists closed (lists purged July 2022)</b>	229	237	395
<b>Average work order turnaround time in days - Tenant Generated</b>			
Average work order turnaround time in days - Tenant Generated	0	0	0
Number of routine work orders written this month	589	490	515
Number of outstanding work orders from previous month	626	612	685
Total number of work orders to be addressed this month	1,215	1,102	1,200
Total number of work orders completed this month	595	476	588
Total number of work orders left outstanding	620	626	612
Number of emergency work orders written this month	2	1	6
Total number of work orders written year-to-date	5,975	5,386	4,896
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	5	9	4
<b>Section 8</b>			
Level of leased units of previous month was:	919	915	913
Level of leased units this month is:	909	919	915
Number of increased leased-units over last month	-10	4	2
Total number of units inspected this month	37	65	43
<b>Programs (Voucher):</b>			
ABA Utilization %	96.36%	96.81%	99.03%
Repayment Agreements	30	30	29
Total repayments due YTD	\$92,479	\$92,479	\$87,319
Total repayments received YTD	\$4,431	\$4,431	\$4,431
PIC Score (Oakview added 10/13)	99.45%	99.45%	99.45%
Section 8 Housing Choice Voucher Waiting List Applicants - <b>Closed 11/19/2021</b>	2,222	2,236	2,243
Section 8 Project Based Waiting List Applicants- <b>Oakview - OPEN</b>	211	197	228
Section 8 Project Based Waiting List Applicants- <b>Buena HA - CLOSED</b>	178	179	179
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	75%/25%	79%/21%	79%/21%
<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	15	11	10
The number of residents signed on to the program. (FSS Contracts).	28	30	29
The number of FSS Participants with established escrow accounts.	22	24	24
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	3
The number of meetings, workshops and case management services	2	2	7
<b>Congregate Services</b>			
Number of clients on the Congregate Program	27	11	12
Number of clients on Meal Program	19	19	20

**Program Statistics Report**

**10/2021 - 10/2022**

**Aug2022**

**Jul2022**

**Jun2022**

Number of clients on Homemaking Program	14	15	14
Number of clients on Laundry Services (This service is included in housekeeping)	10	10	11
Number of clients on Shopping Services (This service is included in housekeeping)	6	7	6
<b>Registered Nurse</b>			
Number of clients served this month	118	116	90
Blood Pressure Clinics ( clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	4	4	4
Meds Supervision	34	37	34
<b>VHA - (FAMILY SW)</b>			
Number of Residents on ROSS (Family)	20	0	15
Number of residents that received case management services	15	0	15
Number of Meetings	0	0	0
Number of residents enrolled in academic/employment workshops (FSS)	2	0	3
<b>VHA - (MEDICAL)</b>			
Number of residents received health assessment	4	11	4
Number of residents health activities of daily living assessments.	4	11	4
Resident's medicine monitoring/supervision for month	34	37	34
Self-sufficiency - improved living conditions.	4	11	4
<b>Community Development Block Grant Program</b>			
<b>Clients Served</b>			
Number of new clients served	0	0	0
Number of ongoing clients	68	71	72
Total clients currently being served this month	15	70	71
<b>Income</b>			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	26%	27%	28%
Low 50%-31% (MFI)	26%	27%	27%
Very Low 30%-0% (MFI)	47%	46%	45%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Client Demographics</b>			
White	10	10	10
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	52	54	55
Non-Hispanic	16	16	16

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

**RESOLUTION #2022-51**

**A Resolution Approving Regular Monthly Expenses**

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

**WHEREAS**, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of **\$1,533,405.95**.

**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:** September 15, 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				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti, Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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**

**CHECK LIST**

**09/15/2022**

<b>CHECK #</b>	<b>ACCOUNT</b>	<b>AMOUNT</b>
	<b>SECTION 8 HAP PROGRAM</b>	\$ 619,071.00
3460-3491	LANDLORD/TENANT CHECKS & OTHER	\$ 33,550.00
18001-18154	LANDLORD HAPs - EFT	\$ 585,521.00
	<b>SECTION 8 ADMIN FEE</b>	\$ 899.86
652-654	COMPUTER CHECKS - OceanFirst	\$ 899.86
	COMPUTER CHECKS - Truist	\$ -
	<b>SECTION 8 HOP</b>	
	COMPUTER CHECKS	\$ -
	<b>NHOP INVESTMENTS</b>	\$ -
	COMPUTER CHECKS - OceanFirst	\$ -
	COMPUTER CHECKS - Truist	\$ -
	<b>PH SECURITY DEPOSIT</b>	
206	COMPUTER CHECKS	\$ 329.20
	<b>FSS ESCROW</b>	
198-199	COMPUTER CHECKS	\$ 12,244.52
	<b>PH GENERAL FUND</b>	
2443-2461	COMPUTER CHECKS	\$ 196,817.96
	<b>COCC</b>	
11055-11211		
20220812,		
20220816,		
20220824	COMPUTER CHECKS	\$ 389,945.08
	<b>COCC EXPENDITURES</b>	
242-247	PAYROLL	3 pays \$ 125,714.62
	PAYCHEX INVOICES	3 pays \$ 1,162.74
	PAYROLL TAX LIABILITY	3 pays \$ 55,590.03
	HEALTH BENEFITS PYMT	Aug/Sep 2022 \$ 109,321.88
	PENSION PYMT	Jul/Aug 2022 \$ 23,471.80
	<b>TOTAL</b>	\$ 1,533,405.95

## Payment Summary

Bank=sec8hap AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3460	t0000482 - SUAREZ	8/17/2022	08-2022	148.00	
sec8hap - Section 8 HAP	3461	t0015850 - PURNELL	8/17/2022	08-2022	65.00	
sec8hap - Section 8 HAP	3462	0housin - VINELAND HOUSING AUTHORITY	8/19/2022	08-2022	3,517.00	
sec8hap - Section 8 HAP	3463	0ahctaaa - AFFORDABLE HOUSING CORPORATION	8/22/2022	08-2022	2,592.00	
sec8hap - Section 8 HAP	3464	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	8/22/2022	08-2022	10,114.00	
sec8hap - Section 8 HAP	3465	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	8/22/2022	08-2022	2,214.00	
sec8hap - Section 8 HAP	3466	0radoak - RADIANT OAKVIEW APARTMENTS LLC	8/22/2022	08-2022	7,604.00	
sec8hap - Section 8 HAP	3467	0millif - LIFESPRING OF MILLVILLE INC	9/2/2022	09-2022	577.00	
sec8hap - Section 8 HAP	3468	0osccos8 - OSCEOLA COUNTY HOUSING	9/2/2022	09-2022	918.00	
sec8hap - Section 8 HAP	3469	t0000624 - GUNN	9/2/2022	09-2022	104.00	
sec8hap - Section 8 HAP	3470	t0002385 - CARRION	9/2/2022	09-2022	42.00	
sec8hap - Section 8 HAP	3471	t0003357 - KENNEDY	9/2/2022	09-2022	64.00	
sec8hap - Section 8 HAP	3472	t0004781 - LIDDICK	9/2/2022	09-2022	71.00	
sec8hap - Section 8 HAP	3473	t0005188 - MELENDEZ	9/2/2022	09-2022	45.00	
sec8hap - Section 8 HAP	3474	t0005666 - BALDWIN	9/2/2022	09-2022	41.00	
sec8hap - Section 8 HAP	3475	t0005731 - HAROLD	9/2/2022	09-2022	8.00	
sec8hap - Section 8 HAP	3476	t0006020 - CARDONA	9/2/2022	09-2022	4.00	
sec8hap - Section 8 HAP	3477	t0006338 - SAEZ	9/2/2022	09-2022	3.00	
sec8hap - Section 8 HAP	3478	t0006533 - VILLAFANE	9/2/2022	09-2022	14.00	
sec8hap - Section 8 HAP	3479	t0007021 - SHIELDS	9/2/2022	09-2022	5.00	
sec8hap - Section 8 HAP	3480	t0007057 - DESAI	9/2/2022	09-2022	63.00	
sec8hap - Section 8 HAP	3481	t0007113 - RIOS	9/2/2022	09-2022	4.00	
sec8hap - Section 8 HAP	3482	t0010166 - ORTIZ	9/2/2022	09-2022	195.00	
sec8hap - Section 8 HAP	3483	t0012304 - MEDINA	9/2/2022	09-2022	36.00	
sec8hap - Section 8 HAP	3484	t0015194 - LANTIGUA ESTEVEZ	9/2/2022	09-2022	3.00	
sec8hap - Section 8 HAP	3485	t0015636 - WILSON	9/2/2022	09-2022	36.00	
sec8hap - Section 8 HAP	3486	t0015850 - PURNELL	9/2/2022	09-2022	65.00	
sec8hap - Section 8 HAP	3487	t0015857 - PAYNE	9/2/2022	09-2022	41.00	
sec8hap - Section 8 HAP	3488	t0015908 - BEARDSLEY	9/2/2022	09-2022	41.00	

## Payment Summary

Bank=sec8hap AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

Check No	Check Description	Check Date	Pay Period	Amount	Total
3489	vf1033 - SEMINOLE COUNTY	9/2/2022	09-2022	1,298.00	
3490	vf1093 - ORANGE COUNTY HOUSING & C D	9/2/2022	09-2022	1,408.00	
3491	0dibwil - WILLIAM V DIBIASE	9/9/2022	09-2022	2,210.00	33,550.00
18001	0corjua - CORTES	8/18/2022	08-2022	1,023.00	
18002	0damjos - DAMATO	8/18/2022	08-2022	899.00	
18003	0hereri - 123 SOUTH 4TH STREET LLC	8/18/2022	08-2022	1,400.00	
18004	0llciig - IIG-1 LLC	8/18/2022	08-2022	507.00	
18005	0neeshr - SHREE NEEL LLC	8/18/2022	08-2022	1,931.00	
18006	0regche - REGENCY CHESTNUT COURT	8/18/2022	08-2022	1,102.00	
18007	0senbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	8/18/2022	08-2022	467.00	
18008	0spring - SPRING GARDENS ASSOCIATES LLC	8/18/2022	08-2022	3,860.00	
18009	0watrob - ROBERT H WATSON	8/18/2022	08-2022	152.00	
18010	02llbtw - BTW 2 LLC	9/2/2022	09-2022	690.00	
18011	0537grap - 529-537 GRAPE STREET,LLC	9/2/2022	09-2022	386.00	
18012	0abobab - BABATUNDE O ABORISADE	9/2/2022	09-2022	699.00	
18013	0abrawi - ABRAHAN & AWILDA HEREDIA	9/2/2022	09-2022	1,227.00	
18014	0acojor - ACOSTA	9/2/2022	09-2022	1,541.00	
18015	0ahcpv - AFFORDABLE HOUSING CORPORATION	9/2/2022	09-2022	11,382.00	
18016	0ahctaaa - AFFORDABLE HOUSING CORPORATION	9/2/2022	09-2022	91,944.00	
18017	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	9/2/2022	09-2022	66,217.00	
18018	0albreb - REBECCA C THOMPSON-ALBERT	9/2/2022	09-2022	89.00	
18019	0andcar - ANDUJAR	9/2/2022	09-2022	281.00	
18020	0andron - RONALD ANDRO	9/2/2022	09-2022	360.00	
18021	0aparab - AB APARTMENTS LLC	9/2/2022	09-2022	1,228.00	
18022	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS C	9/2/2022	09-2022	4,184.00	
18023	0assind - INDEPENDENCE ASSOCIATES LLC	9/2/2022	09-2022	832.00	
18024	0barric - RICHARD BARSUGLIA	9/2/2022	09-2022	823.00	
18025	0behhar - HARRY & BARBARA BEHRENS	9/2/2022	09-2022	523.00	
18026	0beredw - EDWIN C & SAVALYN BERGAMO	9/2/2022	09-2022	1,083.00	
18027	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AP1	9/2/2022	09-2022	4,285.00	
18028	0berobe - OBED BERMUDEZ	9/2/2022	09-2022	981.00	



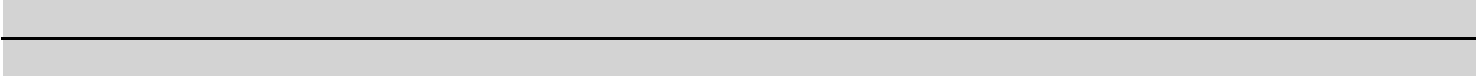
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sec8hap - Section 8 HAP	18029	Obetalp - ALPHA BETA CAMDEN LLC	9/2/2022	09-2022	1,377.00
sec8hap - Section 8 HAP	18030	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	9/2/2022	09-2022	713.00
sec8hap - Section 8 HAP	18031	Obrewst - BREWSTER GARDEN APARTMENTS LLC	9/2/2022	09-2022	1,040.00
sec8hap - Section 8 HAP	18032	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	9/2/2022	09-2022	17,030.00
sec8hap - Section 8 HAP	18033	Obususa - USA BUSY BEE INC	9/2/2022	09-2022	911.00
sec8hap - Section 8 HAP	18034	Ocamnil - NILZA R CAMACHO	9/2/2022	09-2022	1,080.00
sec8hap - Section 8 HAP	18035	Ocarjos - CARVALHO	9/2/2022	09-2022	714.00
sec8hap - Section 8 HAP	18036	Ocarmar - SIMOES	9/2/2022	09-2022	1,699.00
sec8hap - Section 8 HAP	18037	Ocasros - CASTILLO	9/2/2022	09-2022	598.00
sec8hap - Section 8 HAP	18038	Ocdgard - CD GARDENS INC.	9/2/2022	09-2022	1,983.00
sec8hap - Section 8 HAP	18039	Ochainv - CHAAD INVESTMENTS LLC	9/2/2022	09-2022	618.00
sec8hap - Section 8 HAP	18040	Ochajos - JOSEPH T CHAMBERS	9/2/2022	09-2022	950.00
sec8hap - Section 8 HAP	18041	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	9/2/2022	09-2022	2,855.00
sec8hap - Section 8 HAP	18042	Ocolmac - MACY A COLLINS	9/2/2022	09-2022	889.00
sec8hap - Section 8 HAP	18043	Ocorjua - CORTES	9/2/2022	09-2022	2,425.00
sec8hap - Section 8 HAP	18044	Ocridan - DANA CRISS	9/2/2022	09-2022	622.00
sec8hap - Section 8 HAP	18045	Ocrofre - FREDDIE L CROSS	9/2/2022	09-2022	800.00
sec8hap - Section 8 HAP	18046	Odamjos - DAMATO	9/2/2022	09-2022	899.00
sec8hap - Section 8 HAP	18047	Odelsia - SIAN DELUCA	9/2/2022	09-2022	390.00
sec8hap - Section 8 HAP	18048	Odibwil - WILLIAM V DIBIASE	9/2/2022	09-2022	2,210.00
sec8hap - Section 8 HAP	18048	Odibwil - WILLIAM V DIBIASE	9/9/2022	09-2022	-2,210.00
sec8hap - Section 8 HAP	18049	Odondel - DELROY T DONALDSON	9/2/2022	09-2022	603.00
sec8hap - Section 8 HAP	18050	Oeas307 - 307 N EAST AVE LLC	9/2/2022	09-2022	1,204.00
sec8hap - Section 8 HAP	18051	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	9/2/2022	09-2022	721.00
sec8hap - Section 8 HAP	18052	Oedwdip - EDWARD DIPALMA	9/2/2022	09-2022	809.00
sec8hap - Section 8 HAP	18053	Oegbmar - MARY J EGBEH	9/2/2022	09-2022	1,453.00
sec8hap - Section 8 HAP	18054	Oeinmar - MARTIN JAY EINSTEIN	9/2/2022	09-2022	598.00
sec8hap - Section 8 HAP	18055	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	9/2/2022	09-2022	3,567.00
sec8hap - Section 8 HAP	18056	Oestros - ESTATE OF LUIS A ROSADO-TORRES	9/2/2022	09-2022	507.00
sec8hap - Section 8 HAP	18057	Oflodor - FLOWERS	9/2/2022	09-2022	907.00
sec8hap - Section 8 HAP	18058	Ogarabn - ABNER GARCIA	9/2/2022	09-2022	492.00

Payment Summary

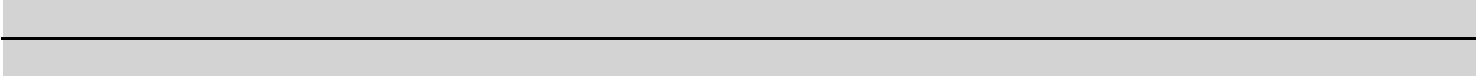
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sec8hap - Section 8 HAP	18059	Ogaritz - ITZAMAR GARCIA	9/2/2022	09-2022	1,100.00
sec8hap - Section 8 HAP	18060	Ogarsal - GARCIA	9/2/2022	09-2022	2,159.00
sec8hap - Section 8 HAP	18061	Ogarvin - VINELAND GARDENS LLC	9/2/2022	09-2022	76.00
sec8hap - Section 8 HAP	18062	Oghebre - BRENDAN G GHEEN	9/2/2022	09-2022	907.00
sec8hap - Section 8 HAP	18063	Ogibjam - GRIBBLE JR	9/2/2022	09-2022	869.00
sec8hap - Section 8 HAP	18064	Ogromad - MADHU GROUP LLC	9/2/2022	09-2022	1,070.00
sec8hap - Section 8 HAP	18065	Ohagdan - DANIEL HAGEMAN JR	9/2/2022	09-2022	2,525.00
sec8hap - Section 8 HAP	18066	Ohemtom - BTW 4 LLC	9/2/2022	09-2022	1,058.00
sec8hap - Section 8 HAP	18067	Ohereri - 123 SOUTH 4TH STREET LLC	9/2/2022	09-2022	3,902.00
sec8hap - Section 8 HAP	18068	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	9/2/2022	09-2022	2,201.00
sec8hap - Section 8 HAP	18069	Ohfprop - HF PROPERTY MANAGEMENT	9/2/2022	09-2022	1,303.00
sec8hap - Section 8 HAP	18070	Oholasm - ASM HOLDINGS LLC	9/2/2022	09-2022	455.00
sec8hap - Section 8 HAP	18071	Oholbull - BULLSEYE HOLDINGS LLC	9/2/2022	09-2022	418.00
sec8hap - Section 8 HAP	18072	Oholvin - VINELAND 18 HOLDINGS LLC	9/2/2022	09-2022	579.00
sec8hap - Section 8 HAP	18073	Ohomhec - HECS HOMES LLC	9/2/2022	09-2022	170.00
sec8hap - Section 8 HAP	18074	Ohomoa - O&A HOME	9/2/2022	09-2022	711.00
sec8hap - Section 8 HAP	18075	Ohomtar - TARKILN HOMES LLC	9/2/2022	09-2022	9,362.00
sec8hap - Section 8 HAP	18076	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	9/2/2022	09-2022	111.00
sec8hap - Section 8 HAP	18077	Ohowkev - KEVIN HOWARD	9/2/2022	09-2022	2,770.00
sec8hap - Section 8 HAP	18078	Ointers - VINELAND ASSOCIATES LLC	9/2/2022	09-2022	561.00
sec8hap - Section 8 HAP	18079	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	9/2/2022	09-2022	2,569.00
sec8hap - Section 8 HAP	18080	Ojhorn - JOHN HORNER	9/2/2022	09-2022	33.00
sec8hap - Section 8 HAP	18081	Okapala - PANDA REALTY GROUP LLC	9/2/2022	09-2022	1,307.00
sec8hap - Section 8 HAP	18082	Okatjay - JAY-KAT INVESTMENTS, LLC	9/2/2022	09-2022	815.00
sec8hap - Section 8 HAP	18083	Olandic - LANDICINI 566 LLC	9/2/2022	09-2022	1,029.00
sec8hap - Section 8 HAP	18084	Olebzai - LEBRON	9/2/2022	09-2022	2,151.00
sec8hap - Section 8 HAP	18085	Olegmay - MAYERFELD LEGACY TRUST	9/2/2022	09-2022	1,289.00
sec8hap - Section 8 HAP	18086	Olhrent - L & H RENTALS	9/2/2022	09-2022	671.00
sec8hap - Section 8 HAP	18087	Olinrob - ROBERT LINDNER	9/2/2022	09-2022	569.00
sec8hap - Section 8 HAP	18088	Ollciig - IIG-1 LLC	9/2/2022	09-2022	907.00
sec8hap - Section 8 HAP	18089	Olocloc - LOCATION LOCATION & TIMING LLC	9/2/2022	09-2022	810.00

Payment Summary

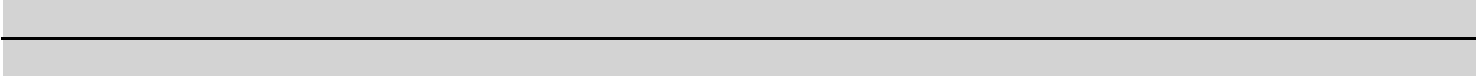
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sec8hap - Section 8 HAP	18090	Olondav - DAVID LONGINI	9/2/2022	09-2022	515.00
sec8hap - Section 8 HAP	18091	Olopyad - YADIRA LOPEZ	9/2/2022	09-2022	625.00
sec8hap - Section 8 HAP	18092	Omanmil - MILLVILLE MANOR LLC	9/2/2022	09-2022	467.00
sec8hap - Section 8 HAP	18093	Omapgre - GREENWOOD MAPLE JAY LLC	9/2/2022	09-2022	975.00
sec8hap - Section 8 HAP	18094	Omarjoe - JOEL MARTIN	9/2/2022	09-2022	788.00
sec8hap - Section 8 HAP	18095	Omelrose - MELROSE COURT LP	9/2/2022	09-2022	19,123.00
sec8hap - Section 8 HAP	18096	Omenbre - MENDEZ	9/2/2022	09-2022	304.00
sec8hap - Section 8 HAP	18097	Omillvil - MILLVILLE REALTY CORPORATION	9/2/2022	09-2022	2,420.00
sec8hap - Section 8 HAP	18098	Omiryar - MIRANDA	9/2/2022	09-2022	1,126.00
sec8hap - Section 8 HAP	18099	Oneeshr - SHREE NEEL LLC	9/2/2022	09-2022	2,573.00
sec8hap - Section 8 HAP	18100	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	9/2/2022	09-2022	28,991.00
sec8hap - Section 8 HAP	18101	Ooilui - LUIS A OLIVERAS	9/2/2022	09-2022	670.00
sec8hap - Section 8 HAP	18102	Opaeast - EAST PARK APARTMENTS	9/2/2022	09-2022	5,349.00
sec8hap - Section 8 HAP	18103	Opagang - ANGEL L PAGAN	9/2/2022	09-2022	1,260.00
sec8hap - Section 8 HAP	18104	Oparkto - PARK TOWNE APTS LLC	9/2/2022	09-2022	12,280.00
sec8hap - Section 8 HAP	18105	Opoisil - SILVER POINT MANAGEMENT LLC	9/2/2022	09-2022	241.00
sec8hap - Section 8 HAP	18106	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	9/2/2022	09-2022	1,086.00
sec8hap - Section 8 HAP	18107	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINTENANCE	9/2/2022	09-2022	900.00
sec8hap - Section 8 HAP	18108	Oprofam - FAM PROPERTY MANAGEMENT LLC	9/2/2022	09-2022	1,098.00
sec8hap - Section 8 HAP	18109	Oprotim - TIMARIA PROPERTIES LLC	9/2/2022	09-2022	1,497.00
sec8hap - Section 8 HAP	18110	Opwn822 - 822 PLUM STREET LLC	9/2/2022	09-2022	1,260.00
sec8hap - Section 8 HAP	18111	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	9/2/2022	09-2022	133,668.00
sec8hap - Section 8 HAP	18112	Orafbar - RAFES	9/2/2022	09-2022	420.00
sec8hap - Section 8 HAP	18113	Oramnic - NICHOLAS P RAMBONE	9/2/2022	09-2022	1,314.00
sec8hap - Section 8 HAP	18114	Orealisa - S & A REALTY ENTERPRISES LLC	9/2/2022	09-2022	668.00
sec8hap - Section 8 HAP	18115	Orearoc - ROCCO REAL ESTATE LLC	9/2/2022	09-2022	1,207.00
sec8hap - Section 8 HAP	18116	Oreasar - SARA REAVES	9/2/2022	09-2022	631.00
sec8hap - Section 8 HAP	18117	Oregche - REGENCY CHESTNUT COURT	9/2/2022	09-2022	9,121.00
sec8hap - Section 8 HAP	18118	Oregeas - REGENCY EAST LLC	9/2/2022	09-2022	2,151.00
sec8hap - Section 8 HAP	18119	Orenaco - ACOSTA RENTAL LLC	9/2/2022	09-2022	675.00
sec8hap - Section 8 HAP	18120	Orenokg - K G RENOVATIONS LLC	9/2/2022	09-2022	1,009.00

Payment Summary

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sec8hap - Section 8 HAP	18121	Oriscam - CAMDEN RISING 2 LLC	9/2/2022	09-2022	1,117.00
sec8hap - Section 8 HAP	18122	Orivdie - DIEGO A RIVERA	9/2/2022	09-2022	461.00
sec8hap - Section 8 HAP	18123	Orivvic - VICTORIANO RIVERA JR	9/2/2022	09-2022	328.00
sec8hap - Section 8 HAP	18124	Oroceli - ELIZABETH ROCHE	9/2/2022	09-2022	632.00
sec8hap - Section 8 HAP	18125	Orodhen - HENRY RODRIGUEZ	9/2/2022	09-2022	781.00
sec8hap - Section 8 HAP	18126	Orogsal - SALVATORE W ROGGIO	9/2/2022	09-2022	602.00
sec8hap - Section 8 HAP	18127	Oromvic - VICTOR M ROMAN	9/2/2022	09-2022	823.00
sec8hap - Section 8 HAP	18128	Orpjpro - RPJ PROPERTIES LLC	9/2/2022	09-2022	12,261.00
sec8hap - Section 8 HAP	18129	Oruppab - RUPERTO	9/2/2022	09-2022	725.00
sec8hap - Section 8 HAP	18130	Osaiger - GERALD M SAINOT JR	9/2/2022	09-2022	1,404.00
sec8hap - Section 8 HAP	18131	Osalasda - DAMIAN & ELAINE SALAS	9/2/2022	09-2022	818.00
sec8hap - Section 8 HAP	18132	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	9/2/2022	09-2022	467.00
sec8hap - Section 8 HAP	18133	Oshabru - BRUCE D SHAW	9/2/2022	09-2022	1,180.00
sec8hap - Section 8 HAP	18134	Osimseb - SIMONE	9/2/2022	09-2022	554.00
sec8hap - Section 8 HAP	18135	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	9/2/2022	09-2022	1,284.00
sec8hap - Section 8 HAP	18136	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	9/2/2022	09-2022	444.00
sec8hap - Section 8 HAP	18137	Osotalb - ALBERTO SOTO	9/2/2022	09-2022	1,075.00
sec8hap - Section 8 HAP	18138	Ospring - SPRING GARDENS ASSOCIATES LLC	9/2/2022	09-2022	6,731.00
sec8hap - Section 8 HAP	18139	Osqulan - LANDIS SQUARE SR APTS	9/2/2022	09-2022	1,633.00
sec8hap - Section 8 HAP	18140	Oswaway - WAYNE SWANSON	9/2/2022	09-2022	1,099.00
sec8hap - Section 8 HAP	18141	Otayver - TAYLOR	9/2/2022	09-2022	618.00
sec8hap - Section 8 HAP	18142	Othapau - ALBERTA A QUAIROLI ESTATE	9/2/2022	09-2022	1,126.00
sec8hap - Section 8 HAP	18143	Otimesus - SUSAN V TIMMRECK	9/2/2022	09-2022	815.00
sec8hap - Section 8 HAP	18144	Ovasdap - DAPHNE VASSALOTTI	9/2/2022	09-2022	704.00
sec8hap - Section 8 HAP	18145	Ovelmal - MALADA CRESPO VELEZ	9/2/2022	09-2022	739.00
sec8hap - Section 8 HAP	18146	Ovinlan - VINELAND VILLAGE APTS	9/2/2022	09-2022	5,672.00
sec8hap - Section 8 HAP	18147	Ovirulou - LOUIS A VIRUET	9/2/2022	09-2022	916.00
sec8hap - Section 8 HAP	18148	Ovitdor - VITALO	9/2/2022	09-2022	924.00
sec8hap - Section 8 HAP	18149	Owaca - WACA INVESTMENTS LLC	9/2/2022	09-2022	305.00
sec8hap - Section 8 HAP	18150	Owalnut - WALNUT REALTY ASSOCIATES LLC	9/2/2022	09-2022	8,051.00
sec8hap - Section 8 HAP	18151	Owassey - SEYMOUR WASSERSTRUM	9/2/2022	09-2022	702.00

### Payment Summary

Bank=sec8hap AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date
sec8hap - Section 8 HAP	18152	0watrob - ROBERT H WATSON	9/2/2022	09-2022	908.00
sec8hap - Section 8 HAP	18153	0whejon - WHEELER	9/2/2022	09-2022	494.00
sec8hap - Section 8 HAP	18154	0wrialf - ALFRED WRIGHT	9/2/2022	09-2022	1,709.00
sec8hap - Section 8 HAP	500018	0canell - CANDELARIA	9/2/2022	09-2022	0.00
					<b>619,071.00</b>

585,521.00

### Payment Summary

Bank=sec8adm AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date
sec8adm - Section 8 Admir	652	abco - BERKSHIRE HATHAWAY GUARD INS CO	8/25/2022	08-2022	100.31
sec8adm - Section 8 Admir	653	prevle - LEE PREVARD	8/25/2022	08-2022	694.55
sec8adm - Section 8 Admir	654	vmu - Vineland Municipal Utilities	8/25/2022	08-2022	105.00
					<b>899.86</b>

### Payment Summary

Bank=capsecdp AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date
capsecdp - PH Sec Dep Acct	206	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	8/4/2022	08-2022	329.20
					<b>329.20</b>

### Payment Summary

Bank=capfsses AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date
capfsses - VHA FSS Escrow ,	198	t0005590 - GONZALEZ	8/19/2022	08-2022	10,755.37
capfsses - VHA FSS Escrow ,	199	t0012247 - RODRIGUEZ	8/19/2022	08-2022	1,489.15
					<b>12,244.52</b>

### Payment Summary

Bank=capgenfd AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date
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**Payment Summary**

Bank=sec8hap AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

<b>Bank</b>	<b>Check#</b>	<b>Vendor</b>	<b>Check Date</b>	<b>Post Month</b>	<b>Total Date Amount Reconciled</b>
capgenfd - Public Housing G	2443	0vinlan - VINELAND VILLAGE APTS	8/4/2022	08-2022	1,980.00
capgenfd - Public Housing G	2444	b0011380 - MENDEZ	8/4/2022	08-2022	1,150.00
capgenfd - Public Housing G	2445	vmu - Vineland Municipal Utilities	8/5/2022	08-2022	599.92
capgenfd - Public Housing G	2446	vha - HOUSING AUTHORITY CITY OF VINELAND	8/5/2022	08-2022	58,500.00
capgenfd - Public Housing G	2447	vha - HOUSING AUTHORITY CITY OF VINELAND	8/5/2022	08-2022	1,548.00
capgenfd - Public Housing G	2448	sjgas - South Jersey Gas Company	8/12/2022	08-2022	42.60
capgenfd - Public Housing G	2449	vmu - Vineland Municipal Utilities	8/12/2022	08-2022	1,634.13
capgenfd - Public Housing G	2450	sjgas - South Jersey Gas Company	8/19/2022	08-2022	961.95
capgenfd - Public Housing G	2451	vmu - Vineland Municipal Utilities	8/19/2022	08-2022	10,512.77
capgenfd - Public Housing G	2452	t0010887 - CRUZ CARABALLO	8/19/2022	08-2022	982.47
capgenfd - Public Housing G	2453	sjgas - South Jersey Gas Company	8/26/2022	08-2022	13.76
capgenfd - Public Housing G	2454	vmu - Vineland Municipal Utilities	8/26/2022	08-2022	216.00
capgenfd - Public Housing G	2455	vmu - Vineland Municipal Utilities	9/9/2022	09-2022	1,119.40
capgenfd - Public Housing G	2456	0dibwil - WILLIAM V DIBIASE	9/9/2022	09-2022	2,850.00
capgenfd - Public Housing G	2457	b0001420 - SIMMS	9/9/2022	09-2022	1,086.95
capgenfd - Public Housing G	2458	b0001420 - SIMMS	9/9/2022	09-2022	1,150.00
capgenfd - Public Housing G	2459	t0011540 - FUENTES	9/9/2022	09-2022	549.79
capgenfd - Public Housing G	2460	vha - HOUSING AUTHORITY CITY OF VINELAND	9/9/2022	09-2022	96,951.04
capgenfd - Public Housing G	2461	vha - HOUSING AUTHORITY CITY OF VINELAND	9/14/2022	09-2022	14,969.18
					<b>196,817.96</b>

**Payment Summary**

Bank=cocc AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

<b>Bank</b>	<b>Check#</b>	<b>Vendor</b>	<b>Check Date</b>	<b>Post Month</b>	<b>Total Date Amount Reconciled</b>
cocc - Central Office Cost	11055	axaequ - Equitable	8/5/2022	08-2022	2,795.00
cocc - Central Office Cost	11056	browco - Robert M Browne Court Officer	8/5/2022	08-2022	122.29
cocc - Central Office Cost	11057	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	8/5/2022	08-2022	336.00
cocc - Central Office Cost	11058	acehar - Vineland Ace Hardware East	8/12/2022	08-2022	67.86
cocc - Central Office Cost	11059	aceplu - Ace Plumbing and Electrical Supplies Inc	8/12/2022	08-2022	110.80
cocc - Central Office Cost	11060	avena - Linda M Avena CPA	8/12/2022	08-2022	7,083.33
cocc - Central Office Cost	11061	blocklsi - TELESYSTEM	8/12/2022	08-2022	1,701.05

## Payment Summary

Bank=sec8hap AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

cocc - Central Office Cost	11062	bottin - Bottinos Supermarkets Inc	8/12/2022	08-2022	10.00
cocc - Central Office Cost	11063	brihou - Bridgeton Housing Authority	8/12/2022	08-2022	1,161.00
cocc - Central Office Cost	11064	callexp - Call Experts New Jersey	8/12/2022	08-2022	453.22
cocc - Central Office Cost	11065	canbus - Canon Solutions America Inc	8/12/2022	08-2022	150.60
cocc - Central Office Cost	11066	ccia - Cumberland Co Improvement Auth	8/12/2022	08-2022	3,078.87
cocc - Central Office Cost	11067	centur - Century Water Conditioning & Purification Inc	8/12/2022	08-2022	596.50
cocc - Central Office Cost	11068	coloni - Colonial Electrical Supply	8/12/2022	08-2022	224.22
cocc - Central Office Cost	11069	cullig - South Jersey Culligan Water	8/12/2022	08-2022	33.00
cocc - Central Office Cost	11070	drainv - Copperwood Capital	8/12/2022	08-2022	1,298.00
cocc - Central Office Cost	11071	flowho - The Flower Shoppe	8/12/2022	08-2022	108.00
cocc - Central Office Cost	11072	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	8/12/2022	08-2022	1,113.26
cocc - Central Office Cost	11073	hompro - The Home Depot Pro - SupplyWorks	8/12/2022	08-2022	985.93
cocc - Central Office Cost	11074	lilfor - LILLISTON FORD, INC.	8/12/2022	08-2022	242.61
cocc - Central Office Cost	11075	mason - W B Mason Co Inc	8/12/2022	08-2022	201.05
cocc - Central Office Cost	11076	miles - Miles Technologies	8/12/2022	08-2022	129.00
cocc - Central Office Cost	11077	njjif - NJ Public Housing Authorities JIF	8/12/2022	08-2022	146,498.00
cocc - Central Office Cost	11078	omega - Omega Pest Management LLC	8/12/2022	08-2022	375.00
cocc - Central Office Cost	11079	pbrese - Reserve Account	8/12/2022	08-2022	1,000.00
cocc - Central Office Cost	11080	prich - P C Richard and Son Builders Div	8/12/2022	08-2022	1,674.00
cocc - Central Office Cost	11081	riggin - Riggins Inc	8/12/2022	08-2022	76.63
cocc - Central Office Cost	11082	rkauto - RK Auto Group	8/12/2022	08-2022	128.72
cocc - Central Office Cost	11083	smigre - GREG SMITH TREE SERVICE LLC	8/12/2022	08-2022	600.00
cocc - Central Office Cost	11084	staadv - Staples, Inc.	8/12/2022	08-2022	398.19
cocc - Central Office Cost	11085	standard - Standard Elevator Corporation	8/12/2022	08-2022	2,748.00
cocc - Central Office Cost	11086	totsec - Total Security Alarms, LLC.	8/12/2022	08-2022	160.00
cocc - Central Office Cost	11087	vercon - Verizon Connect Fleet USA LLC	8/12/2022	08-2022	366.45
cocc - Central Office Cost	11088	vhapet - Gloria Pomaes	8/12/2022	08-2022	190.30
cocc - Central Office Cost	11089	wallac - Wallace Supply Co	8/12/2022	08-2022	157.11
cocc - Central Office Cost	11090	wex - WEX Bank	8/12/2022	08-2022	2,971.70
cocc - Central Office Cost	11091	axaequ - Equitable	8/19/2022	08-2022	2,795.00
cocc - Central Office Cost	11092	browco - Robert M Browne Court Officer	8/19/2022	08-2022	122.29
cocc - Central Office Cost	11093	cwa - Communications Workers of America	8/19/2022	08-2022	535.82
cocc - Central Office Cost	11094	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	8/19/2022	08-2022	336.00
cocc - Central Office Cost	11095	sjgas - South Jersey Gas Company	8/19/2022	08-2022	91.17
cocc - Central Office Cost	11096	vmu - Vineland Municipal Utilities	8/19/2022	08-2022	2,810.70
cocc - Central Office Cost	11097	acehar - Vineland Ace Hardware East	8/19/2022	08-2022	156.22

## Payment Summary

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cocc - Central Office Cost	11098	aceplu - Ace Plumbing and Electrical Supplies Inc	8/19/2022	08-2022	158.55
cocc - Central Office Cost	11099	ambcom - Ambient Comfort	8/19/2022	08-2022	361.00
cocc - Central Office Cost	11100	bobaut - BOB'S AUTO SUPPLY, INC	8/19/2022	08-2022	322.00
cocc - Central Office Cost	11101	browni - Browns Integrated Pest Management	8/19/2022	08-2022	525.00
cocc - Central Office Cost	11102	ccia - Cumberland Co Improvement Auth	8/19/2022	08-2022	41.69
cocc - Central Office Cost	11103	cheuni - Cheryl's Uniform Downtown	8/19/2022	08-2022	119.00
cocc - Central Office Cost	11104	coloni - Colonial Electrical Supply	8/19/2022	08-2022	128.60
cocc - Central Office Cost	11105	hompro - The Home Depot Pro - SupplyWorks	8/19/2022	08-2022	2,341.50
cocc - Central Office Cost	11106	latorr - La Torre Delsea Hardware	8/19/2022	08-2022	45.00
cocc - Central Office Cost	11107	miles - Miles Technologies	8/19/2022	08-2022	3,965.00
cocc - Central Office Cost	11108	natten - National Tenant Network	8/19/2022	08-2022	440.00
cocc - Central Office Cost	11109	nelrod - THE NELROD COMPANY	8/19/2022	08-2022	279.00
cocc - Central Office Cost	11110	pdq - PDQ Supply Inc	8/19/2022	08-2022	292.80
cocc - Central Office Cost	11111	sjglas - South Jersey Glass & Door Company	8/19/2022	08-2022	600.00
cocc - Central Office Cost	11112	tennan - Tennant Sales	8/19/2022	08-2022	287.51
cocc - Central Office Cost	11113	totsec - Total Security Alarms, LLC.	8/19/2022	08-2022	3,066.07
cocc - Central Office Cost	11114	trane - Trane U.S., Inc.	8/19/2022	08-2022	5,090.00
cocc - Central Office Cost	11115	aflac - AFLAC	8/26/2022	08-2022	350.90
cocc - Central Office Cost	11116	advens - Advanced Enviro Systems	8/26/2022	08-2022	178.50
cocc - Central Office Cost	11117	amacap - Amazon Capital Services Inc	8/26/2022	08-2022	469.56
cocc - Central Office Cost	11118	browco - Robert M Browne Court Officer	8/26/2022	08-2022	82.00
cocc - Central Office Cost	11119	brownc - Brown & Connery LLP	8/26/2022	08-2022	266.50
cocc - Central Office Cost	11120	ccia - Cumberland Co Improvement Auth	8/26/2022	08-2022	151.08
cocc - Central Office Cost	11121	coloni - Colonial Electrical Supply	8/26/2022	08-2022	22.87
cocc - Central Office Cost	11122	combus - COMCAST	8/26/2022	08-2022	343.35
cocc - Central Office Cost	11123	daily - The Daily Journal	8/26/2022	08-2022	131.04
cocc - Central Office Cost	11124	genelec - Gen X Electrical Contractors LLC	8/26/2022	08-2022	481.00
cocc - Central Office Cost	11125	hdsupp - HD Supply Facilities Maintenance LTD	8/26/2022	08-2022	307.10
cocc - Central Office Cost	11126	hill - Ronald Hill	8/26/2022	08-2022	1,125.00
cocc - Central Office Cost	11127	homede - Home Depot Credit Services	8/26/2022	08-2022	1,167.15
cocc - Central Office Cost	11128	mason - W B Mason Co Inc	8/26/2022	08-2022	639.40
cocc - Central Office Cost	11129	miles - Miles Technologies	8/26/2022	08-2022	761.08
cocc - Central Office Cost	11130	njelev - Treasurer State of NJ	8/26/2022	08-2022	830.00
cocc - Central Office Cost	11131	presso - Press of Atlantic City	8/26/2022	08-2022	36.40
cocc - Central Office Cost	11132	sebly - Sebly LLC	8/26/2022	08-2022	710.00
cocc - Central Office Cost	11133	xpress - Xpress Electronic Services, Inc.	8/26/2022	08-2022	80.00



## Payment Summary

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cocc - Central Office Cost	11134	axaequ - Equitable	9/2/2022	09-2022	2,795.00
cocc - Central Office Cost	11135	browco - Robert M Browne Court Officer	9/2/2022	09-2022	122.29
cocc - Central Office Cost	11136	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	9/2/2022	09-2022	336.00
cocc - Central Office Cost	11137	browco - Robert M Browne Court Officer	9/2/2022	09-2022	82.00
cocc - Central Office Cost	11138	canfin - Canon Financial Services Inc	9/2/2022	09-2022	322.00
cocc - Central Office Cost	11139	carahsoft - Carahsoft Technology Corporation	9/2/2022	09-2022	2,155.34
cocc - Central Office Cost	11140	chute - Chute Master Services Inc	9/2/2022	09-2022	1,695.00
cocc - Central Office Cost	11141	flowho - The Flower Shoppe	9/2/2022	09-2022	112.00
cocc - Central Office Cost	11142	genelec - Gen X Electrical Contractors LLC	9/2/2022	09-2022	95.00
cocc - Central Office Cost	11143	graing - Grainger	9/2/2022	09-2022	623.88
cocc - Central Office Cost	11144	jccupa - JC'S Custom Painting	9/2/2022	09-2022	430.00
cocc - Central Office Cost	11145	prich - P C Richard and Son Builders Div	9/2/2022	09-2022	1,767.00
cocc - Central Office Cost	11146	pdq - PDQ Supply Inc	9/2/2022	09-2022	176.60
cocc - Central Office Cost	11147	stinson - THOMAS STINSON	9/2/2022	09-2022	200.00
cocc - Central Office Cost	11148	b0011380 - MENDEZ	9/2/2022	09-2022	1,088.34
cocc - Central Office Cost	11149	t0013142 - VAZQUEZ - NEGRON	9/2/2022	09-2022	146.56
cocc - Central Office Cost	11150	callexp - Call Experts New Jersey	9/9/2022	09-2022	454.03
cocc - Central Office Cost	11151	ccia - Cumberland Co Improvement Auth	9/9/2022	09-2022	127.49
cocc - Central Office Cost	11152	fioch - Fiocchi Tire Center Inc	9/9/2022	09-2022	40.00
cocc - Central Office Cost	11153	mjroof - M & J ROOFING LLC	9/9/2022	09-2022	750.00
cocc - Central Office Cost	11154	riggin - Riggins Inc	9/9/2022	09-2022	54.38
cocc - Central Office Cost	11155	sjappra - South Jersey Appraisal Associates LLC	9/9/2022	09-2022	600.00
cocc - Central Office Cost	11156	veriw - Verizon Wireless	9/9/2022	09-2022	1,219.05
cocc - Central Office Cost	11157	wallac - Wallace Supply Co	9/9/2022	09-2022	182.33
cocc - Central Office Cost	11158	wex - WEX Bank	9/9/2022	09-2022	3,479.78
cocc - Central Office Cost	11159	wheat - Wheat Road Cold Cuts	9/9/2022	09-2022	4,841.95
cocc - Central Office Cost	11160	acehar - Vineland Ace Hardware East	9/15/2022	09-2022	242.40
cocc - Central Office Cost	11161	aceplu - Ace Plumbing and Electrical Supplies Inc	9/15/2022	09-2022	246.17
cocc - Central Office Cost	11162	ahcvktot - AFFORDABLE HOUSING CORPORATION	9/15/2022	09-2022	11,421.00
cocc - Central Office Cost	11163	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	9/15/2022	09-2022	1,875.00
cocc - Central Office Cost	11164	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	9/15/2022	09-2022	10,027.00
cocc - Central Office Cost	11165	amacap - Amazon Capital Services Inc	9/15/2022	09-2022	40.73
cocc - Central Office Cost	11166	avena - Linda M Avena CPA	9/15/2022	09-2022	7,083.33
cocc - Central Office Cost	11167	babbit - Babbitt Manufacturing Co, Inc.	9/15/2022	09-2022	1,500.00
cocc - Central Office Cost	11168	blaine - Blaine Window Hardware Inc	9/15/2022	09-2022	125.45
cocc - Central Office Cost	11169	blocklsi - TELESYSTEM	9/15/2022	09-2022	1,713.58

## Payment Summary

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cocc - Central Office Cost	11170	botsto - BOTTINOS STONE AND GARDEN	9/15/2022	09-2022	247.78
cocc - Central Office Cost	11171	brooke - The Brooke Group LLC	9/15/2022	09-2022	32,123.25
cocc - Central Office Cost	11172	browni - Browns Integrated Pest Management	9/15/2022	09-2022	700.00
cocc - Central Office Cost	11173	canbus - Canon Solutions America Inc	9/15/2022	09-2022	196.89
cocc - Central Office Cost	11174	ccia - Cumberland Co Improvement Auth	9/15/2022	09-2022	3,225.17
cocc - Central Office Cost	11175	cdwgov - CDW Government Inc	9/15/2022	09-2022	1,647.55
cocc - Central Office Cost	11176	cejeeq - Central Jersey Equipment, LLC	9/15/2022	09-2022	4,643.72
cocc - Central Office Cost	11177	cintas - Cintas Corporation #100	9/15/2022	09-2022	582.47
cocc - Central Office Cost	11178	coloni - Colonial Electrical Supply	9/15/2022	09-2022	57.12
cocc - Central Office Cost	11179	cullig - South Jersey Culligan Water	9/15/2022	09-2022	33.00
cocc - Central Office Cost	11180	deljos - Joseph R Delgado Inc	9/15/2022	09-2022	808.05
cocc - Central Office Cost	11181	diaroo - Diamond Roof Cleaning LLC	9/15/2022	09-2022	1,500.00
cocc - Central Office Cost	11182	dudley - Dudley General Contracting LLC	9/15/2022	09-2022	425.00
cocc - Central Office Cost	11183	gabage - Eisenstat Gabage and Furman PC	9/15/2022	09-2022	2,036.67
cocc - Central Office Cost	11184	garhigh - Garden State Highway Products Inc.	9/15/2022	09-2022	150.10
cocc - Central Office Cost	11185	genelec - Gen X Electrical Contractors LLC	9/15/2022	09-2022	855.00
cocc - Central Office Cost	11186	hdsupp - HD Supply Facilities Maintenance LTD	9/15/2022	09-2022	3,388.24
cocc - Central Office Cost	11187	himina - H I MINHAS LLC	9/15/2022	09-2022	456.25
cocc - Central Office Cost	11188	hompro - The Home Depot Pro - SupplyWorks	9/15/2022	09-2022	466.78
cocc - Central Office Cost	11189	inspira - Inspira Health Network Urgent Care, PC	9/15/2022	09-2022	240.00
cocc - Central Office Cost	11190	jccupa - JC'S Custom Painting	9/15/2022	09-2022	1,319.00
cocc - Central Office Cost	11191	lanfir - Landis Fire Protection Inc	9/15/2022	09-2022	7,659.00
cocc - Central Office Cost	11192	lilfor - LILLISTON FORD, INC.	9/15/2022	09-2022	71.00
cocc - Central Office Cost	11193	mason - W B Mason Co Inc	9/15/2022	09-2022	79.24
cocc - Central Office Cost	11194	mazza - Frank Mazza & Son Inc.	9/15/2022	09-2022	577.34
cocc - Central Office Cost	11195	miles - Miles Technologies	9/15/2022	09-2022	27,175.33
cocc - Central Office Cost	11196	nanmck - Nan McKay and Associates Inc	9/15/2022	09-2022	239.00
cocc - Central Office Cost	11197	omega - Omega Pest Management LLC	9/15/2022	09-2022	4,259.44
cocc - Central Office Cost	11198	pbrese - Reserve Account	9/15/2022	09-2022	1,000.00
cocc - Central Office Cost	11199	sermas - ServiceMaster To The Rescue	9/15/2022	09-2022	375.00
cocc - Central Office Cost	11200	sherwi - Sherwin Williams Company	9/15/2022	09-2022	444.40
cocc - Central Office Cost	11201	shred - Shred-It USA LLC	9/15/2022	09-2022	72.55
cocc - Central Office Cost	11202	sjglas - South Jersey Glass & Door Company	9/15/2022	09-2022	577.00
cocc - Central Office Cost	11203	smigre - GREG SMITH TREE SERVICE LLC	9/15/2022	09-2022	250.00
cocc - Central Office Cost	11204	staadv - Staples, Inc.	9/15/2022	09-2022	317.11
cocc - Central Office Cost	11205	standard - Standard Elevator Corporation	9/15/2022	09-2022	2,748.00

### Payment Summary

Bank=sec8hap AND mm/yy=10/2021-09/2022 AND Check Date=08/04/2022-09/15/2022 AND All Checks=Yes AND Include Voids=All Checks

cocc - Central Office Cost	11206	tfcame - T & F CAMERA SHOP, INC.	9/15/2022	09-2022	50.00
cocc - Central Office Cost	11207	vann - Vann Dodge Chrysler LLC	9/15/2022	09-2022	358.76
cocc - Central Office Cost	11208	vercon - Verizon Connect Fleet USA LLC	9/15/2022	09-2022	366.45
cocc - Central Office Cost	11209	vha - HOUSING AUTHORITY CITY OF VINELAND	9/15/2022	09-2022	7,913.00
cocc - Central Office Cost	11210	weaequ - Weaver Equipment Sales & Service	9/15/2022	09-2022	58.00
cocc - Central Office Cost	11211	wheat - Wheat Road Cold Cuts	9/15/2022	09-2022	4,555.55
cocc - Central Office Cost	20220812	combus - COMCAST	8/12/2022	08-2022	645.98
cocc - Central Office Cost	20220816	combus - COMCAST	8/16/2022	08-2022	1,813.40
cocc - Central Office Cost	20220824	combus - COMCAST	8/24/2022	08-2022	2,678.27
					<b>389,945.08</b>

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

**RESOLUTION #2022-52**

**Approving Change Order #3 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 003 is necessary to provide additional time to complete the project; and

**WHEREAS**, the aforementioned change order is described and attached herein; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners hereby accepts the change order to extend the contract completion date until 12/31/2022.

**ADOPTED:** September 15, 2022

**MOVED/SECONDED:**

Resolution moved by Commissioner

Resolution seconded by Commissioner

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti, Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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  
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: 003  
  
Date: 08/12/2022

**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.)*

08/12/2022 - Additional 138 days contract time, until 12/31/2022. Initial contract of 274 days, until 8/15/2022. Updated contract of 412 days, until 12/31/2022.

The original Contract Sum was	\$ 998,426.00
The net change by previously authorized Change Orders	\$ 17,415.71
The Contract Sum prior to this Change Order was	\$ 1,015,841.71
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 1,015,841.71

The Contract Time will be increased by 138 (One hundred Thirty Eight) days.  
The new date of Substantial Completion will be 12/31/2022

**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

08/12/2022  
DATE

8/24/2022  
DATE

DATE

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

**RESOLUTION #2022-53**

**Resolution of the Housing Authority of the City of Vineland  
Authorizing Entering into a Contract Agreement  
with Mall Chevrolet**

**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 Mall Chevrolet; 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 Mall Chevrolet; 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 #65MCESSCCPS; and,

**WHEREAS**, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 20/21-09 to Mall Chevrolet 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 Mall Chevrolet for the purchase of (1) 2023 CHEVROLET EXPRESS RWD VAN-PASS in the amount of **\$34,528.25**.

**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 Mall Chevrolet – 75 Haddonfield Road, Cherry Hill, NJ 08002.

**ADOPTED:** September 15, 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				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on September 15, 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 Chevrolet Silverado 2500 HD

in the amount totaling **\$34,528.25** from 2021 Capital Funds. The line item to be charged for the above expenditure is account #1406-21-406.

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

\_\_\_\_\_  
Date

# MALL CHEVROLET, INC.

75 HADDONFIELD ROAD  
 CHERRY HILL, NJ 08002  
 856-662-7000 X 183  
 856-504-0108-FAX  
 Contact: Rick DiRenzo  
[ret2600@gmail.com](mailto:ret2600@gmail.com)

<b>DATE</b>	8/5/2022
-------------	----------

Year **2023**  
 Make **CHEV**  
 Model **PASS**  
 Color **WHITE**  
 Miles  
 STK **BTS10**

<b>QUOTE</b>			
<b>Our Job #</b>		<b>Ship Via:</b>	DELIVER
<b>END USER</b>		<b>SHIP TO</b>	
VINELAND HOUSING			

QTY.	PART #	DESCRIPTION	MSRP	ESCNJ 32%
1	CG23406	2023 CHEVROLET EXPRESS RWD VAN-PASS	\$41,700.00	\$32,526.00
	DFC	GM DESTINATION CHARGE	\$1,695.00	\$1,695.00
	ZX5	12 PASSENGER SEATING		STANDARD
	LV1	VORTEC 4.3L 6 CYL SFI ENGINE		STANDARD
	M5U	8 SPEED AUTO TRANSMISSION		STANDARD
	C60	AIR CONDITIONING, FRONT		STANDARD
	ZX2	BUCKET SEATS, VNYL		STANDARD
	E24	RIGHT SIDE SWING OUT DOORS		STANDARD
	UOF	AM/FM RADIO		STANDARD
	XLP	TIRES, LT245/75R16E ASBW		STANDARD
	5H1	TWO SPARE KEYS PROGRAMMED	\$125.00	\$118.75
	B38	REAR VINYL FLOOR		STANDARD
	DE5	MIRROS, OUTSIDE HEATED POWER		STANDARD
	VK3	FRONT LICENSE PLATE	\$40.00	\$38.50
	DEL	DELIVERY		\$150.00
	COLORS	WHITE		
		ESCNJ 20/21-09		
			<i>total</i>	\$34,528.25



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

**RESOLUTION #2022-54**

**Resolution of the Housing Authority of the City of Vineland  
Authorizing Entering into a Contract Agreement  
with Mall Chevrolet**

**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 Mall Chevrolet; 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 Mall Chevrolet; 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 #65MCESCCPS; and,

**WHEREAS**, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 20/21-09 to Mall Chevrolet 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 Mall Chevrolet for the purchase of (1) 2023 Chevrolet Silverado 2500 HD in the amount of **\$48,715.65**.

**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 Mall Chevrolet – 75 Haddonfield Road, Cherry Hill, NJ 08002.

**ADOPTED:** September 15, 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				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on September 15, 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 Chevrolet Silverado 2500 HD

in the amount totaling **\$48,715.65** from 2021 Capital Funds. The line item to be charged for the above expenditure is account #1406-21-406.

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

\_\_\_\_\_  
Date

# MALL CHEVROLET

75 Haddonfield Road, Cherry Hill, NJ 08002

Direct: 856-449-9254 / Fax: 856-504-0108

[fleetman13@gmail.com](mailto:fleetman13@gmail.com)

Rick Di Renzo, Fleet Manager

**Date:** 8/18/2022

END USER		ADDRESS - CITY, STATE, ZIP:		BRGKSN(25)	
VINELAND HOUSING AUTHORITY					
<b>CONTRACT</b>		ESCNJ 20/21-09-NJ STATE APPROVED #65MCECCPS			
Item	QTY	Part No.	Description	MSRP	ESCNJ
1	1	CK20903	CHEVROLET SILVERADO REG CAB LWB	\$ 43,300.00	\$ 33,254.40
	1	DFC	GM SHIPPING CHARGE	\$ 1,795.00	\$ 1,795.00
	1	L8T	6.6L V8 ENGINE	STANDARD	STANDARD
	1	MYD	6-SPEED AUTO TRANS	STANDARD	STANDARD
		AE7/H2G	BLACK VINYL SEATS	STANDARD	STANDARD
		BG9	VINYL FLOOR	STANDARD	STANDARD
		JGB	10,250 GVW	STANDARD	STANDARD
	1	AKO	DEEP TINT GLASS	\$ 100.00	\$ 95.00
	1	C49	REAR WINDOW DEFOGGER	\$ 225.00	\$ 213.75
	1	G80	LOCKING REAR-3.73 AXLE	STANDARD	STANDARD
	1	VYU	SNOW PLOW PACKAGE	\$ 380.00	\$ 361.00
	1	Z82	TRAILER TWO /BRAKE CONTROLLER	STANDARD	STANDARD
	1	JL1	BRAKE CONTROLLER	\$ 275.00	\$ 261.25
	1	PCV	FLEET CONVIENANCE PACKAGE	\$ 1,825.00	\$ 1,733.75
	1	5H1	TWO SPARE KEYS-PROGRAMMED	\$ 125.00	\$ 118.75
	1	AQQ	REMOTE KEYLESS ENTRY	STANDARD	STANDARD
	1	DBG	MIRRORS, MANUAL, EXT/FOLDING HEATEDW/TS	STANDARD	STANDARD
	1	9L7	UPFITTER SWITCHES	\$ 300.00	\$ 285.00
	1	CGN	SPRAY IN LINER	\$ 545.00	\$ 517.75
	1	NQF	TRANSFER CASE-ROTARY DIAL	STANDARD	STANDARD
	1	QHQ	TIRES, LT245/75 R17E AT TIRES	STANDARD	STANDARD
	1	QT5	TAILGATE FUNCTION, EZ LFT-POWER LOCK/RELEASE		
	1	K14	120 VOLT IN CAB RECEPTACLE	\$ 150.00	\$ 142.50
	1	NZZ	SKID PLATE	\$ 150.00	\$ 142.50
	1	KW5	ALTERNATOR,220 AMP	\$ 150.00	\$ 142.50
	1	SFW	BACK UP ALARM CALIBRATION	\$ 50.00	\$ 47.50
	1	EQUIP	BACK-RACK W/ 22" AMBER LED-2 FRT LEDS	\$ 2,250.00	\$ 2,250.00
	1	PLOW	8'6" PLOW	\$ 7,200.00	\$ 7,200.00
	1	COLORS	WHITE		
	1	TEMP TAG	TEMP TAG		\$ 5.00
	1	DEL	DELIVERY AS PER ESCNJ REGION		\$ 150.00
		TOTAL			\$ 48,715.65

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

**RESOLUTION #2022-55**

**Transfer Ownership of Authority Owned Vehicle**

**WHEREAS**, the Vineland Housing Authority owns and operates a fleet of vehicles; and

**WHEREAS**, the Vineland Housing Authority possesses a 2012 Ford Focus – VIN# 1FAHP3E24CL258863 with the current mileage of 27,840; and

**WHEREAS**, the Ocean City Housing Authority has expressed interest in owning the vehicle for use at the Authority; and

**WHEREAS**, the transfer of said vehicle is considered in the best interest of both public entities to further the usefulness of public property; and

**WHEREAS**, it is the desire of the Vineland Housing Authority to transfer ownership of said vehicle to the Ocean City Housing Authority in the amount of \$4,000; and

**WHEREAS**, N.J.S.A 40A:11-36.2 allows for the transfer of property to another contracting unit without the need for bids; and

**WHEREAS**, the 2012 Ford Focus – VIN# 1FAHP3E24CL258863 vehicle to be transferred shall be in an “As Is” condition with no warranties or representations as to their use or condition; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners hereby approves the transfer the 20212 Ford Focus – VIN# 1FAHP3E24CL258863 to the Ocean City Housing Authority in the amount of \$4,000.

**ADOPTED:** September 15, 2022

**MOVED/SECONDED:**

**Resolution moved by Commissioner**

**Resolution seconded by Commissioner**

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on September 15, 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  
County of Cumberland  
State of New Jersey**

**RESOLUTION #2022-56  
Resolution Awarding Management Fee Accountant Services Contract**

**WHEREAS**, the Housing Authority of the City of Vineland is required to have a professional certified public accountant to act as its Management Fee Accountant; and

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Management Fee Accountant services; and

**WHEREAS**, the Contract Committee was notified that one proposal was submitted; and

**WHEREAS**, the Contract Committee has reviewed the one proposal submitted; and,

**WHEREAS**, the Contract Committee agreed to recommend to its Board of Commissioners a one-year contract to Linda M. Avena, CPA, PA, to provide the Housing Authority of the City of Vineland with its Management Fee Accountant services for its fiscal year commencing October 1, 2022 through September 30, 2023 for a cost of \$85,000.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Management Fee Accountant contract to Linda M. Avena, CPA, PA, for the term indicated above.

**ADOPTED:** September 15, 2022

**MOVED/SECONDED:**

Resolution moved by Commissioner

Resolution seconded by Commissioner

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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:

### **FEE ACCOUNTANT SERVICES CONTRACT**

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4170-00-000.

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

\_\_\_\_\_  
Date

Comparison of Accounting Firms Submitting RFP 2022-2023

Evaluation Factors	Vendor Name									
	Possible Points	AVENA ACCOUNTANTS								
1. Overall accounting approach and methodology	20									
2. Demonstrated experience and competence in the accounting of government agencies	20									
3. Proposer's accounting experience with Housing Authorities; Budgeting; Tenant Accounting; Project Based Accounting; Federal & State Housing Regulations and Statutes	30									
4. Specialized experience of key personnel in Housing Authority programs	20									
5. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10									
<b>Cost Breakdown</b>										
Monthly Rate		\$ 6,950.00								
Attendance at Board Meeting		\$ 133.34								

No other RFP's received.

**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS DO NOT ALTER FORM  
 ACCOUNTING SERVICES  
 UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER MONTH	MONTHS	TOTAL PRICE
ACCT-MONTHLY	Provide price per month	\$6,950	12	\$83,400
ACCT-BOARD	Provide price to complete monthly report and present report at monthly Board of Commissioners Meeting.	\$133.34	12	\$1,600

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.  
 THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 85,000

Eighty-five thousand dollars

TOTAL PRICE IN WRITTEN WORD FORM

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

Linda M Avena, CPA, PA BY: Linda M Cavallo  
Firm Name

2581 E Chestnut Ave., Suite B, Vineland, NJ 08361  
Street, Town, State, Zip Code

856-696-8000 Telephone 856-794-1295 Fax

Sworn to and subscribed before me *Linda M Cavallo*  
 day of *Aug 3*, 20 *00*

Signature of proposer if the proposer is an individual

Signature of partner if proposer is a partnership *Linda M Cavallo*  
 Title **President**

Signature of officer if the proposer is a corporation

Notary Public  
 (SEAL)  
**Patricia J Pearson**  
 Notary Public  
 New Jersey  
 My Commission Expires 12-3-22  
 No. 2207910



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

**RESOLUTION #2022-57**

**Resolution Awarding Professional Auditing Services Contract**

**WHEREAS**, the Housing Authority of the City of Vineland is required to have professional auditing services performed annually; and

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Proposals for auditing services for the fiscal year ending September 30, 2022; and

**WHEREAS**, one proposal for Auditing Services were submitted; and

**WHEREAS**, the Contract Committee has reviewed the one proposal submitted; and,

**WHEREAS**, the Contract Committee agreed to recommend to the Board of Commissioners contract to Bowman & Company LLP for the Authority's auditing services contract at a cost not to exceed \$54,000 for the fiscal year ending September 30, 2022; and

**WHEREAS**, said audit report shall be completed no later than June 30, 2023.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to award the Auditing Services Contract to Bowman & Company LLP for the fiscal year ending September 30, 2022.

**ADOPTED:** September 15, 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				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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:

### AUDITING SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4171-00-000.

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

\_\_\_\_\_  
Date

Comparison of Auditing Firms Submitting RFP 2022-2023

Evaluation Factors	Possible Points	Vendor Name				
		BOWMAN & COMPANY				
1. Overall audit approach and methodology	10					
2. Demonstrated experience and competence in the audit of government agencies manner.	15					
3. Proposer's professional experience with the "Single Audit Act" or in audits of the United States Department of Housing and Urban Development (HUD) or similar governmental audits	20					
4. Capability and capacity to accomplish work within the required time period	10					
5. Geographic location of the firm relative to the proximity to the Housing Authority	5					
6. Specialized experience of key personnel in Housing Authority programs	20					
7. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10					
8. Fee structure as shown on the unit pricing document in the RFP.	10					
<b>Total Average Score</b>	<b>100</b>	<b>0.00</b>				

No other RFP's received.

Cost Breakdown	
Cost of Complete Audit	\$ 54,000.00

**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

AUDITING SERVICES

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION			TOTAL PRICE
AUDIT-COST	Provide price for complete Audit FYE September 30, 2022 as defined in the scope above.			54,000

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.  
 THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows	\$ 54,000
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Fifty Three Thousand, Four Hundred Fifty Dollars

TOTAL PRICE IN WRITTEN WORD FORM


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

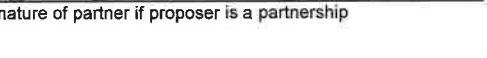
**Bowman & Company LLP** BY: **Nina S. Sorelle, CPA, CFE, CGMA, Partner**

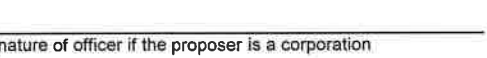
Firm Name  
6 North Broad Street, Suite 201, Woodbury, NJ 08096  
Street, Town, State, Zip Code

(856) 435-6200 Telephone      (856) 435-0440 Fax

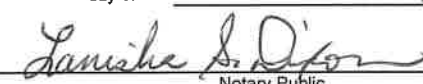
Sworn to and subscribed before me 1st day of August, 2022

Signature of proposer if the proposer is an individual  


Signature of partner if proposer is a partnership  


Signature of officer if the proposer is a corporation  


Partner Title

  
 Notary Public  
 (SEAL)  
**LANISHA S. DIXON**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES FEBRUARY 24, 2027**

August 1, 2022

Ms. Jacqueline Jones, Executive Director  
 Vineland Housing Authority  
 191 W. Chestnut Ave  
 Vineland, New Jersey 08360

Dear Ms. Jones:

The following is in response to your Request for Proposal - Procurement for Auditing Services for the Vineland Housing Authority.

Our fees for services are based primarily on our estimates of time charges of assigned personnel at established rates for each level of personnel. Our audit engagements are carefully planned and budgeted in advance, and are closely supervised as to content and quality of work performed as to assure adherence to time budgets. In an effort to minimize fees, we utilize, to the maximum extent practical, client prepared analyses and schedules, and client staff assistance.

Our estimated time budget, for recurring services, by professional level, is as follows:

Professional Level	Rate per Hour	Number of Hours	Total
<b>Partner</b>	\$260	30	\$ 7,800
<b>Senior Manager</b>	209	100	20,900
<b>Senior Accountant</b>	128	185	23,680
<b>Associate</b>	108	185	19,980
<b>Administrative</b>	50	10	500
		510	\$72,860
<b>Adjustment to proposed Fee</b>			<b>(18,860)</b>
<b>Proposed fee not to exceed</b>			<b>\$ 54,000</b>

Although we expect our time budget for the performance of this engagement to be 510 hours, we are willing to propose a fee in the amount of \$54,000 for the year ended September 30, 2022. Our fee quote includes all normal expenses associated with performing these services, and are based on the understanding that your accounting department or fee accountant will prepare the unadjusted REAC submission and provide certain supporting schedules and analyses normally prepared during the Authority's year-end closing procedures. Also, this quote is based on the assumption that there will not be an increase in the number of programs or a significant increase in the number of units covered by the audit over those identified in the Request for Proposal - Procurement for Auditing Services. Should our time and expense charges be less than estimated, we will reduce our fees accordingly.

Very truly yours,



Nina S. Sorelle, CPA, CFE, CGMA for  
 Bowman & Company LLP

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

**RESOLUTION #2022-58**

**Resolution Awarding Architectural and Engineering Services Contract**

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Architectural and Engineering Services; and

**WHEREAS**, two Architectural and Engineering companies submitted proposals; and

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

**WHEREAS**, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Donovan Architects, LLC to provide the Housing Authority of the City of Vineland with its architectural and engineering services for one year commencing October 1, 2022 through September 30, 2023 per the rates attached hereunto.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Architectural and Engineering Services contract to Donovan Architects, LLC for the term indicated above.

**ADOPTED:** September 15, 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				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on September 15, 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:

**ARCHITECTURAL & ENGINEERING SERVICES CONTRACT**

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4430-21-000.

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

\_\_\_\_\_  
Date





**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

Architectural & Engineering Services

UNIT PRICING TABLE PAGE 1 OF 2

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
AE-PRIN	Provide price per hour for Principle\Senior Architect	175	40	7,000
AE-ARCH	Provide price per hour for staff Architect	140	20	2,800
AE-CLERICAL	Provide price per hour for clerical work.	60	10	600
AE-CAD	Provide price per hour for Draftsperson\CAD operator	110	20	2,200
AE-PJCTMGR	Provide price per hour for a project manager.	110	20	2,200
AE-ENG-CIVIL	Provide price per hour for civil engineering work. Principle Rate. Vendor must identify the firm being used as required in RFP.	150	5	750

CONTINUED ON PAGE 2



**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

Architectural & Engineering Services  
UNIT PRICING TABLE PAGE 2 OF 2

AE-ENG-ELEC	Provide price per hour for electrical engineer. Principle Rate. Vendor must identify the firm being used as required in RFP.	150	5	750
AE-ENG-MECH	Provide price per hour for mechanical engineer. Principle Rate. Vendor must identify the firm being used as required in RFP.	150	5	750

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.  
THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows	\$ 17,050
-------------------------	-----------

SEVENTEEN THOUSAND AND FIFTY DOLLARS

TOTAL PRICE IN WRITTEN WORD FORM

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

DONOVAN ARCHITECTS, LLC BY: MICHAEL DONOVAN  
Firm Name

9 TANNER STREET, SUITE 201, HADDONFIELD, NJ 08033  
Street, Town, State, Zip Code

856-203-6061 N/A  
Telephone Fax

Sworn to and subscribed before me

Signature of proposer if the proposer is an individual day of .20

Signature of partner if proposer is a partnership Notary Public  
(SEAL)

Signature of officer if the proposer is a corporation PRINCIPAL  
Title

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

**RESOLUTION #2022-59**

**Resolution Awarding Legal Services Contract – General Counsel**

**WHEREAS**, the Housing Authority of the City of Vineland is required to have licensed legal representation to act as its solicitor; and

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Legal Services – General Counsel; and

**WHEREAS**, two proposals for Legal Services – General Counsel was submitted; and

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

**WHEREAS**, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Eisenstat, Gabage & Furman, PC to provide the Housing Authority of the City of Vineland with its general counsel legal services for its fiscal year commencing October 1, 2022 through September 30, 2023 for a yearly retainer of \$25,700 and per the rates attached hereunto.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Legal Services – General Counsel Contract to Eisenstat, Gabage & Furman, PC for the term indicated above.

**ADOPTED:** September 15, 2022

**MOVED/SECONDED:**

Resolution moved by Commissioner

Resolution seconded by Commissioner

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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:

### **LEGAL SERVICES CONTRACT**

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4130-04-000.

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

\_\_\_\_\_  
Date

Comparison of Legal Firms Submitting RFP 2022-23  
GENERAL COUNSEL

Evaluation Factors	Vendor Name						
	Possible Points	EISENSTAT, GABAGE, AND FURMAN	MARMERO LAW LLC				
1. General Legal Experience	20	19.33	17.00				
2. Legal experience with Landlord/Tenant; Fair Housing; Contract; Litigation; Collection; Labor/Management Negotiations; Grievance Proceedings; Housing Issues; Administrative Law; Real Estate Acquisition;	20	18.33	17.67				
3. Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20	19.00	16.67				
4. Specialized experience of key personnel in Housing Authority programs	20	18.67	19.33				
5. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10	10.00	10.00				
6. Fee structure as shown in the RFP unit pricing document.	10	8.33	9.00				
Total		93.67	89.67				
<b>Cost Breakdown</b>							
Legal Counsel cost per hour		\$ 150.00	\$ 150.00				
Paralegal cost per hour			\$ 75.00				
Monthly Retainer Fee		\$ 1,391.67					
Cost to file for non-payment of rent		\$ 150.00	\$ 150.00				
Cost to appear for non-payment of rent case		\$ 150.00	\$ 150.00				

**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

LEGAL SERVICES

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
LEGAL-CNSL	Provide price per hour for General Counsel as defined in the scope above.	150	60	*
LEGAL-PARA	Provide price per hour for a Paralegal as defined in the scope above.	None	40	**
LEGAL-RETAIN	Provide a price for monthly retainer fee as defined in the scope above.	N/A	12	16,700
LEGAL-FILING	Provide a price to file legal action for non-payment of rent as defined in the scope above. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)	N/A	75	4,500***
LEGAL-APPEAR	Provide a price to appear in court to represent VHA in non-payment of rent case as defined in the scope above. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)	N/A	10	4,500***

\*included in retainer  
\*\*no charge for paralegal  
secretarial/legal assistant

\*\*\* \$150 per filing

\*\*\*\*\$150 per court appearance

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 25,700

Twenty-five thousand seven hundred dollars

TOTAL PRICE IN WRITTEN WORD FORM

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

Eisenstat, Gabage &  
Furman, P.C.

Firm Name

BY: Harry Furman, Esquire

1179 E. Landis Avenue, Vineland, NJ 08360

Street, Town, State, Zip Code

856-691-1200

Telephone

856-691-0414

Fax

Sworn to and subscribed  
before me on this

10th

Signature of proposer if the proposer is an individual

day of August, 20 22

Signature of partner if proposer is a partnership

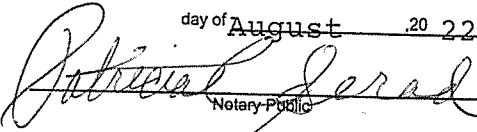
Notary Public

Signature of officer if the proposer is a corporation

Secretary

Title

Harry Furman, Esquire

  
 PATRICIA C. SERAD  
 NOTARY PUBLIC OF NEW JERSEY  
 MY COMMISSION EXPIRES 12-10-2024

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

**RESOLUTION #2022-60**

**Resolution Awarding Special Legal Services Contract – Labor Relations Counsel**

**WHEREAS**, the Housing Authority of the City of Vineland is required to have licensed legal representation to act as its special legal solicitor; and

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Special Legal Services – Labor Relations Counsel; and

**WHEREAS**, two proposals for Special Legal Services – Labor Relations Counsel was submitted; and

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

**WHEREAS**, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Brown & Connery, LLP to provide the Housing Authority of the City of Vineland with its special legal services for its fiscal year commencing October 1, 2022 through September 30, 2023 for a yearly retainer of \$28,400 as per the rates attached hereunto.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Special Legal Services – Labor Relations Counsel Contract to Brown & Connery, LLP for the term indicated above.

**ADOPTED:** September 15, 2022

**MOVED/SECONDED:**

Resolution moved by Commissioner

Resolution seconded by Commissioner

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on September 15, 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:

**LEGAL SERVICES CONTRACT – LABOR RELATIONS COUNSEL**

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4130-04-000.

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

\_\_\_\_\_  
Date



Comparison of Special Legal Firms Submitting RFP 2022-2023  
LABOR RELATIONS COUNSEL

Evaluation Factors	Vendor Name							
	Possible Points	Brown and Connerly	Marmero Law, LLC					
1. General Legal Experience	20	19.33	17.00					
2. Legal experience with employment law; Contract; Litigation; Labor/Management Negotiations; Grievance Proceedings; Workers Compensation law; Administrative Law	20	17.67	16.67					
3. Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20	18.33	16.67					
4. Specialized experience of key personnel in Housing Authority programs	20	18.33	19.33					
5. Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin	10	10.00	10.00					
6. Fee structure as shown in the RFP unit pricing document.	10	7.33	9.00					
<b>Total Average Score</b>	<b>100</b>	<b>91.00</b>	<b>88.67</b>					

Cost Breakdown								
Legal Counsel cost per hour		\$ 205.00	\$ 150.00					
Paralegal cost per hour		\$ 95.00	\$ 75.00					

**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

SPECIAL LEGAL SERVICES - LABOR RELATIONS COUNSEL

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
LEGAL-CNSL	Provide price per hour for General Counsel as defined in the scope above.	\$205.00	120	\$24,600.00
LEGAL-PARA	Provide price per hour for a Paralegal as defined in the scope above.	\$ 95.00	40	\$ 3,800.00

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.  
THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows	\$ 28,400.00
-------------------------	--------------

Twenty-eight thousand, four hundred dollars

TOTAL PRICE IN WRITTEN WORD FORM

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

Brown & Connery, LLP BY: Louis R. Lessig  
Firm Name

360 Haddon Avenue, Westmont, NJ 08108  
Street, Town, State, Zip Code

(856) 854-8900 (856) 858-4967  
Telephone Fax

Sworn to and subscribed before me on this 7th day of August, 2022

Signature of proposer if the proposer is an individual

*[Signature]*

Signature of partner if proposer is a partnership

*[Signature]*  
Notary Public

Signature of officer if the proposer is a corporation

Partner  
Title

(SEAL)  
**AMY J. MCCAUSLAND**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES MAY 15, 2026**

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

**RESOLUTION #2022-61**

**Resolution Awarding Consulting Services Contract**

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Consulting Services; and

**WHEREAS**, two Consulting Services companies submitted a proposal; and

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

**WHEREAS**, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to The Brooke Group LLC to provide the Housing Authority of the City of Vineland with its consulting services for one year commencing October 1, 2022 through September 30, 2023 per the rates attached hereunto.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Consulting Services contract to The Brooke Group LLC for the term indicated above.

**ADOPTED:** September 15, 2022

**MOVED/SECONDED:**

Resolution moved by Commissioner

Resolution seconded by Commissioner

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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:

### **CONSULTANT SERVICES CONTRACT**

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4182-00-000.

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

\_\_\_\_\_  
Date

Comparison of Consulting Firms Submitting RFP 2022-2023

Evaluation Factors	Vendor Name									
	Possible Points	The Brooke Group	NW FINANCIAL GROUP LLC							
1. Capabilities of the Team or Firm:	50	42.33	40.33							
2. Knowledge and Skills of the Individuals to be Assigned:	25	21.00	20.33							
3. Proposed Terms: cost for services	25	21.67	12.67							
Total	100	85	73.33							

Cost Breakdown										
Principle Associate cost per hour		\$ 135.00	\$ 200.00							
Clerical cost per hour		\$ 75.00	\$ 200.00							
Legal Consulting cost per hour		\$ 135.00	\$ 200.00							
Financial Case Worker cost per hour		\$ 110.00	\$ 200.00							
Residential Case Worker cost per hour		\$ 135.00	\$ 200.00							
Project Manager cost per hour		\$ 135.00	\$ 200.00							

**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM  
CONSULTING SERVICES

UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
CNSLT-HOURS	Provide price per hour for Pinciple/Senior Associates	135	300	40,500
CNSLT-CLERICAL	Provide price per hour for Clerical Work	75	50	3,750
CNSLT-LEGAL	Provide price per hour for Legal Consultation - legal counsel should be familiar with Housing matters (Public Housing, Affordable, Redevelopment, Tax Credits, RAD, etc.) (vendor may elect to use their in-house counsel or contracted Counsel)	135	15	2,025
CNSLT-FINANCE	Provide price per hour for financial caseworker	110	100	11,000
CNSLT-CSWRK	Provide price per hour for resident casworker	135	200	27,000
CNSLT-PRJTMGR	Provide price per hour for a project manager	135	300	46,500

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.  
THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 124,775

*One Hundred Twenty-Four Thousand Seven Hundred Seventy Five*  
TOTAL PRICE IN WRITTEN WORD FORM

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

Firm Name: The Brook Group BY: Holly Ginnetti

Street, Town, State, Zip Code: 205 E. Egner Dr., Galloway, NJ 08205

Telephone: (809) 652-7788 Fax: (609) 652-2065

Sworn to and subscribed before me 21<sup>st</sup>

Signature of proposer if the proposer is an individual \_\_\_\_\_ day of July, 2022

Signature of partner if proposer is a partnership \_\_\_\_\_

Signature of officer if the proposer is a corporation \_\_\_\_\_

Notary Public  
(SEAL) HIMANSHU PATEL  
Notary Public - State of New Jersey  
My Commission Expires Dec 16, 2025



**Proposed Fee Schedule 2022**

The Brooke Group is prepared to provide the services as needed or requested paid at the following rates:

***Managing Director and Executive Associates***

- Richard Ginnetti \$135 per hour
- Charles Lewis
- Dan Pelouze

***Professional Staff***

- Holly Ginnetti \$105 per hour

***Clerical***

\$75 per hour

The Brooke Group will provide appropriate qualifications and information on staff and associates not already listed in the response to this RFP prior to staff or associate implementing any work or activities under this agreement.

Our hourly rate includes all related paper, printing, fax phones, etc.

**Contingent fee for services over and above General Consulting Services**

**Development Service Provider** – If the Housing Authority decides to pursue a transaction which requires The Brooke Group to act as a Development Service Provider, (i.e., providing services that might otherwise require a private development partner). Said private development partner generally takes ownership, management and cash flow interests in the project, whereas the Brooke Group provides the repositioning and renovations as needed without taking any of the Authority’s rights or interests. Services provided directly by the Brooke Group include but are not limited to obtaining financing on behalf of the Housing Authority, relocation planning and oversight, procurement of architect/engineering and other professional services, general contractor. Essentially being the project management of the entire process including review of invoices, draw documents and the renovation work; Traditionally when a housing authority, after a feasibility analysis, determines that the best course of action is to obtain financing for renovations/redevelopment in its repositioning plan for its property it must decide whether to do it on its’ own or procure a development partner. In these transactions’ projects can earn a fee of up to an 8% of eligible project costs as a development fee. The development partner is paid from development fees. If the Brooke Group acts as the Development Service Provider for this type of transaction it will paid ***an additional 1% development fee in addition to hourly fees listed above.*** This fee will be paid as 1% of total, eligible project costs, by way of example, if the eligible development fee cost is one million dollars, the contingency fee is \$10,000 and so on.

## BROOKE GROUP FEE SCHEDULE

This fee will be paid when development fee is drawn down by Housing Authority or entity controlled by Housing Authority and will be paid to The Brooke Group only to the extent the development fee is sufficient to make said payment.

**Development Project Manager** – If the Housing Authority decides it needs a co-developer and to procure a private developer to arrange for the use of LIHTCs and set up ownership entities and management entities, The Brooke Group will the act as the Development Project Manager on behalf of the housing authority. We will negotiate all agreements, review financing and partnership agreements to find the best terms for the housing authority. These terms include development fees, cash flow, and all other incentive fees, ownership and management. For this role the Brooke Group will earn ***an additional ½% development fee*** as described above in addition to its hourly fee, by way of example, if the eligible development fee is one million dollars, the contingency fee is \$5,000 and so on.

\*Note if the project is limited and there is no rehabilitation with outside financing The Brooke Group will only earn its hourly fees to assist in the transaction as described above.



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

**RESOLUTION #2022-62**

**Resolution Awarding Painting Services Contract  
for a (1) one year period October 1, 2022 through September 30, 2023**

**WHEREAS**, the Housing Authority of the City of Vineland recognizes the need to have painting services; and

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Bids for painting services; and

**WHEREAS**, one bid for Painting Services was received; and

**WHEREAS**, JC's Custom Painting – 505 Willis Road; Bridgeton, NJ is the apparent lowest qualified bidder; and

**WHEREAS**, it is recommended the Board of Commissioners award a one-year contract to JC's Custom Painting to provide the Housing Authority of the City of Vineland with painting services for a (1) one year period commencing October 1, 2022 through September 30, 2023 for a cost not to exceed \$46,900.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Painting Services Contract to JC's Custom Painting for the term indicated above.

**ADOPTED:** September 15, 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				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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:

### PAINING SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4430-05-000.

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

\_\_\_\_\_  
Date



VINELAND HOUSING AUTHORITY  
BID PROPOSAL FORM

PAINTING SERVICES  
FOR A ONE (1) YEAR PERIOD  
October 2022 through and including September 2023

The undersigned proposes to furnish and deliver the above goods/services pursuant to the bid specification and made part hereof:

Two hundred ninety three thousand seven hundred thirty five  
Amount in words

\$ 293,735  
Amount in numbers

JC's Custom Painting  
Company Name

223 368 044  
Federal I.D. # or Social Security #

505 Willis Rd. Bridgeton N.J. 08302  
Address

The undersigned hereby proposes and agrees to furnish all the necessary labor, materials, equipment, tools and services necessary for the work specified.

The undersigned has examined the location of the proposed work, the plans specifications, and other contract documents and is familiar with the local conditions at the place where the work is to be performed.

The undersigned declares that this proposal is made without connection with any other person or persons making proposals for the same work and is, in all respects, fair and without collusion or fraud.

Jeff R. Caldaro  
Signature of Authorized Agent

Jeff R. Caldaro  
Type or Print Name

Title: owner

856 451 3424  
Telephone Number

8/25/22  
Date

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-mail address

## THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING IS FOR LABOR ONLY - CONTRACTOR MUST FILL IN ALL FIELDS

APARTMENT PAINTING

UNIT PRICING TABLE PAGE 1 OF 5

ITEM	DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
PAINTING (UNOCCUPIED APARTMENT)				
U-APRT-1	Provide price to paint an UNOCCUPIED EFFICIENCY apartment	620	5	3100
U-APRT-2	Provide price to paint an UNOCCUPIED ONE BEDROOM apartment	730	5	3650
U-APRT-3	Provide price to paint an UNOCCUPIED TWO BEDROOM apartment	900	4	3600
U-APRT-4	Provide price to paint an UNOCCUPIED THREE BEDROOM apartment	1175	4	4700
U-APRT-5	Provide price to paint an UNOCCUPIED FOUR BEDROOM apartment	1500	4	6000
U-APRT-6	Provide price to paint an UNOCCUPIED FIVE BEDROOM apartment	1750	1	1750
U-APRT-7	Provide price to paint an UNOCCUPIED SIX BEDROOM apartment	2450	1	2450
PAINTING BY ROOM (UNOCCUPIED APARTMENT)				
U-RM-1	Provide price to paint KITCHEN in UNOCCUPIED apartment	240	1	240
U-RM-2	Provide price to paint BATHROOM in UNOCCUPIED apartment	180	1	180
U-RM-3	Provide price to paint HALF BATHROOM in UNOCCUPIED apartment (no tub)	125	1	125
U-RM-4	Provide price to paint BEDROOM in UNOCCUPIED apartment	250	1	250
U-RM-5	Provide price to paint HALLWAY in UNOCCUPIED apartment	200	1	200
U-RM-6	Provide price to paint LIVINGROOM in UNOCCUPIED apartment	250	1	250
SEALING (UNOCCUPIED APARTMENT)				
U-RM-SL-1	Provide price to seal an UNOCCUPIED EFFICIENCY apartment	320	1	320
U-RM-SL-2	Provide price to seal an UNOCCUPIED ONE BEDROOM apartment	400	1	400
U-RM-SL-3	Provide price to seal an UNOCCUPIED TWO BEDROOM apartment	470	1	470
U-RM-SL-4	Provide price to seal an UNOCCUPIED THREE BEDROOM apartment	600	1	600
U-RM-SL-5	Provide price to seal an UNOCCUPIED FOUR BEDROOM apartment	775	1	775
U-RM-SL-6	Provide price to seal an UNOCCUPIED FIVE BEDROOM apartment	925	1	925
U-RM-SL-7	Provide price to seal an UNOCCUPIED SIX BEDROOM apartment	1300	1	1300
U-RM-SL-8	Provide price to seal KITCHEN in UNOCCUPIED apartment	140	1	140
U-RM-SL-9	Provide price to seal BATHROOM in UNOCCUPIED apartment	100	1	100
U-RM-SL-10	Provide price to seal HALF BATHROOM in an UNOCCUPIED apartment(no tub)	65	1	65
U-RM-SL-11	Provide price to seal LIVINGROOM in UNOCCUPIED apartment	140	1	140
U-RM-SL-12	Provide price to seal BEDROOM in UNOCCUPIED apartment	120	1	120
U-RM-SL-13	Provide price to seal HALLWAY in UNOCCUPIED apartment	140	1	140

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED ON A PER APARTMENT BASIS.





## THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING IS FOR LABOR ONLY - CONTRACTOR MUST FILL IN ALL FIELDS

APARTMENT PAINTING

UNIT PRICING TABLE PAGE 2 OF 5

ITEM	DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
MISCELLANEOUS PAINTING (UNOCCUPIED APARTMENT)				
U-DR	Provide price to paint a door in UNOCCUPIED apartment	25	50	1250
U-BB	Provide price to paint metal baseboard heat enclosure in UNOCCUPIED apartment (by linear foot)	1.25'	100	125
U-CC	Provide price to paint metal convector cover in UNOCCUPIED apartment	20	50	1000
U-STRS	Provide price to paint stairs in an UNOCCUPIED apartment	130	5	650
U-SPRPIPE	Provide price to paint sprinkler piping within UNOCCUPIED apartment (KIDSTON & OLIVIO ONLY)	125	1	125
U-CBNTS	Provide price to paint kitchen cabinets within UNOCCUPIED apartment	420	1	420
U-HNDRL	Provide price to paint exterior metal hand rails at UNOCCUPIED apartment	80	5	400
MISCELLANEOUS SEALING (UNOCCUPIED APARTMENT)				
U-DR-SL	Provide price to seal a door in a UNOCCUPIED apartment	15	25	375
U-BB-SL	Provide price to seal metal baseboard heat enclosure in a UNOCCUPIED apartment (by linear foot)	.75'	100	75
U-CC-SL	Provide price to seal metal convector cover in an UNOCCUPIED apartment	12	25	300
U-STRS-SL	Provide price to seal stairs in an UNOCCUPIED apartment	80	5	400
U-SPRPIPE-SL	Provide price to seal sprinkler piping within apartment in an UNOCCUPIED apartment (KIDSTON & OLIVIO ONLY)	80	1	80
U-CBNTS-SL	Provide price to seal kitchen cabinets in an UNOCCUPIED apartment	190	1	190
U-SPOT-SL	Provide a SQUARE FOOT price to spot seal/prime in an UNOCCUPIED apartment	.70'	350	245

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED ON A PER APARTMENT BASIS.



**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING IS FOR LABOR ONLY - CONTRACTOR MUST FILL IN ALL FIELDS

APARTMENT PAINTING

UNIT PRICING TABLE PAGE 3 OF 5

ITEM	DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
<b>PAINTING (OCCUPIED APARTMENT)</b>				
O-APRT-1	Provide price to paint an OCCUPIED EFFICIENCY apartment	850	25	21,250
O-APRT-2	Provide price to paint an OCCUPIED ONE BEDROOM apartment	950	25	23,750
O-APRT-3	Provide price to paint an OCCUPIED TWO BEDROOM apartment	1200	25	30,000
O-APRT-4	Provide price to paint an OCCUPIED THREE BEDROOM apartment	1525	25	38,125
O-APRT-5	Provide price to paint an OCCUPIED FOUR BEDROOM apartment	1825	10	18,250
O-APRT-6	Provide price to paint an OCCUPIED FIVE BEDROOM apartment	2325	5	11,625
O-APRT-7	Provide price to paint an OCCUPIED SIX BEDROOM apartment	2800	1	2800
<b>PAINTING BY ROOM (OCCUPIED APARTMENT)</b>				
O-RM-1	Provide price to paint KITCHEN in an OCCUPIED apartment	385	1	385
O-RM-2	Provide price to paint BATHROOM in an OCCUPIED apartment	275	1	275
O-RM-3	Provide price to paint HALF BATHROOM in an OCCUPIED apartment (no tub)	160	1	160
O-RM-4	Provide price to paint LIVING ROOM in an OCCUPIED apartment	400	1	400
O-RM-5	Provide price to paint BEDROOM in an OCCUPIED apartment	375	1	375
O-RM-6	Provide price to paint HALLWAY in an occupied apartment	350	1	350
<b>SEALING BY ROOM (OCCUPIED APARTMENT)</b>				
O-RM-SL-1	Provide price to seal an OCCUPIED EFFICIENCY apartment	420	1	420
O-RM-SL-2	Provide price to seal an OCCUPIED ONE BEDROOM apartment	500	1	500
O-RM-SL-3	Provide price to seal an OCCUPIED TWO BEDROOM apartment	620	1	620
O-RM-SL-4	Provide price to seal an OCCUPIED THREE BEDROOM apartment	775	1	775
O-RM-SL-5	Provide price to seal an OCCUPIED FOUR BEDROOM apartment	950	1	950
O-RM-SL-6	Provide price to seal an OCCUPIED FIVE BEDROOM apartment	1225	1	1225
O-RM-SL-7	Provide price to seal an OCCUPIED SIX BEDROOM apartment	1400	1	1400
O-RM-SL-8	Provide price to seal KITCHEN in an OCCUPIED apartment	225	3	675
O-RM-SL-9	Provide price to seal BATHROOM in an OCCUPIED apartment	160	3	480
O-RM-SL-10	Provide price to seal HALF BATHROOM in an OCCUPIED apartment(no tub)	80	3	240
O-RM-SL-11	Provide price to seal LIVING ROOM in an OCCUPIED apartment	240	3	720
O-RM-SL-12	Provide price to seal BEDROOM in an OCCUPIED apartment	200	1	200
O-RM-SL-13	Provide price to seal HALLWAY in an OCCUPIED apartment	185	1	185

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.  
 THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED ON A PER APARTMENT BASIS.



## THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING IS FOR LABOR ONLY - CONTRACTOR MUST FILL IN ALL FIELDS

APARTMENT PAINTING

UNIT PRICING TABLE PAGE 4 OF 5

ITEM	DESCRIPTION		ESTIMATED QUANTITY	TOTAL PRICE
MISCELLANEOUS PAINTING (OCCUPIED APARTMENT)				
O-DR	Provide price to paint a door in an OCCUPIED apartment	40	50	2000
O-BB	Provide price to paint metal baseboard heat enclosure in an OCCUPIED apartment (by linear foot)	2.00	100	200
O-CC	Provide price to paint metal convactor cover in an OCCUPIED apartment	23	15	345
O-SPRPIPE	Provide price to paint sprinkler piping within an OCCUPIED apartment (KIDSTON & OLIVIO ONLY)	140	10	1400
O-CBNTS	Provide price to paint kitchen cabinets in an OCCUPIED apartment	390	1	390
O-HNDRL	Provide price to paint metal hand rails at an OCCUPIED apartment	80	1	80
MISCELLANEOUS SEALING (OCCUPIED APARTMENT)				
O-DR-SL	Provide price to seal a door in an OCCUPIED apartment	20	10	200
O-BB-SL	Provide price to seal metal baseboard heat enclosure in an OCCUPIED apartment (by linear foot)	sc 1.25	100	125
O-CC-SL	Provide price to seal metal convactor cover in an OCCUPIED apartment	10	15	150
O-SPRPIPE-SL	Provide price to seal sprinkler piping within an OCCUPIED apartment (KIDSTON & OLIVIO ONLY)	120	1	120
O-CBNTS-SL	Provide price to seal kitchen cabinets in an OCCUPIED apartment	200	1	200
O-SPOT-SL	Provide a SQUARE FOOT price to spot seal/prime in an OCCUPIED apartment	1.00'	150	150
MISCELLANEOUS PAINTING				
KT-HALL	Provide price to paint 1 hallway at Kidston Towers.	2600	10	26,000
OT-HALL	Provide price to paint 1 hallway at Olivio Towers.	3100	8	24,800
KT-STAIR	Provide price to paint 1 stair tower at Kidston Towers.	4200	2	8400
OT-STAIR	Provide price to paint 1 stair tower at Olivio Towers.	4200	2	8400
KT-COMM	Provide price to paint Community Room at Kidston Towers	2400	1	2400
OT-COMM	Provide price to paint Community Room at Olivio Towers	2400	1	2400
U-HOUSE	Provide price to paint 1 unoccupied single family home.	3400	5	17,000
U-HSESPOT-SL	Enter a SQUARE FOOT price to spot seal/prime in an unoccupied single family house.	.70'	100	70
O-HOUSE	Provide price to paint 1 occupied single family home.	4200	1	4200
O-HSESPOT-SL	Enter a SQUARE FOOT price to spot seal/prime in an occupied single family house.	1.00'	100	100
U-HOURS	Provide hourly rate for painting related labor for work not covered in unit pricing table - UNOCCUPIED HOUSING UNIT	45	1	45
O-HOURS	Provide hourly rate for painting related labor for work not covered in unit pricing table - OCCUPIED HOUSING UNIT	50	1	50
P-STAIR	Provide price to polyurethane stairs in an UNOCCUPIED or SINGLE FAMILY HOUSE apartment	150	5	750

Provide total proposal price as per estimated quantities in unit pricing table

\$ 293,735

ESTIMATED QUANTITIES ARE FOR CALCULATION PURPOSES ONLY. HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST QUANTITIES AS NEEDED ON A PER APARTMENT BASIS



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

RESOLUTION #2022-63

Resolution Awarding Pest Control Services Contract

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Bids for Pest Control Services; and

**WHEREAS**, one bid for Pest Control Services was received; and

**WHEREAS**, **Omega Pest Management LLC** is the apparent lowest qualified bidder; and

**WHEREAS**, it is recommended to the Board of Commissioners a contract to **Omega Pest Management LLC – 887 Willow Grove Rd., Pittsgrove, NJ 08318** to provide the Housing Authority of the City of Vineland with its Pest Control Services for the period October 1, 2022 through September 30, 2023 per the rates attached hereunto.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Pest Control Services contract to **Omega Pest Management LLC** for the term indicated above.

**ADOPTED:** September 15, 2022

**MOVED/SECONDED:**

Resolution moved by Commissioner

Resolution seconded by Commissioner

**VOTE:**

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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:

### **PEST CONTROL SERVICES CONTRACT**

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4430-07-000.

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

\_\_\_\_\_  
Date

Vineland Housing Authority

Public Bid Opening  
Pest Control Services

THURSDAY, SEPTEMBER 8, 2022 AT 11:00 AM PREVAILING TIME

VHA Staff in Attendance: RON MILLER, SHERRY KAUFFMANN

Company	Bid Amount	Comments
Omega Pest Management	\$ 17,406.00	

**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - CONTRACTOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

PEST CONTROL SERVICES

UNIT PRICING TABLE PAGE 1 OF 2

CODE	DESCRIPTION	UNIT PRICE (TREATMENT FOR 1 MONTH)	# OF TIMES SERVICES ARE RENDERED	TOTAL PRICE
EXT-ASSELTA	Provide price to exterminate at Asselta Acres (Defined in specification above, service all units 1 time)	148.25	12	\$ 1779.00
EXT-PARKVIEW	Provide price to exterminate at Parkview Apartments (Defined in specification above, service all units 1 time)	79.50	12	\$ 454.00
EXT-KIDSTON	Provide price to exterminate at Kidston Towers (Defined in specification above, service all units 1 time)	316.25	12	\$ 3795.00
EXT-DORAZIO	Provide price to exterminate at D'Orazio Terrace (Defined in specification above, service all units 1 time)	308.75	6	\$ 1852.50
EXT-OLIVIO	Provide price to exterminate at Olivio Towers (Defined in specification above, service all units 1 time)	308.75	6	\$ 1852.50
EXT-TARKILN	Provide price to exterminate at Tarkiln Acres (Defined in specification above, service 75 units 1 time)	222.75	12	\$ 2673.00
EXT-SPECIAL	Provide price for unscheduled special exterminate at any listed property (Defined in specification above, capped at \$50/treatment)	150.00	30	\$ 4500.00

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 17,406.00

*Seventeen thousand four hundred and six dollars and no cents*  
TOTAL PRICE IN WRITTEN WORD FORM

Total number of units by site:	
Asselta Acres	50
Parkview	25
Kidston Towers	103
D'Orazio Terrace	100
Olivio Towers	100
Tarkiln Acres	150

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

*Omega Pest Management* Firm Name Dennis Mayhew

373 Harding Hwy, Pittsgrove, NJ 08318 Street, Town, State, Zip Code

856-692-5150 Telephone NA Fax

Sworn to and subscribed before me on Dennis Mayhew this day of September 7 2022

NA Signature of proposer if the proposer is an individual

NA Signature of partner if proposer is a partnership

[Signature] Signature of officer if the proposer is a corporation

[Signature] Notary Public

(SEAL)  
Branch Manager Title

**RUTH C. THIBAUTL**  
NOTARY PUBLIC OF NEW JERSEY  
Comm # 50021922  
My Commission Expires Aug. 24, 2025

## THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - CONTRACTOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM

PEST CONTROL SERVICES

UNIT PRICING TABLE PAGE 2 OF 2

CODE	DESCRIPTION	UNIT PRICE	Estimated Hours	Total
EXT-BED-0BR	Provide Price for treatment of Bed Bugs in an efficiency apartment.	275.00		
EXT-BED-1BR	Provide Price for treatment of Bed Bugs in a one (1) bedroom apartment.	300.00		
EXT-BED-2BR	Provide Price for treatment of Bed Bugs in a two (2) bedroom apartment.	350.00		
EXT-BED-3BR	Provide Price for treatment of Bed Bugs in a three (3) bedroom apartment.	400.00		
EXT-BED-4BR	Provide Price for treatment of Bed Bugs in a four (4) bedroom apartment.	450.00		
EXT-BED-5BR	Provide Price for treatment of Bed Bugs in a five (5) bedroom apartment.	500.00		
EXT-BED-6BR	Provide Price for treatment of Bed Bugs in a six (6) bedroom apartment.	550.00		
EXT-BED-HOUSE	Provide Price for treatment of Bed Bugs in a Single family home (not to exceed 1500 sq Ft.)	775.00		
EXT- HOURS	Provide Price for 1 exterminator per hour. (Estimated # of hours for the length of the contract is 20)	125	20	\$ 2500.00

### Apartment Size by "Average Total Square Footage"

370	Average Square footage for an EFFICIENCY apartment
704	Average Square footage for a ONE BEDROOM apartment
722	Average Square footage for a TWO BEDROOM apartment
756	Average Square footage for a THREE BEDROOM apartment
1008	Average Square footage for a FOUR BEDROOM apartment
940	Average Square footage for a FIVE BEDROOM apartment
1470	Average Square footage for a SIX BEDROOM apartment

1200 Sq. Ft	Average Single Family Home
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**No count or clarification will be issued on the sizes or square footage of the apartments. See section 8 for a breakdown of the units by property. Apartments range from a 370 Square foot efficiency to a 1470 Square foot 6 bedroom apartment.**

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

**RESOLUTION #2022-64  
(2022-2023) ADOPTED BUDGET RESOLUTION  
Fiscal Year October 1, 2022 – September 30, 2023**

**WHEREAS**, the Annual Budget and Capital Budget/Program for the Housing Authority of the City of Vineland for the fiscal year beginning October 1, 2022 and ending, September 30, 2023 has been presented for adoption before the governing body of the Housing Authority of the City of Vineland at its open public meeting of September 15, 2022; and

**WHEREAS**, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

**WHEREAS**, the Annual Budget as presented for adoption 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 presented for adoption reflects Total Capital Appropriations of \$601,000 and Total Unrestricted Net Position planned to be utilized of \$0; and

**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the Housing Authority of the City of Vineland, at an open public meeting held on September 15, 2022 that the Annual Budget and Capital Budget/Program of the Housing Authority for the fiscal year beginning, October 1, 2022 and, ending, September 30, 2023 is hereby adopted and shall constitute appropriations for the purposes stated; and

**BE IT FURTHER RESOLVED**, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

**ADOPTED:** September 15, 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				
Michael Green				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

\_\_\_\_\_  
BY: Daniel Peretti – Vice Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 15, 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

9/13/22

HOUSING AUTHORITY OF VINELAND - SEPTEMBER, 2022 - EVICTIONS

1. **MELISSA DEJESUS**

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for October 19, 2022.

2. **FELICIA FORD**

This matter was referred for eviction based on unpaid rent and a complaint will be filed with the Court when we receive all necessary information from VHA.