
Housing Authority of the City of Vineland

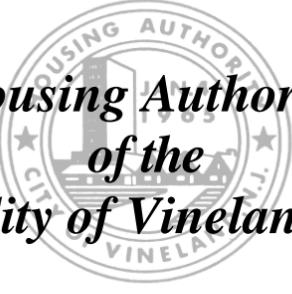
191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners' Meeting

*October 17, 2024
6 p.m.*

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



***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
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Jacqueline S. Jones, Executive Director

October 10, 2024

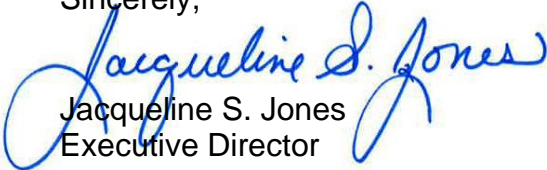
The Board of Commissioners
Housing Authority of the City of Vineland
Vineland, New Jersey 08360

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, October 17, 2024 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority of the City of Vineland

AGENDA

Thursday, October 17, 2024

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 September 19, 2024
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2024-44 Awarding Legal Services Contract – General Counsel (*tabled from last month*)
 - # 2024-45 Awarding Special Legal Services Contract – Labor Relations Counsel (*tabled from last month*)
 - # 2024-49 Monthly Expenses (*updated*)
 - # 2024-50 Authorizing Shared Services Agreement with the City of Vineland – Rock Salt
 - # 2024-51 Authorizing Contracts with National Contract Vendors
 - # 2024-52 Authorizing Contracts with State Contract Vendors
 - # 2024-53 Approving Change Order #3 for Modernization of the Elevators at Kidston & Olivio Towers
 - # 2024-54 Authorizing Repair & Replacement of Structured Wiring for the Asselta Acres Security Camera System
 - # 2024-55 Void Checks not presented for Payment
 - # 2024-56 Approving Change Order #6 for Construction Renovations at D'Orazio Terrace

Executive Session if required

11. Comments from the press and/or public (*limited to 2 minutes for each speaker*)
12. Comments from Board Members

The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.

13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, September 19, 2024
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Vice Chairperson Chapman on Thursday, September 19, 2024, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Vice Chairperson Chapman read the Sunshine Law.

Vice Chairperson Chapman entertained a motion to approve the minutes of the Regular Meeting held on August 15, 2024. Tabled for next month.

Vice Chairperson Chapman called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eleven months ending August 31, 2024.

Executive Director's Report:

Vice Chairperson Chapman requested the Executive Administrative Report. Mrs. Jones asked Ron Miller to provide an update on the current projects. Ron Miller reported the Tarkiln Acres roof project has been in limbo a little bit. He received some clarification from Counsel on this project this month to enable the Authority to move forward. However, the Board will notice on the Agenda a resolution for awarding the architectural & engineering services proposing to change the current firm. The Tarkiln Acres roof project will be restarted with the new architectural firm if awarded tonight.

In reference to the elevator refurbishment at Kidston and Olivio Towers, Olivio Towers car #2 was put into service yesterday. The State Inspector passed it. Because of the fire alarm devices, which was holding us up, the Authority had to take the other car out of service immediately. The Authority was unable to run the new car for 2 weeks. It is an actual code requirement and you are not allowed to run by State Elevator Code. The car out of service at Olivio towers is under modernization as of today. Kidston Towers car #2 was returned to service. Car #1 was taken out of service for modernization. Tenants at both Kidston and Olivio Towers were notified of the changeover. One car at each building remains in service at each building. The Authority anticipates a time overrun because of the delays getting the fire alarm licenses and getting the State inspection. This will be approached next month for a potential time extension on the project.

The only item outstanding with Kidston and Olivio Towers interior renovations project is the water treatment system. Ron spoke with the general contractor today. He promised him an update

today, which he did not receive. Ron will follow up and anticipates having a better update for the Board next month.

Ron provided an update on the Kidston and Olivio Towers Fire Pump replacement. He gave a huge thank you to the Vineland Fire Department and the Vineland Water Department. Both entities were instrumental in getting this project completed. The Vineland Fire Department participated in both training sessions. The VHA has an exceptionally good repour with the Fire Chief and the Fire Marshall's office. Training sessions were setup for two platoons of paid staff at Station 6. They attended and held one shift over for us to assist in actually flowing water from the fire pump because this has never been done since the buildings were built. Everyone was pretty curious about how this would work. It worked and exceeded all the fire engineers' calculations with remarkable results. It also served as a training opportunity for the firefighters because they have never done this before. Vineland Fire and Water Department went beyond assisting the VHA. The pump is in service. The only thing outstanding on this project is the fueling station. The engineer designed a fairly complex electronic fueling system. There are some new code requirements. The system was designed by Simplex. There are some complicated drawings and the engineer is not happy with them yet. They have been sent back to Simplex for revision. Once the engineer is satisfied it will be ordered.

As the Board is aware, Building 1 at D'Orazio is being renovated from the fire loss. Flooring in three of the units is in as well as kitchen cabinets. The other seven units of the building are in the drywall phase. The doors have not been hung, but once the doors are hung the VHA's painter will paint. In the coming month there will be a change order for the drainage on the site and the courtyard. There was some delay with the architect's office on getting those plans which pushed back the contractor on their pricing. It could not make the meeting this month. The VHA has a plan to redo the concrete along West Avenue and around buildings 1, 2 and 3 areas reducing the widths of the sidewalks. Currently, they are 96-inch sidewalks, which is excessive. The VHA is responsible to maintain all that concrete as well as remove all the snow. The sidewalks will be reduced to a 60-inch sidewalk along with planting and improving the site appearance along West Avenue. Mrs. Jones stated the VHA would like to start to refurbish the D'Orazio community building. It was actually a house onsite which was the original housing authority office. The community building was built next to that. It is not an attractive building. There have been some issues with it. The VHA would like to start to work on a design to refurbish the building. It is a steel frame building. The VHA would like to move the laundry facilities more towards the front or the side of the building as well as change the entrance to the shop to the other side of the building so that we can have a better facade on the street side. Based on conversations with the Authority's consultant, if the Authority works on this now it will not affect the redevelopment being worked on for the future. It will not affect the tax credits and will be a positive affect because it will increase the appraisal value of the property. The residents would benefit from the Authority working on the community center now. A resolution will be presented to the Board next month on refurbishing the D'Orazio community building along with the anticipated cost.

Mrs. Jones provided an update on the scattered sites. There is another settlement tomorrow morning. There was one on Monday. The Authority is down to two houses under contract, one has an extension, another listed and two more just became listed a couple of days ago. This would complete the 33 houses sold with 39 houses the Authority will keep. The Authority received a contract from HUD to start the process to convert the scattered site properties to a RAD development. Hopefully all these properties will be converted in 2025.

Commissioner Porter asked why buyer backed out of property 1017 Alexander. Mrs. Jones believes they backed out after the inspection. As the Board is aware, the reason these houses are being sold is because they are on the outskirts of town and they may need septic and/or wells. The houses are being sold as is and if it is a first-time home buyer, replacing a septic system or well may not be in their comfort zone.

Committee Report: Vice Chairperson stated there are a number of items on the resolutions tonight for awarding professional services contracts. There was a single response for all professional services contracts with the exception of architectural and engineering with one of them being non-responsive.

Old Business: None.

New Business: None.

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

Resolution #2024-40
Resolution to Approve Monthly Expenses

Vice Chairperson Chapman stated the bills have been reviewed and are recommended for payment in the sum of \$1,224,702.17. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2024-41
Awarding Fee Accountant Services Contract

Vice Chairperson Chapman called for a motion to approve Resolution #2024-41. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-42
Awarding Auditing Services Contract

Vice Chairperson Chapman called for a motion to approve Resolution #2024-42. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-43
Awarding Architectural & Engineering Services Contract

Vice Chairperson Chapman called for a motion to approve Resolution #2024-43. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-44
Awarding Legal Services Contract – General Counsel

Vice Chairperson Chapman called for a motion to approve Resolution #2024-44. Tabled for next month.

Resolution #2024-45
Awarding Legal Services Contract – Labor Relations Counsel

Vice Chairperson Chapman called for a motion to approve Resolution #2024-45. Tabled for next month.

Resolution #2024-46
Awarding Consulting Services Contract

Vice Chairperson Chapman called for a motion to approve Resolution #2024-46. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-47
Awarding Extending Painting Services Contract (2 of 2)

Vice Chairperson Chapman called for a motion to approve Resolution #2024-47. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2024-48
Adopting State Budget (2024-2025)

Vice Chairperson Chapman called for a motion to approve Resolution #2024-48. Mrs. Jones informed the Board this is the same budget that was approved and passed by the Board in July. It was sent to the State and the State has approved it. Now it is back to the board for adoption. No changes have been made. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

There is no need for an Executive Session.

Vice Chairperson Chapman asked for comments from the press, public or any Board Member.

Councilperson Vargas and Councilperson Spinelli were present. Councilperson Vargas stated they are present tonight due to complaints regarding the elevators from many people stating the elevators have been down for months at Kidston and Olivio Towers which Ron Miller previously updated on the elevator modernization project. Councilperson Vargas also was concerned about security issues at the buildings. He was let in the building with no questions asked. A resident informed him that just last week a homeless person was in the building. Councilperson Vargas asked if there is a security system in place to guard these elderly folks. He is concerned anyone can just walk into the buildings. He understands the tenants may be part of the problem of letting people in. He recommended the VHA send out a survey in Spanish and English to find out what the residents needs and complaints are. He left his card and would appreciate any updates that the Authority may have on a security standpoint.

Ron Miller stated the Authority has been in contact with JH Williams on an elevator modernization project. In reference to Kidston Towers, approximately 8 years ago the controls were replaced in that building. At that time, the machines that drives the elevators up and down were not done. This current modernization at Kidston Towers specifically is to replace those machines. While in the process of doing this one of the control cards in the controller went bad. The Authority is at the mercy of the company to provide the part. If they do not provide the card within 2-3 months the Authority has no repercussions and nothing to take action against them for that. There is always one elevator maintained as operational in Kidston and Olivio Towers at all times. There was never a period where both elevator cars were down. Even on the weekends the Authority has a call back service if the one operating elevator goes down to get it back up and running. The Authority is also up against the State. The Authority cannot operate these cars out of compliance.

At Olivio Towers, the new elevators needed a different type of detector in the hoist way to activate the fireman's recall. The Authority asked for a waiver from the State and the State denied the waiver because it is a life safety issue. The Authority hands are a tied with this because if the State does not grant this, the cars cannot be operated. This is why when the car was inspected yesterday by the State, we had to take the other car out of service because it no longer complies with the new code for the fireman's recall. The fire department has been very well aware of this and the VHA communicates with them frequently. The tenants have also been notified by post cards and the Authority has lease enforcement, which is a community outreach person for the Authority. She is bilingual and she is out in both buildings every day. She talks to these residents all the time. She tries to put their minds at ease. Unfortunately, we are dealing with a population

that are elderly and/or disabled and a lot of time they lose patience. The Authority understands their frustrations of only having one elevator operational. However, there is always one elevator in operation at each building.

Councilperson Vargas asked what if both elevators go down. Ron Miller stated there are stairs, but the Fire Department and EMS is aware of this. They actually have pre-plans because those buildings are life hazard use buildings registered with the State. Ron and the Fire Chief spoke recently about this a few weeks ago during the fire pump testing. The Fire Chief assured him they are updated on their trucks, in their computers and CAD systems. They put an engine company on that box when an elevator is down so they are out there assisting EMS. The City also has a plan in place on the emergency management side. The Authority has an open channel of communication as well as a good working relationship with them.

Mrs. Jones stated as Ron Miller stated, the Authority has had a tenant relations officer position for a couple of years. It is tenant relations, but it also leases enforcement. It is a full-time job keeping some of the residents in line with the lease so everyone can enjoy where they live. There are periodic meetings with the residents specifically at Kidston and Olivio Towers to talk about these security issues. Mrs. Jones stated she has been in this business for 40 years and residents letting any visitor in has been a problem as long as she has been in this business because residents just want to be helpful and let people in and they should not. The Authority tries to instill in the residents that letting unknown visitors in is a safety issue. Kidston and Olivio Towers are the most secure properties the VHA has. You have to get through the front door and then you have to get through someone's apartment door vs garden style apartments. The Authority will reach out and provide additional education with everyone so hopefully they stop opening the door, but they tend to not listen nor abide by the rules.

Mrs. Jones reported there has been an issue with homeless in the building and it has gotten worse in the last 4-5 years. The Authority has reached out the Police Department for assistance and some assistance is received occasionally but there are no arrests that result in this so it is not really a deterrent for the homeless to stay away from the building. They will stay in the stair towers overnight and the VHA's maintenance personnel go through the buildings every morning to make sure they are gone. The VHA lost a female maintenance worker because of this. She did not feel safe. The Authority had security hired overnight periodically, not on a set schedule, the last few years when the temperature got colder. We recently made the decision to start the security now. It is becoming a year-round issue with the homeless. Commissioner Vargas stated it is all over the City and they are forming an action committee to see what best practices are in other places to see what they could do to start reducing the issue. Mrs. Jones stated the Authority would love to be involved in that. Mrs. Jones stated she appreciated Council coming to the meeting and any time they have any concerns to please contact our office.

Councilperson Vargas stated complaints in regard to the laundry room. He went into the laundry room and confirmed it was nice and clean. The residents stated the reason it is clean is because no one uses it. Machines are not working. Councilperson Vargas stated he took a few pictures of wires cut so there must be some truth to them not working. Ron Miller reported he has recently worked with Director Rabbai at the City and provided video showing all the machines working. The Authority does not own the equipment. They are owned through a third-party vendor. The third-party vendor was notified quickly. At Olivio Towers there was a drain issue and has been resolved. All the machines are operating at Olivio Towers. Director Rabbai did not reach out to Ron about issues at Kidston Towers. Ron Miller will verify that the machines are working at Kidston Towers. The VHA has scheduled for four (4) machines to be replaced, two (2) in each building. The complaint the VHA received was specifically for Olivio Towers. The VHA can not fix it unless we know it is broken. The residents need to call and put in a work order to notify the VHA. Mrs. Jones explained the process for residents to communicate with the VHA when they have an issue whether its in a unit, outside the building or anywhere in the building is call in a

work order. It is the same phone number used 24/7 365 days and there is an answering service when the office is closed. There are two receptionists up front that answer the phone live and if they are both on the phone, the calls passed down to three other people in the office automatically. It is unlikely not to get a live person when they call. Both receptionists are bilingual as well as many other staff members. Once a work order is received it immediately goes into an electronic system and there is process on how the work orders are dispatched. It appears to the Authority within the last year or so that there are times when residents will call City Hall to call in a work order. It looks like the VHA is not acting on it, but we do not know about. When City Hall calls here most of the time, we have not even received that phone call that there has been a problem. We encourage the residents to call and several times a year we send out post cards to remind them of the process and of the phone number to enable the Authority to get the information quickly.

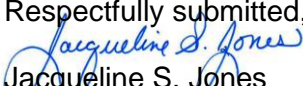
Ron reported the tenant relations person meets with a lot of the residents monthly because she accompanies the pest control company. She gets to interact with the residents. She does inform them, but a lot of what the Authority is seeing is people are going to directly to L & I for work ordered and in turn it is slowing down the process. L & I has to reach out to us and then the VHA has to put a work order in the system. When L & I calls now we are giving them the work order number so they can put it in their system for reference. If we do not have a work order in our system, then no one has called in the issue.

In regard to security at the towers, Ron indicated there is an active contract to install mag locks on the doors of the buildings because people are breaking the doors and forcing themselves through the electronic strikes. The VHA has spent a substantial amount of money in fixing them. Mag locks will be installed and what we are already seeing is the glass on the doors is being broken. The police department will not prosecute and will not arrest. Councilperson Spinelli stated the Attorney General will not allow them to because before the ink is dry on the paperwork they are out of jail. He is not making excuses for the police, but their hands are tied. This is an issue all over the City.

Councilperson Spinelli asked how the Authority controls pest control. Ron reported the residents are notified annually of the pest control schedule. The residents are advised of the date and time for their unit. If the tenant has a problem prior or after pest control visit, they are supposed to contact the Authority. Ron stated pesticide in the State of NJ has become highly regulated. Logs have to be kept in all the buildings. If the City or L & I calls regarding any issues we provide them the logs. You can not over treat the units. Tenants are encouraged to keep up with their housekeeping, but if they do not a notice to cease is given. Then followed with a notice to quit and pursue an eviction. Extermination reports are provided on demand to the City.

Councilperson Vargas thanked everyone for listening to their concerns. Vice Chairperson stated he has been with the Authority for an exceptionally long time and when it comes to the elevators there has never been a single resolution the Board did not pass with an open checkbook to make those elevators work. It sadly has always been a slow process to get them serviced. The Board is always in full support to have the elevators up and running.

With no further business to discuss, Vice Chairperson Chapman entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:42 p.m.

Respectfully submitted,

Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE ENDED SEPTEMBER 30, 2024

	ANNUAL BUDGET	BUDGET THRU SEPT	ACTUAL THRU SEPT	FROM BUDGET (+OVER/-UNDER)
<u>INCOME</u>				
TENANT RENT	804,440	804,440	713,828	(90,612)
OTHER INCOME MISC.	8,140	8,140	8,697	557
PHA OPERATING SUBSIDY	404,810	404,810	388,978	(15,832)
HUD ASSET REPOSITIONING FEE	29,150	29,150	26,361	(2,789)
SECTION 8 ADMIN. FEE INCOME	1,092,000	1,092,000	1,166,409	74,409
CAPITAL FUNDS	762,740	762,740	464,415	(298,325)
FSS GRANT-PH	101,820	101,820	101,820	0
CSP-CONGREGATE SERVICES INCOME	83,880	83,880	35,151	(48,729)
INVESTMENT INCOME	1,910	1,910	29,828	27,918
CF MANAGEMENT FEE	60,170	60,170	0	(60,170)
MGMT FEE-PH	155,160	155,160	127,689	(27,471)
MGMT FEE-SEC 8	138,240	138,240	145,500	7,260
MGMT FEE-MELROSE	10,200	10,200	11,148	948
MGMT FEE-RAD	450,000	450,000	468,750	18,750
BOOKKEEPING FEE	13,910	13,910	11,895	(2,015)
BOOKKEEPING FEE-SEC 8	86,400	86,400	90,937	4,537
ASSET MGMT FEE	19,680	19,680	18,770	(910)
SHOP RENT	64,800	64,800	64,800	0
INCOME FROM OTHER AUTHORITIES	330,000	330,000	606,976	276,976
SERVICE INCOME FROM MELROSE	55,000	55,000	58,972	3,972
FRAUD RECOVERY	11,840	11,840	14,216	2,376
MISCELLANEOUS INCOME	9,650	9,650	2,307	(7,343)
TOTAL INCOME	4,693,940	4,693,940	4,557,447	(136,493)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,266,000	1,266,000	1,308,156	42,156
PAYROLL TAXES	111,500	111,500	102,824	(8,676)
HEALTH BENEFITS	360,700	360,700	270,093	(90,607)
PENSION EXPENSE	141,950	141,950	141,530	(420)
CRIMINAL BACKGROUND CHECKS	8,910	8,910	12,636	3,726
TNT/EMPL SCREENING	18,600	18,600	68,557	49,957
LEGAL-GENERAL	29,750	29,750	16,142	(13,608)
LEGAL-OTHER	6,500	6,500	6,337	(163)
STAFF TRAINING	11,000	11,000	4,037	(6,963)
TRAVEL	3,750	3,750	1,508	(2,242)
ACCOUNTING	85,000	85,000	85,000	0
AUDITING	50,580	50,580	50,580	0
PORT OUT ADMIN FEES	2,400	2,400	2,118	(282)
MANAGEMENT FEES	293,400	293,400	273,189	(20,211)
BOOKKEEPING FEES	100,310	100,310	102,831	2,521
ASSET MGMT FEES	19,680	19,680	18,770	(910)
CF MANAGEMENT FEES	47,500	47,500	0	(47,500)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE ENDED SEPTEMBER 30, 2024

	ANNUAL BUDGET	BUDGET THRU SEPT	ACTUAL THRU SEPT	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS	11,900	11,900	64,973	53,073
IT CONSULTANTS	46,270	46,270	58,352	12,082
CONSULTANTS-RAD	8,000	8,000	0	(8,000)
RAD CONVERSION EXPENSES	6,000	6,000	0	(6,000)
MEMBERSHIP DUES/FEES	6,800	6,800	3,564	(3,236)
PUBLICATIONS	1,500	1,500	214	(1,286)
ADVERTISING	5,000	5,000	6,372	1,372
OFFICE SUPPLIES	11,500	11,500	14,175	2,675
PAPER	4,000	4,000	2,332	(1,668)
COMPUTER & SOFTWARE EXPENSES	164,410	164,410	186,566	22,156
FUEL-ADMIN	3,000	3,000	0	(3,000)
TELEPHONE AND CELL	36,100	36,100	35,171	(929)
POSTAGE	9,400	9,400	18,140	8,740
COPIER SUPPLIES	10,900	10,900	7,611	(3,289)
INSPECTION FEES	13,700	13,700	12,782	(918)
COFFEE SUPPLIES	1,200	1,200	1,246	46
MISCELLANEOUS EXPENSES	21,160	21,160	53,747	32,587
TOTAL ADMINISTRATION EXPENSES	2,918,370	2,918,370	2,929,553	11,183
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	64,000	64,000	33,012	(30,988)
PAYROLL TAXES	5,640	5,640	2,595	(3,045)
BENEFITS	20,000	20,000	0	(20,000)
FSS ESCROWS-PH	6,890	6,890	0	(6,890)
OTHER	19,450	19,450	55,706	36,256
TOTAL TENANT SERVICES	115,980	115,980	91,313	(24,667)
UTILITIES:				
WATER	37,600	37,600	33,292	(4,308)
ELECTRIC	161,530	161,530	160,754	(776)
GAS	34,610	34,610	33,031	(1,579)
GARBAGAE/TRASH REMOVAL	19,500	19,500	13,947	(5,553)
SEWER	62,140	62,140	57,835	(4,305)
TOTAL UTILITIES EXPENSE	315,380	315,380	298,859	(16,520)
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	349,000	349,000	226,418	(122,582)
PAYROLL TAXES	30,580	30,580	17,797	(12,783)
HEALTH BENEFITS	60,140	60,140	49,366	(10,774)
PENSION EXPENSE	37,940	37,940	38,360	420
MAINTENANCE UNIFORMS	2,210	2,210	3,424	1,214
VEHICLE GAS, OIL, GREASE	30,550	30,550	27,331	(3,219)
MATERIALS	116,300	116,300	113,918	(2,382)
CONTRACT-COSTS	146,080	146,080	185,996	39,916
REPAIRS-VEHICLES	9,780	9,780	10,408	628

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE ENDED SEPTEMBER 30, 2024

	ANNUAL BUDGET	BUDGET THRU SEPT	ACTUAL THRU SEPT	FROM BUDGET (+OVER/-UNDER)
RENT EXPENSE	18,570	18,570	18,570	0
EXTERMINATION	7,800	7,800	8,637	837
TRASH REMOVAL	9,600	9,600	10,173	573
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	818,550	818,550	710,398	(108,152)
GENERAL EXPENSES:				
BAD DEBTS	18,900	18,900	18,900	0
COMPENSATED ABSENCES	14,000	14,000	14,000	0
FSS ESCROWS-SEC 8	30,000	30,000	36,748	6,748
INSURANCE	158,280	158,280	164,271	5,991
OTHER GENERAL EXPENSES	1,500	1,500	1,500	0
PAYMENTS IN LIEU OF TAXES	53,810	53,810	45,966	(7,844)
PORT-IN HAP EXPENSE	500	500	0	(500)
REPLACEMENT RESERVES	95,000	95,000	95,000	0
RETIREE HEALTH BENEFITS	93,520	93,520	71,157	(22,363)
TOTAL GENERAL EXPENSES	465,510	465,510	447,542	(17,968)
TOTAL OPERATING EXPENSES	4,633,790	4,633,790	4,477,665	(156,124)
PROFIT (LOSS) EXCLUDING HAP	60,150	60,150	79,782	19,631
HAP REVENUES	7,824,000	7,824,000	9,100,382	1,276,382
HAP EXPENSES	7,794,000	7,794,000	9,367,695	1,573,695
NET HAP (LOSS)	30,000	30,000	(267,313) *	(297,313)
GRAND TOTAL PROFIT (LOSS)	90,150	90,150	(187,531)	(277,682)
UNRECONCILED HUD HELD RESERVES AT 09/30/24			104,883	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			(82,648)	

Housing Authority of the City of Vineland

Administrative Report

DATE: October 10, 2024

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for September 2024)

PERIOD: September 9, 2024 to October 9, 2024

Rental Assistance Demonstration (RAD) Conversions - Status

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

Development	CHAP Award Date	RAD Closing Date	RAD Effective Date
Kidston/Olivio	02/13/2018	11/06/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
Scattered Sites	7/24/2024	TBD	TBD
D’Orazio	12/07/2018 (Rescinded)	TBD	TBD

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after the close-out of the current construction project and the award of the fire-pump project. **The status of this project has not changed as the cost of the fire-pump project has not been determined.**

Renovation Projects

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	<i>10/2024 - A kick-off meeting was held with Clarke Caton Hintz to discuss the project and begin the bidding process.</i>
<p>KT/OT – Elevator Refurbishment;</p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p>	<p>Bid opening on 5/17/22</p> <hr/> <p>11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.</p> <p>12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.</p> <p>1/2024 – A change order is needed to replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received.</p> <p>2/2024 – Equipment for the modernization is pending delivery from the manufacturer.</p> <p>04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of-service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.</p> <p>05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.</p> <p>6/2021 – No Update; 9/2021 – A&E proposals received and under review; 12/2023- Project is in the planning stages with the architects; 1/2024 –Architect is preparing a proposal for this project; The plan is to move forward in 2024; 2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process; 9/2024 – No change in project status;</p>	<p>06/2024 – Modernization work on elevators in both Kidston & Olivio continues; One elevator remains in service at both buildings;</p> <p>7/2024 - – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers – Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings. A further explanation at the Board meeting regarding Kidston Towers.</p> <p>8/2024-Kidston Towers –Car #1 will be taken out of service for modernization starting mid-August. Olivio Towers – Car #2 is scheduled for completion and inspection at the end of August, once completed work will begin on elevator Car #1. One elevator car remains in service and operational at both buildings.</p> <p>09/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 will be taken out of service for modernization once Car #2 is operational. Olivio Towers – Car #2 is delayed – the contractor is working to obtain fire alarm devices that are required for proper operation of the car. One elevator car remains in service and operational at both buildings.</p> <p><i>10/2024 - – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 is out of service for modernization. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at both buildings. A change order will be presented to request an extension in time to complete the project.</i></p>

Kidston & Olivio Towers – Renovation Projects - Active

Scope of Work	Work Status	Comments
<p>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;</p>	<p>July-August 2021 Award Anticipated</p>	<p>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 & supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & 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 & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H; 5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4; 4/2023 Update: <ul style="list-style-type: none"> - New domestic water pump replacement – Complete; - Kidston mechanical room piping replacement – Complete; - Water filtration system - Olivio is complete; Kidston – parts are backordered; 5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023; 6/2023 Update: No status change; 7/2023 Update: No status change; 8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p>

<u>Kidston & Olivio Towers – Renovation Projects – Active</u>		
Scope of Work	Work Status	Comments
<p>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;</p> <hr/> <p>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</p> <p>12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p>		<p>02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p>06/2024 – New vendor for water filtration system on schedule for an on-site visit;</p> <p>7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. <u>No update.</u></p> <p>9/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p><i>10/2024 – No update on this project.</i></p>

Kidston/Olivio Towers – Fire Pump Replacement

9/2023 - Fire Pump Replacement

Project was bid on two occasions –

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Scattered Site Disposition – Status

- **The Scattered Site program was approved for disposition by HUD.**
- **Several homes have been listed for sale. The below chart summarizes the status of the 72 homes;**
- **Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; this is due to the low or no availability of rental housing.**
- **The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working on a presentation for the board to consider, which will change the status of 35 homes from “disposition” to RAD conversion;**
- **A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial “ok” to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;**
- **The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;**
- **Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;**
- ***Staff continue to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the below chart for status details;***
- ***Listings are active on several units. Please see the below chart for status details;***

SCATTERED SITE HOMES – STATUS SUMMARY

<i>Date</i>	<i>Addresses</i>	<i>Status</i>	<i>Total Homes</i>
			39 Keeping
<i>2022 Activity</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD – 5/4/22</i>	
	<i>1441 Nylund Drive</i>	<i>SOLD – 05/10/22</i>	
	<i>612 Oxford Street</i>	<i>SOLD – 5/16/22</i>	
	<i>1137 East Elmer Rd</i>	<i>SOLD – 6/28/22</i>	
	<i>864 Columbia Avenue</i>	<i>SOLD – 9/30/22</i>	
	<i>1409 Brown Road</i>	<i>SOLD – 9/8/22</i>	
	<i>1745 Jackson Drive</i>	<i>SOLD – 11/10/22</i>	
	<i>4331 Robert Drive</i>	<i>SOLD – 2/12/22</i>	<i>8 Sold in 2022</i>
<i>2023 Activity</i>	<i>760 N. Mill Rd</i>	<i>SOLD – 12/1/23</i>	
	<i>1091 N. Mill Rd</i>	<i>SOLD – 10/31/23</i>	
	<i>1290 Old Lake Rd</i>	<i>SOLD – 12/29/23</i>	
	<i>930 Charles St</i>	<i>SOLD – 1/11/2024</i>	
	<i>30 Avon Place</i>	<i>SOLD – 1/31/2024</i>	
	<i>5578 High Ridge Rd</i>	<i>SOLD – 1/31/2024</i>	
	<i>1479 Brown Rd</i>	<i>SOLD – 2/21/2024</i>	
	<i>2174 Sunset Ave</i>	<i>SOLD – 4/04/2024</i>	
	<i>5599 Lodge Place</i>	<i>SOLD – 7/01/2024</i>	<i>9 Sold in 2023</i>
<i>2024 Activity</i>	<i>3188 Hance Bridge Rd</i>	<i>SOLD 4/22/2024</i>	
	<i>5633 High Ridge Rd</i>	<i>SOLD – 5/2024</i>	
	<i>721 S. Valley Ave</i>	<i>SOLD – 5/30/2024</i>	
	<i>2961 Athens Way</i>	<i>SOLD – 6/19/2024</i>	
	<i>4630 Bernard Rd</i>	<i>SOLD – 7/02/2024</i>	
	<i>1659 Venus Drive</i>	<i>SOLD – 6/20/2024</i>	
	<i>4509 Noel Drive</i>	<i>SOLD – 5/28/2024</i>	
	<i>38 Victory Lane</i>	<i>SOLD 7/17/24</i>	
	<i>4511 Robin Road</i>	<i>SOLD 8/30/24</i>	
	<i>1460 Neptune Terr</i>	<i>SOLD 9/20/24</i>	
	<i>2935 Athens Way</i>	<i>SOLD 9/16/24</i>	
	<i>1306 Brown Rd</i>	<i>SOLD – 9/30/24</i>	<i>12 Sold in 2024</i>
	<i>1017 Alexander Dr</i>	<i>Agreement of Sale – 10/4/24</i>	
	<i>5691 High Ridge Rd</i>	<i>Agreement of Sale – 10/9/24</i>	
	<i>4486 Robin Road</i>	<i>Agreement of Sale – 10/10/24</i>	<i>3 Agreements</i>
	<i>2149 Berkley Dr</i>	<i>Listed for Sale – Vineland Realty – 10/3/24</i>	<i>1 Listed</i>
		<i>33 Houses being sold;</i>	<i>End of List</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 for confirmation from HUD before moving forward.

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

September 2023 Update: Staff continue to work with the JIF assigned insurance adjuster and contractor to finalize a scope of work (SOW) for the fire that occurred in Building #1 in January of 2023. The tenants in Building #1 have been relocated to other VHA properties due to the extensive nature of work needed in their units. Due to time constraints, a new architect is being utilized, Pederson Architects of Vineland will be assisting with this project. Limited demolition of affected areas has begun, the professional team will be evaluating and making recommendations on the repairs needed. We continue to work with our partners to obtain pricing on a complete rehab of building #1. We anticipate presenting options for Board consideration.

October 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. A scheduled of values is being finalized with All-Risk and the project Team met on site with the insurance company on October 11, 2023. Design documents remain in progress and under review.

November 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. We continue to work with our partners to obtain pricing on a complete rehab of building #1, we anticipate presenting options for Board consideration. Work has started at the building; a final scope is being developed in conjunction with the adjuster for presentation at the December JIF meeting.

December 2023 Update: Additional scope of work is required to rehab building #1; Additional investigation into perc rates and water tables are in process to determine best solutions; A verbal update will be given at the board meeting;

February 2024 Update: Additional scope of work is required to rehab building #1; Additional investigation into perc rates and water tables are in process to determine best solutions; A verbal update will be given at the board meeting;

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

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

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

D’Orazio Terrace – Redevelopment - continued

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

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

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

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

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

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

Melrose Court

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

Board of Commissioners NJ Local Housing Authority Training Program Status

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

Program Statistics Report

10/2023 - 10/2024

Sep2024

Aug2024

Jul2024

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	0	7
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	28	33	83
Total number of units inspected year-to-date - all sites	485	457	424
City Inspections	0	14	100
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	82	40	49
Annual Unit Turnaround Time (For Fiscal Year)	110	112	119
Monthly - Number of Vacancies (at start of month)	12	18	20
Monthly - Number of Vacancies Filled (this month)	5	7	10
Monthly - Average unit turnaround time in days for Lease Up	6	3	8
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	21	18	12
Monthly - Annual Average Number of Vacancies (at start of month)	17	19	20
PIC Score	100.00	100.00	97.69
Occupancy Rate	99.12%	98.76%	97.69%
Public Housing & RAD Waiting List Applicants 0,1,4,5,6 bedroom lists open.			
Families - With Local Preference	115	112	97
Families - Without Local Preference	347	335	259
Elderly (Seniors - 62+)/Disabled - With Local preference	111	96	54
Elderly (Seniors - 62+)/Disabled - Without Local preference	220	184	80
0/1 Bedroom	331	280	134
2 Bedroom	154	152	149
3 Bedroom	105	111	110
4 Bedroom	146	129	52
5 Bedroom	49	47	37
6 Bedroom	8	8	8
Success Rate	25%	25%	25%
Average work order turnaround time in days - Tenant Generated	0.10	0.09	0.13
Number of routine work orders written this month	440	451	613
Number of outstanding work orders from previous month	1,484	1,484	1,516
Total number of work orders to be addressed this month	1,924	1,935	2,129
Total number of work orders completed this month	720	451	645
Total number of work orders left outstanding	1,204	1,484	1,484
Number of emergency work orders written this month	0	3	0
Total number of work orders written year-to-date	6,330	5,890	5,439
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	3	5	1
Section 8			
Level of leased units of previous month was:	1023	1028	1029
Level of leased units this month is:	1023	1023	1028
Number of increased leased-units over last month	0	0	0
Total number of units inspected this month	28	24	13
Programs (Voucher):			
ABA Utilization %	105.18%	110.77%	66.07%
Repayment Agreements	39	35	33
Total repayments due YTD	\$113,026.62	\$100,081.74	\$97,602.74
Total repayments received YTD	\$16,036.54	\$14,932.42	\$14,932.42
PIC Score (Oakview added 10/13)	100.88%	100.78%	101.97%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	627	630	630
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1217	1213	1213
Section 8 Project Based Waiting List Applicants- Oakview - OPEN (2-4br lists open)	670	636	578
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED	3	3	5
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED	45	45	49
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	80%/20%	80%/20%	80%/20%
Section 8 - Choice Mobiltiy List	110	112	110
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	10	7	20

Program Statistics Report**10/2023 - 10/2024****Sep2024****Aug2024****Jul2024**

The number of residents signed on to the program. (FSS Contracts).	27	26	26
The number of FSS Participants with established escrow accounts.	14	14	14
Number of residents in need of employment skills (GED, DL, Job Training.)	4	3	3
The number of meetings, workshops and case management services	5	5	10
<u>Congregate Services</u>			
Number of clients on the Congregate Program	40	40	27
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	13	13	18
Number of clients on Laundry Services	22	22	22
Number of clients on Shopping Services	5	5	6
<u>Registered Nurse</u>			
Number of clients served this month	99	123	130
Blood Pressure Clinics (clinics) # of residents attending	1	1	1
Health Assessments/re-assessments	3	8	12
Meds Supervision	31	26	25
<u>VHA - (FAMILY SW)</u>			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	70	7	20
Number of Meetings	2	5	10
Number of residents enrolled in academic/employment workshops (FSS)	4	3	3
<u>VHA - (MEDICAL)</u>			
Number of residents received health assessment	3	8	12
Number of residents health activities of daily living assessments.	12	35	12
Resident's medicine monitoring/supervision for month	31	26	25
Self-sufficiency - improved living conditions.	10	11	12
<u>Community Development Block Grant Program</u>			
<u>Clients Served</u>			
Number of new clients served	0	0	0
Number of ongoing clients	63	64	64
Total clients currently being served this month	70	5	2
<u>Income</u>			
Median Family Income (MFI)			
Moderate 80%-51% (MFI)	14	14	14
Low 50%-31% (MFI)	18	18	18
Very Low 30%-0% (MFI)	31	32	32
Total	63	64	64
<u>Client Demographics</u>			
White	9	9	9
Black	7	7	7
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	47	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2024-49

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 \$1,353,709.75.

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: October 17, 2024

MOVED/SECONDED:

Resolution moved by Commissioner

Acosta - Jimenez
Porter

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 17, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
BOARD MEETING
LIST OF CHECKS
10/17/24

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 824,219.00
4564 - 4615; 500065 - 500066	LANDLORD/TENANT CHECKS AND OTHER	\$20,212.00
22663 - 22862	DIRECT DEPOSITS-LANDLORDS HAPS	\$804,007.00
	SECTION 8 ADM FEE ACCOUNT	\$ 501.27
770 - 771	COMPUTER CHECKS- Ocean First	\$501.27
	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	\$ 0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	\$ 7,515.00
	COMPUTER CHECKS- Ocean First	\$0.00
116	COMPUTER CHECKS- Truist	\$7,515.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	\$ 1,422.08
233	COMPUTER CHECKS	\$1,422.08
	OCEAN FIRST BANK FSS ESCROW	\$ 384.10
222	COMPUTER CHECKS	\$384.10
	CAPITAL BANK GEN/FUND PH	\$ 193,421.98
2641 - 2642; 5469034111, 20242640190, 20242640192 & 20242640195	COMPUTER CHECKS	
	COCC CASH ACCOUNT	\$ 138,925.50
12338; 13464 - 13534; 1389454, 1391491, 9202024, 10042024, 27840827, 5462373252, 20242640183 & 710209242024	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	9/20/24 - 10/04/2024 \$ 156,756.35
	PAYROLL TAX LIABILITY	9/20/24 - 10/04/2024 \$ 30,564.47
	TOTAL	\$ 1,353,709.75

Payment Summary

Bank=sec8hap AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	4564	0apabar - BARCLAY APARTMENTS VENTURES LP	10/1/2024	10-2024	1,351.00
sec8hap - Section 8 HAP	4565	0cbrenta - C & B RENTALS	10/1/2024	10-2024	1,775.00
sec8hap - Section 8 HAP	4566	0invfai - INVESTMENT GROUP LLC	10/1/2024	10-2024	1,893.00
sec8hap - Section 8 HAP	4567	t0000066 - CORTES	10/1/2024	10-2024	56.00
sec8hap - Section 8 HAP	4568	t0001053 - MEDINA	10/1/2024	10-2024	137.00
sec8hap - Section 8 HAP	4569	t0001073 - PETERSON	10/1/2024	10-2024	5.00
sec8hap - Section 8 HAP	4570	t0002922 - LANE	10/1/2024	10-2024	52.00
sec8hap - Section 8 HAP	4571	t0003424 - WALLS	10/1/2024	10-2024	53.00
sec8hap - Section 8 HAP	4572	t0004305 - RIVERA LOPEZ	10/1/2024	10-2024	86.00
sec8hap - Section 8 HAP	4573	t0004557 - RAMOS	10/1/2024	10-2024	39.00
sec8hap - Section 8 HAP	4574	t0004672 - CRUZ	10/1/2024	10-2024	84.00
sec8hap - Section 8 HAP	4575	t0005562 - GASKINS	10/1/2024	10-2024	49.00
sec8hap - Section 8 HAP	4576	t0005715 - VAZQUEZ	10/1/2024	10-2024	134.00
sec8hap - Section 8 HAP	4577	t0005884 - RUIZ	10/1/2024	10-2024	145.00
sec8hap - Section 8 HAP	4578	t0006629 - FORD	10/1/2024	10-2024	73.00
sec8hap - Section 8 HAP	4579	t0006704 - ORTIZ- RAMOS	10/1/2024	10-2024	37.00
sec8hap - Section 8 HAP	4580	t0006766 - MOSS	10/1/2024	10-2024	273.00
sec8hap - Section 8 HAP	4581	t0007021 - SHIELDS	10/1/2024	10-2024	6.00
sec8hap - Section 8 HAP	4582	t0007057 - DESAI	10/1/2024	10-2024	63.00
sec8hap - Section 8 HAP	4583	t0008497 - DEJESUS	10/1/2024	10-2024	80.00
sec8hap - Section 8 HAP	4584	t0008553 - CARLO	10/1/2024	10-2024	53.00
sec8hap - Section 8 HAP	4585	t0010164 - RIVERA MARTINEZ	10/1/2024	10-2024	63.00
sec8hap - Section 8 HAP	4586	t0010166 - ORTIZ	10/1/2024	10-2024	60.00
sec8hap - Section 8 HAP	4587	t0012267 - ACKLEY	10/1/2024	10-2024	6.00
sec8hap - Section 8 HAP	4588	t0012269 - PEYTON	10/1/2024	10-2024	44.00
sec8hap - Section 8 HAP	4589	t0012280 - LOPEZ	10/1/2024	10-2024	12.00
sec8hap - Section 8 HAP	4590	t0013742 - Thomas	10/1/2024	10-2024	71.00
sec8hap - Section 8 HAP	4591	t0013746 - Rodriguez	10/1/2024	10-2024	159.00
sec8hap - Section 8 HAP	4592	t0013888 - SCARBROUGH	10/1/2024	10-2024	223.00
sec8hap - Section 8 HAP	4593	t0013930 - Quinones	10/1/2024	10-2024	26.00
sec8hap - Section 8 HAP	4594	t0014022 - Bonano	10/1/2024	10-2024	9.00
sec8hap - Section 8 HAP	4595	t0014175 - Chavez	10/1/2024	10-2024	15.00
sec8hap - Section 8 HAP	4596	t0014378 - HAND	10/1/2024	10-2024	52.00
sec8hap - Section 8 HAP	4597	t0014546 - Heggs	10/1/2024	10-2024	13.00
sec8hap - Section 8 HAP	4598	t0014727 - Rodriguez	10/1/2024	10-2024	197.00
sec8hap - Section 8 HAP	4599	t0014786 - Rivera Viruet	10/1/2024	10-2024	75.00
sec8hap - Section 8 HAP	4600	t0014851 - Cancino	10/1/2024	10-2024	88.00
sec8hap - Section 8 HAP	4601	t0014974 - Ortiz	10/1/2024	10-2024	16.00
sec8hap - Section 8 HAP	4602	t0015043 - POWELL	10/1/2024	10-2024	133.00
sec8hap - Section 8 HAP	4603	t0015625 - MACIN	10/1/2024	10-2024	88.00
sec8hap - Section 8 HAP	4604	t0015634 - DICKS	10/1/2024	10-2024	52.00
sec8hap - Section 8 HAP	4605	t0015636 - WILSON	10/1/2024	10-2024	63.00
sec8hap - Section 8 HAP	4606	t0015850 - PURNELL	10/1/2024	10-2024	92.00
sec8hap - Section 8 HAP	4607	t0015908 - BEARDSLEY	10/1/2024	10-2024	103.00
sec8hap - Section 8 HAP	4608	t0015929 - ALICEA	10/1/2024	10-2024	121.00
sec8hap - Section 8 HAP	4609	t0017041 - MANSON	10/1/2024	10-2024	84.00
sec8hap - Section 8 HAP	4610	t0018082 - JORDAN	10/1/2024	10-2024	90.00
sec8hap - Section 8 HAP	4611	t0018174 - TURNER	10/1/2024	10-2024	31.00
sec8hap - Section 8 HAP	4612	vr093 - ORANGE COUNTY HOUSING & C D	10/1/2024	10-2024	1,379.00
sec8hap - Section 8 HAP	4613	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	10/1/2024	10-2024	7,353.00
sec8hap - Section 8 HAP	4614	0radoak - RADIANT OAKVIEW APARTMENTS LLC	10/1/2024	10-2024	15.00
sec8hap - Section 8 HAP	4615	0housin - VINELAND HOUSING AUTHORITY	10/8/2024	10-2024	3,035.00
sec8hap - Section 8 HAP	22663	0537grap - 529-537 GRAPE STREET,LLC	10/3/2024	10-2024	580.00
sec8hap - Section 8 HAP	22664	0abobab - BABATUNDE O ABORISADE	10/3/2024	10-2024	1,934.00
sec8hap - Section 8 HAP	22665	0abrawi - ABRAHAN HEREDIA	10/3/2024	10-2024	662.00
sec8hap - Section 8 HAP	22666	0acojol - ACOSTA III	10/3/2024	10-2024	840.00

Payment Summary

Bank=sec8hap AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	22667	0acojor - ACOSTA	10/3/2024	10-2024	2,624.00	
sec8hap - Section 8 HAP	22668	0ahcpv - AFFORDABLE HOUSING CORPORATION	10/3/2024	10-2024	13,308.00	
sec8hap - Section 8 HAP	22669	0ahctaaa - AFFORDABLE HOUSING CORPORATION	10/3/2024	10-2024	93,487.00	
sec8hap - Section 8 HAP	22670	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	10/3/2024	10-2024	83,120.00	
sec8hap - Section 8 HAP	22671	0albreb - REBECCA C THOMPSON-ALBERT	10/3/2024	10-2024	355.00	
sec8hap - Section 8 HAP	22672	0aljess - ALJESS LLC	10/3/2024	10-2024	847.00	
sec8hap - Section 8 HAP	22673	0andcar - ANDUJAR	10/3/2024	10-2024	1,265.00	
sec8hap - Section 8 HAP	22674	0andjon - JONATHAN ANDREOZZI	10/3/2024	10-2024	1,725.00	
sec8hap - Section 8 HAP	22675	0andron - RONALD ANDRO	10/3/2024	10-2024	683.00	
sec8hap - Section 8 HAP	22676	0aparab - AB APARTMENTS LLC	10/3/2024	10-2024	3,687.00	
sec8hap - Section 8 HAP	22677	0apgava - VALLEY GARDEN APARTMENTS LLC	10/3/2024	10-2024	977.00	
sec8hap - Section 8 HAP	22678	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	10/3/2024	10-2024	256.00	
sec8hap - Section 8 HAP	22679	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS ON M	10/3/2024	10-2024	7,170.00	
sec8hap - Section 8 HAP	22680	0assind - INDEPENDENCE ASSOCIATES LLC	10/3/2024	10-2024	892.00	
sec8hap - Section 8 HAP	22681	0asslop - LOPEZ & ASSOCIATES LLC	10/3/2024	10-2024	814.00	
sec8hap - Section 8 HAP	22682	0augdav - DAVID AUGUSTINE	10/3/2024	10-2024	1,876.00	
sec8hap - Section 8 HAP	22683	0banvan - CAMPOS BANDALA	10/3/2024	10-2024	1,790.00	
sec8hap - Section 8 HAP	22684	0behant - ANTHONY BEHRENS	10/3/2024	10-2024	782.00	
sec8hap - Section 8 HAP	22685	0beredw - EDWIN C & SAVALYN BERGAMO	10/3/2024	10-2024	221.00	
sec8hap - Section 8 HAP	22686	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT APTS	10/3/2024	10-2024	4,261.00	
sec8hap - Section 8 HAP	22687	0betalp - ALPHA BETA CAMDEN LLC	10/3/2024	10-2024	1,305.00	
sec8hap - Section 8 HAP	22688	0biaent - BIA ENTERPRISES LLC	10/3/2024	10-2024	633.00	
sec8hap - Section 8 HAP	22689	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	10/3/2024	10-2024	945.00	
sec8hap - Section 8 HAP	22690	0brewst - BREWSTER GARDEN APARTMENTS LLC	10/3/2024	10-2024	1,019.00	
sec8hap - Section 8 HAP	22691	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	10/3/2024	10-2024	18,631.00	
sec8hap - Section 8 HAP	22692	0bususa - USA BUSY BEE INC	10/3/2024	10-2024	944.00	
sec8hap - Section 8 HAP	22693	0cackim - KIMBERLY A CACCHIOLI	10/3/2024	10-2024	1,137.00	
sec8hap - Section 8 HAP	22694	0camnil - NILZA R CAMACHO	10/3/2024	10-2024	1,044.00	
sec8hap - Section 8 HAP	22695	0carjos - CARVALHO	10/3/2024	10-2024	781.00	
sec8hap - Section 8 HAP	22696	0carmar - SIMOES	10/3/2024	10-2024	769.00	
sec8hap - Section 8 HAP	22697	0casros - CASTILLO	10/3/2024	10-2024	747.00	
sec8hap - Section 8 HAP	22698	0cdgard - CD GARDENS INC.	10/3/2024	10-2024	5,510.00	
sec8hap - Section 8 HAP	22699	0chajos - JOSEPH T CHAMBERS	10/3/2024	10-2024	950.00	
sec8hap - Section 8 HAP	22700	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	10/3/2024	10-2024	5,849.00	
sec8hap - Section 8 HAP	22701	0chuoks - OKSANA CHUMAK	10/3/2024	10-2024	1,632.00	
sec8hap - Section 8 HAP	22702	0clafir - FIRST CLASS RENTAL PROPERTIES LLC	10/3/2024	10-2024	1,394.00	
sec8hap - Section 8 HAP	22703	0comfar - ESTATE	10/3/2024	10-2024	570.00	
sec8hap - Section 8 HAP	22704	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	10/3/2024	10-2024	1,900.00	
sec8hap - Section 8 HAP	22705	0corjua - CORTES	10/3/2024	10-2024	3,277.00	
sec8hap - Section 8 HAP	22706	0damjos - DAMATO	10/3/2024	10-2024	883.00	
sec8hap - Section 8 HAP	22707	0decant - ANTHONY P DECESERO	10/3/2024	10-2024	587.00	
sec8hap - Section 8 HAP	22708	0dejyes - YESENIA DEJESUS	10/3/2024	10-2024	1,850.00	
sec8hap - Section 8 HAP	22709	0delwil - WILSON ZUNUN DE LEON	10/3/2024	10-2024	639.00	
sec8hap - Section 8 HAP	22710	0donlau - DONNELLY	10/3/2024	10-2024	1,353.00	
sec8hap - Section 8 HAP	22711	0dowter - DOWER	10/3/2024	10-2024	1,552.00	
sec8hap - Section 8 HAP	22712	0eas307 - 307 N EAST AVE LLC	10/3/2024	10-2024	599.00	
sec8hap - Section 8 HAP	22713	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	10/3/2024	10-2024	679.00	
sec8hap - Section 8 HAP	22714	0edwdip - EDWARD DIPALMA	10/3/2024	10-2024	947.00	
sec8hap - Section 8 HAP	22715	0egbmar - MARY J EGBEH	10/3/2024	10-2024	1,415.00	
sec8hap - Section 8 HAP	22716	0einmar - MARTIN JAY EINSTEIN	10/3/2024	10-2024	718.00	
sec8hap - Section 8 HAP	22717	0equacc - ACCUMULATING EQUITY PARTNERS LLC	10/3/2024	10-2024	7,364.00	
sec8hap - Section 8 HAP	22718	0equsul - SULLIVAN EQUITIES LLC	10/3/2024	10-2024	1,175.00	
sec8hap - Section 8 HAP	22719	0estros - ESTATE OF LUIS A ROSADO-TORRES	10/3/2024	10-2024	479.00	
sec8hap - Section 8 HAP	22720	0famfai - Faiola Family LP	10/3/2024	10-2024	281.00	
sec8hap - Section 8 HAP	22721	0famip - FAIOLA FAMILY LP	10/3/2024	10-2024	1,079.00	
sec8hap - Section 8 HAP	22722	0flodor - FLOWERS	10/3/2024	10-2024	1,046.00	

Payment Summary

Bank=sec8hap AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	22723	Og.b.ltd - G B LTD OPER CO INC	10/3/2024	10-2024	1,055.00	
sec8hap - Section 8 HAP	22724	Ogarabn - ABNER GARCIA	10/3/2024	10-2024	426.00	
sec8hap - Section 8 HAP	22725	Ogarsal - GARCIA	10/3/2024	10-2024	3,227.00	
sec8hap - Section 8 HAP	22726	Ogarspr - SPRING GARDENS VINELAND LLC	10/3/2024	10-2024	8,902.00	
sec8hap - Section 8 HAP	22727	Ogarvin - VINELAND GARDENS LLC	10/3/2024	10-2024	360.00	
sec8hap - Section 8 HAP	22728	Ogibjam - GRIBBLE JR	10/3/2024	10-2024	954.00	
sec8hap - Section 8 HAP	22729	Ogolrob - ROBERT D GALBIATI	10/3/2024	10-2024	1,220.00	
sec8hap - Section 8 HAP	22730	Ogonabr - GONZALEZ JR	10/3/2024	10-2024	1,019.00	
sec8hap - Section 8 HAP	22731	Ogroche - CHERRY GROUP LLC	10/3/2024	10-2024	1,579.00	
sec8hap - Section 8 HAP	22732	Ogromad - MADHU GROUP LLC	10/3/2024	10-2024	2,744.00	
sec8hap - Section 8 HAP	22733	Ogromic - MICHAEL D RUPPERT JR	10/3/2024	10-2024	1,076.00	
sec8hap - Section 8 HAP	22734	Ogruedi - EDISON GRULLON	10/3/2024	10-2024	1,940.00	
sec8hap - Section 8 HAP	22735	Ohagdan - DANIEL HAGEMAN JR	10/3/2024	10-2024	1,070.00	
sec8hap - Section 8 HAP	22736	Ohemtom - BTW 4 LLC	10/3/2024	10-2024	1,039.00	
sec8hap - Section 8 HAP	22737	Ohenreu - HENDLER	10/3/2024	10-2024	1,667.00	
sec8hap - Section 8 HAP	22738	Ohereri - 123 SOUTH 4TH STREET LLC	10/3/2024	10-2024	2,685.00	
sec8hap - Section 8 HAP	22739	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	10/3/2024	10-2024	3,673.00	
sec8hap - Section 8 HAP	22740	Ohfprop - HF PROPERTY MANAGEMENT	10/3/2024	10-2024	1,775.00	
sec8hap - Section 8 HAP	22741	Oholasm - ASM HOLDINGS LLC	10/3/2024	10-2024	674.00	
sec8hap - Section 8 HAP	22742	Oholgle - GLEN PARK HOLDINGS LLC	10/3/2024	10-2024	2,501.00	
sec8hap - Section 8 HAP	22743	Oholvin - VINELAND 18 HOLDINGS LLC	10/3/2024	10-2024	1,627.00	
sec8hap - Section 8 HAP	22744	Ohomfhd - FHD HOME INVESTMENT LLC	10/3/2024	10-2024	1,238.00	
sec8hap - Section 8 HAP	22745	Ohomhec - HECS HOMES LLC	10/3/2024	10-2024	929.00	
sec8hap - Section 8 HAP	22746	Ohomsky - SKYLO HOMES LLC	10/3/2024	10-2024	630.00	
sec8hap - Section 8 HAP	22747	Ohomtar - TARKILN HOMES LLC	10/3/2024	10-2024	6,516.00	
sec8hap - Section 8 HAP	22748	Ohopape - APEX HOPEWELL NJ LLC	10/3/2024	10-2024	610.00	
sec8hap - Section 8 HAP	22749	Ohougol - GOLD HOUSING PROVIDERS LLC	10/3/2024	10-2024	1,500.00	
sec8hap - Section 8 HAP	22750	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	10/3/2024	10-2024	459.00	
sec8hap - Section 8 HAP	22751	Oiaplis - LISA A IAPALUCCI	10/3/2024	10-2024	1,670.00	
sec8hap - Section 8 HAP	22752	Oingden - INGRALDI	10/3/2024	10-2024	1,078.00	
sec8hap - Section 8 HAP	22753	Oinvbot - BOTA INVESTMENTS LLC	10/3/2024	10-2024	4,857.00	
sec8hap - Section 8 HAP	22754	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	10/3/2024	10-2024	3,808.00	
sec8hap - Section 8 HAP	22755	Oinvtra - T-RAY INVESTMENTS LLC	10/3/2024	10-2024	3,161.00	
sec8hap - Section 8 HAP	22756	Oinvweb - WEBER INVESTMENT GROUP LLC	10/3/2024	10-2024	6,194.00	
sec8hap - Section 8 HAP	22757	Ojacgar - W JACK	10/3/2024	10-2024	1,483.00	
sec8hap - Section 8 HAP	22758	Ojerpri - PRIME JERSEY ESTATES	10/3/2024	10-2024	14,161.00	
sec8hap - Section 8 HAP	22759	Okatjay - JAY-KAT INVESTMENTS, LLC	10/3/2024	10-2024	877.00	
sec8hap - Section 8 HAP	22760	Okc1llc - KLC1 LLC	10/3/2024	10-2024	1,728.00	
sec8hap - Section 8 HAP	22761	Olabfel - LABOY	10/3/2024	10-2024	1,740.00	
sec8hap - Section 8 HAP	22762	Olandic - LANDICINI 566 LLC	10/3/2024	10-2024	398.00	
sec8hap - Section 8 HAP	22763	Olanedw - EDWARD J LANG	10/3/2024	10-2024	1,300.00	
sec8hap - Section 8 HAP	22764	Olebzae - LEBRON	10/3/2024	10-2024	2,095.00	
sec8hap - Section 8 HAP	22765	Olegmay - MAYERFELD LEGACY TRUST	10/3/2024	10-2024	152.00	
sec8hap - Section 8 HAP	22766	Olevgab - GABRIELLE LEVITT	10/3/2024	10-2024	507.00	
sec8hap - Section 8 HAP	22767	Olhrent - L & H RENTALS	10/3/2024	10-2024	798.00	
sec8hap - Section 8 HAP	22768	Olinrob - ROBERT LINDNER	10/3/2024	10-2024	461.00	
sec8hap - Section 8 HAP	22769	Ollckoo - KOONER LLC	10/3/2024	10-2024	1,694.00	
sec8hap - Section 8 HAP	22770	Ollcsn2 - SN 22 LLC	10/3/2024	10-2024	2,041.00	
sec8hap - Section 8 HAP	22771	Olocloc - LOCATION LOCATION & TIMING LLC	10/3/2024	10-2024	1,047.00	
sec8hap - Section 8 HAP	22772	Olonrav - DAVID LONGINI	10/3/2024	10-2024	473.00	
sec8hap - Section 8 HAP	22773	Olopyad - YADIRA LOPEZ	10/3/2024	10-2024	710.00	
sec8hap - Section 8 HAP	22774	Olospro - LOST PROPERTIES LLC	10/3/2024	10-2024	2,871.00	
sec8hap - Section 8 HAP	22775	Omalaug - MIKLAVCIC JR	10/3/2024	10-2024	1,914.00	
sec8hap - Section 8 HAP	22776	Omanarc - MANAGEMENT LLC	10/3/2024	10-2024	621.00	
sec8hap - Section 8 HAP	22777	Omapgre - GREENWOOD MAPLE JAY LLC	10/3/2024	10-2024	1,174.00	
sec8hap - Section 8 HAP	22778	Omelrose - MELROSE COURT LP	10/3/2024	10-2024	20,041.00	

Payment Summary

Bank=sec8hap AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	22779	Omenbre - MENDEZ	10/3/2024	10-2024	1,512.00
sec8hap - Section 8 HAP	22780	Omillvil - MILLVILLE REALTY CORPORATION	10/3/2024	10-2024	2,295.00
sec8hap - Section 8 HAP	22781	Omiryar - MIRANDA	10/3/2024	10-2024	2,984.00
sec8hap - Section 8 HAP	22782	Omonbry - BRYAN P. MONTEMURRO	10/3/2024	10-2024	618.00
sec8hap - Section 8 HAP	22783	Omriang - RIVERA	10/3/2024	10-2024	955.00
sec8hap - Section 8 HAP	22784	Omulqua - QUALITY MULTI BR RENTALS LLC	10/3/2024	10-2024	1,963.00
sec8hap - Section 8 HAP	22785	Oneddav - NEDER	10/3/2024	10-2024	1,589.00
sec8hap - Section 8 HAP	22786	Oneeshr - SHREE NEEL LLC	10/3/2024	10-2024	2,641.00
sec8hap - Section 8 HAP	22787	Onegcar - CARLOS NEGRON JR	10/3/2024	10-2024	774.00
sec8hap - Section 8 HAP	22788	Onottop - TOP NOTCH REAL ESTATE LLC	10/3/2024	10-2024	2,599.00
sec8hap - Section 8 HAP	22789	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	10/3/2024	10-2024	32,335.00
sec8hap - Section 8 HAP	22790	Opaeast - EAST PARK APARTMENTS	10/3/2024	10-2024	9,386.00
sec8hap - Section 8 HAP	22791	Opapar - PARESH PANCHAL	10/3/2024	10-2024	1,940.00
sec8hap - Section 8 HAP	22792	Oparest - PARVIN ESTATES LLC	10/3/2024	10-2024	68.00
sec8hap - Section 8 HAP	22793	Oparkto - PARK TOWNE APTS LLC	10/3/2024	10-2024	12,763.00
sec8hap - Section 8 HAP	22794	Opasmar - PASTORE	10/3/2024	10-2024	1,400.00
sec8hap - Section 8 HAP	22795	Opin173 - 173 PINE ST LLC	10/3/2024	10-2024	1,258.00
sec8hap - Section 8 HAP	22796	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	10/3/2024	10-2024	3,806.00
sec8hap - Section 8 HAP	22797	Opoisil - SILVER POINT MANAGEMENT LLC	10/3/2024	10-2024	727.00
sec8hap - Section 8 HAP	22798	Oproail - ALL PRO GROUP LLC	10/3/2024	10-2024	1,441.00
sec8hap - Section 8 HAP	22799	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	10/3/2024	10-2024	620.00
sec8hap - Section 8 HAP	22800	Oprolha - LHA PROPERTIES LLC	10/3/2024	10-2024	1,618.00
sec8hap - Section 8 HAP	22801	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	10/3/2024	10-2024	729.00
sec8hap - Section 8 HAP	22802	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	10/3/2024	10-2024	16,012.00
sec8hap - Section 8 HAP	22803	Oprotim - TIMARIA PROPERTIES LLC	10/3/2024	10-2024	1,186.00
sec8hap - Section 8 HAP	22804	Oquilou - QUILES	10/3/2024	10-2024	291.00
sec8hap - Section 8 HAP	22805	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	10/3/2024	10-2024	161,685.00
sec8hap - Section 8 HAP	22806	Oramnic - NICHOLAS P RAMBONE	10/3/2024	10-2024	1,107.00
sec8hap - Section 8 HAP	22807	Oraymar - RAYMOND HOLDINGS LLP	10/3/2024	10-2024	873.00
sec8hap - Section 8 HAP	22808	Oreabrt - BRT REAL ESTATE LLC	10/3/2024	10-2024	689.00
sec8hap - Section 8 HAP	22809	Oreadcb - Realty LLC	10/3/2024	10-2024	729.00
sec8hap - Section 8 HAP	22810	Oreahen - REAL ESTATE	10/3/2024	10-2024	1,893.00
sec8hap - Section 8 HAP	22811	Oreajba - JBAR REALTY LLC	10/3/2024	10-2024	903.00
sec8hap - Section 8 HAP	22812	Orealbf - B & F REAL ESTATE HOLDINGS LLC	10/3/2024	10-2024	1,684.00
sec8hap - Section 8 HAP	22813	Orealsa - S & A REALTY ENTERPRISES LLC	10/3/2024	10-2024	638.00
sec8hap - Section 8 HAP	22814	Oreamat - MATURO REALTY INC	10/3/2024	10-2024	2,724.00
sec8hap - Section 8 HAP	22815	Oreamil - MILLVILLE REALTY CORP	10/3/2024	10-2024	1,082.00
sec8hap - Section 8 HAP	22816	Oreasar - SARA REAVES	10/3/2024	10-2024	865.00
sec8hap - Section 8 HAP	22817	Oregche - REGENCY CHESTNUT COURT	10/3/2024	10-2024	11,313.00
sec8hap - Section 8 HAP	22818	Oregeas - REGENCY EAST LLC	10/3/2024	10-2024	3,307.00
sec8hap - Section 8 HAP	22819	Oreisup - SUPERIOR RE INVESTMENTS LLC	10/3/2024	10-2024	1,797.00
sec8hap - Section 8 HAP	22820	Orenaco - ACOSTA RENTAL LLC	10/3/2024	10-2024	2,059.00
sec8hap - Section 8 HAP	22821	Orenokg - K G RENOVATIONS LLC	10/3/2024	10-2024	1,107.00
sec8hap - Section 8 HAP	22822	Orensup - SUPERIOR RENTALS LLC	10/3/2024	10-2024	1,417.00
sec8hap - Section 8 HAP	22823	Orivdie - RIVERA	10/3/2024	10-2024	2,409.00
sec8hap - Section 8 HAP	22824	Oriviri - RIVERA	10/3/2024	10-2024	1,895.00
sec8hap - Section 8 HAP	22825	Orodhen - HENRY RODRIGUEZ	10/3/2024	10-2024	766.00
sec8hap - Section 8 HAP	22826	Orogluc - ROGERS	10/3/2024	10-2024	802.00
sec8hap - Section 8 HAP	22827	Orogsal - SALVATORE W ROGGIO	10/3/2024	10-2024	1,012.00
sec8hap - Section 8 HAP	22828	Orpjpro - RPJ PROPERTIES LLC	10/3/2024	10-2024	12,544.00
sec8hap - Section 8 HAP	22829	Orunind - INDIAN RUN APARTMENTS LP	10/3/2024	10-2024	1,071.00
sec8hap - Section 8 HAP	22830	Oruppab - RUPERTO	10/3/2024	10-2024	748.00
sec8hap - Section 8 HAP	22831	Osaiger - GERALD M SAINOT JR	10/3/2024	10-2024	1,311.00
sec8hap - Section 8 HAP	22832	Osaldasda - DAMIAN & ELAINE SALAS	10/3/2024	10-2024	1,869.00
sec8hap - Section 8 HAP	22833	Osauaud - SAUNDERS	10/3/2024	10-2024	1,800.00
sec8hap - Section 8 HAP	22834	Osaumar - SAUDERS	10/3/2024	10-2024	641.00

Payment Summary

Bank=sec8hap AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	22835	0schdan - SCHWARTZ	10/3/2024	10-2024	1,989.00	
sec8hap - Section 8 HAP	22836	0seaves - VESTA-SEABROOK URBAN RENEWAL III LLC	10/3/2024	10-2024	743.00	
sec8hap - Section 8 HAP	22837	0senbri - HOUSING PARTNERS LLC	10/3/2024	10-2024	2,254.00	
sec8hap - Section 8 HAP	22838	0sennew - NEWCOMB SENIOR APARTMENTS URBAN RENEWAL	10/3/2024	10-2024	210.00	
sec8hap - Section 8 HAP	22839	0shabru - BRUCE D SHAW	10/3/2024	10-2024	1,391.00	
sec8hap - Section 8 HAP	22840	0slinco - 1890 S LINCOLN ASSOCIATES LLC	10/3/2024	10-2024	2,117.00	
sec8hap - Section 8 HAP	22841	0solfin - FINANCIAL SOLUTIONS INVESTMENT GROUP LLC	10/3/2024	10-2024	998.00	
sec8hap - Section 8 HAP	22842	0solpro - ASSURED PROPERTY SOLUTIONS LLC	10/3/2024	10-2024	3,951.00	
sec8hap - Section 8 HAP	22843	0sotalb - ALBERTO SOTO	10/3/2024	10-2024	1,069.00	
sec8hap - Section 8 HAP	22844	0squlan - LANDIS SR URBAN RENEWAL PARTNERS LLC	10/3/2024	10-2024	1,950.00	
sec8hap - Section 8 HAP	22845	0strassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	10/3/2024	10-2024	1,285.00	
sec8hap - Section 8 HAP	22846	0swaway - WAYNE SWANSON	10/3/2024	10-2024	1,171.00	
sec8hap - Section 8 HAP	22847	0swe101 - 101 S WEST LLC	10/3/2024	10-2024	1,898.00	
sec8hap - Section 8 HAP	22848	0tayver - TAYLOR	10/3/2024	10-2024	746.00	
sec8hap - Section 8 HAP	22849	0thapau - ALBERTA A QUAIROLI ESTATE	10/3/2024	10-2024	1,219.00	
sec8hap - Section 8 HAP	22850	0torism - TORRES	10/3/2024	10-2024	1,548.00	
sec8hap - Section 8 HAP	22851	0vasdap - DAPHNE VASSALOTTI	10/3/2024	10-2024	698.00	
sec8hap - Section 8 HAP	22852	0vashen - VASQUEZ	10/3/2024	10-2024	971.00	
sec8hap - Section 8 HAP	22853	0veljon - JONATHAN VELEZ	10/3/2024	10-2024	1,539.00	
sec8hap - Section 8 HAP	22854	0vhosri - SRI VHOMES LLC	10/3/2024	10-2024	1,650.00	
sec8hap - Section 8 HAP	22855	0vinlan - VINELAND VILLAGE APTS	10/3/2024	10-2024	4,613.00	
sec8hap - Section 8 HAP	22856	0virulou - LOUIS A VIRUET	10/3/2024	10-2024	1,064.00	
sec8hap - Section 8 HAP	22857	0walnut - WALNUT REALTY ASSOCIATES LLC	10/3/2024	10-2024	7,744.00	
sec8hap - Section 8 HAP	22858	0wassey - SEYMOUR WASSERSTRUM	10/3/2024	10-2024	1,091.00	
sec8hap - Section 8 HAP	22859	0webri - WEBER	10/3/2024	10-2024	2,000.00	
sec8hap - Section 8 HAP	22860	0whihen - WHITE III	10/3/2024	10-2024	918.00	
sec8hap - Section 8 HAP	22861	0wrialf - WRIGHT	10/3/2024	10-2024	1,586.00	
sec8hap - Section 8 HAP	22862	0yasmia - YASMIA 3 LLC	10/3/2024	10-2024	1,356.00	
sec8hap - Section 8 HAP	500065	0chainv - CHAAD INVESTMENTS LLC	10/3/2024	10-2024	0.00	
sec8hap - Section 8 HAP	500066	t0003357 - KENNEDY	10/1/2024	10-2024	0.00	
					824,219.00	

Payment Summary

Bank=sec8admn AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8admn - Section 8 Admin Fee	770	vfl093 - ORANGE COUNTY HOUSING & C D	10/1/2024	10-2024	65.90	
sec8admn - Section 8 Admin Fee	771	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	10/1/2024	10-2024	435.37	
					501.27	

Payment Summary

Bank=nhopbdt AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
nhopbdt - New HOP Inv - BB&T(Truist)	116	jhwil - J H Williams Enterprises Inc	10/4/2024	10-2024	7,515.00	
					7,515.00	

Payment Summary

Bank=capsecdp AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capsecdp - PH Sec Dep Acct	233	vha - HOUSING AUTHORITY CITY OF VINELAND	9/30/2024	09-2024	1,422.08	
					1,422.08	

Payment Summary

Bank=capfsses AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capfsses - VHA FSS Escrow Acct	222	caponefss - Capital One	9/30/2024	09-2024	384.10	
					384.10	

Payment Summary

Bank=sec8hap AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
capgenfd - Public Housing General Fund	2641	b0001737 - COLON	9/27/2024	09-2024	383.10
capgenfd - Public Housing General Fund	2642	t0002747 - FELICIANO	9/30/2024	09-2024	279.54
capgenfd - Public Housing General Fund	5469034111	sjgas - South Jersey Gas Company	9/23/2024	09-2024	768.08
capgenfd - Public Housing General Fund	20242640190	vha - HOUSING AUTHORITY CITY OF VINELAND	9/20/2024	09-2024	1,542.00
capgenfd - Public Housing General Fund	20242640192	vha - HOUSING AUTHORITY CITY OF VINELAND	9/20/2024	09-2024	12,549.26
capgenfd - Public Housing General Fund	20242640195	vha - HOUSING AUTHORITY CITY OF VINELAND	9/20/2024	09-2024	177,900.00
					193,421.98

Payment Summary

Bank=cocc AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
cocc - Central Office Cost	12338	getrai - G & E Trailer Sales LLC	10/11/2024	10-2024	-78.00
cocc - Central Office Cost	13464	atcoa - Atlantic Coast Alarm Inc	9/27/2024	09-2024	8,300.00
cocc - Central Office Cost	13465	barret - Barretta Plumbing Heating Cooling	9/27/2024	09-2024	1,994.72
cocc - Central Office Cost	13466	bottin - Bottinos Supermarkets Inc	9/27/2024	09-2024	45.40
cocc - Central Office Cost	13467	brooke - The Brooke Group LLC	9/27/2024	09-2024	9,213.50
cocc - Central Office Cost	13468	ccia - Cumberland Co Improvement Auth	9/27/2024	09-2024	116.06
cocc - Central Office Cost	13469	graing - Grainger	9/27/2024	09-2024	96.25
cocc - Central Office Cost	13470	hompro - HD SUPPLY formerly Home Depot Pro	9/27/2024	09-2024	566.14
cocc - Central Office Cost	13471	lowes - Lowes Business Account	9/27/2024	09-2024	386.08
cocc - Central Office Cost	13472	staadv - Staples, Inc.	9/27/2024	09-2024	288.37
cocc - Central Office Cost	13473	ulbric - Ulbrich-Scully Investigations LLC	9/27/2024	09-2024	1,074.60
cocc - Central Office Cost	13474	cwa - Communications Workers of America	9/30/2024	09-2024	260.20
cocc - Central Office Cost	13475	adcase - Advanced Cabinetry & Storage Systems LLC	10/4/2024	10-2024	229.00
cocc - Central Office Cost	13476	amacap - Amazon Capital Services Inc	10/4/2024	10-2024	38.99
cocc - Central Office Cost	13477	aprsup - APR SUPPLY CO	10/4/2024	10-2024	588.69
cocc - Central Office Cost	13478	barret - Barretta Plumbing Heating Cooling	10/4/2024	10-2024	3,138.33
cocc - Central Office Cost	13479	canbus - Canon Solutions America Inc	10/4/2024	10-2024	91.25
cocc - Central Office Cost	13480	carahsoft - Carahsoft Technology Corporation	10/4/2024	10-2024	6,342.24
cocc - Central Office Cost	13481	ccia - Cumberland Co Improvement Auth	10/4/2024	10-2024	85.97
cocc - Central Office Cost	13482	cullig - South Jersey Culligan Water	10/4/2024	10-2024	155.00
cocc - Central Office Cost	13483	donuri - DON J. URIE ASSOCIATES, INC.	10/4/2024	10-2024	9,404.05
cocc - Central Office Cost	13484	hdsupp - HD Supply Facilities Maintenance LTD	10/4/2024	10-2024	2,831.05
cocc - Central Office Cost	13485	hompro - HD SUPPLY formerly Home Depot Pro	10/4/2024	10-2024	270.28
cocc - Central Office Cost	13486	jccupa - JC'S Custom Painting	10/4/2024	10-2024	2,288.75
cocc - Central Office Cost	13487	joskel - JOSEPH KELLY	10/4/2024	10-2024	60.00
cocc - Central Office Cost	13488	maxcom - Max Communications Inc	10/4/2024	10-2024	450.00
cocc - Central Office Cost	13489	njelev - Treasurer State of NJ	10/4/2024	10-2024	830.00
cocc - Central Office Cost	13490	njlabo - State of New Jersey	10/4/2024	10-2024	343.81
cocc - Central Office Cost	13491	pdq - PDQ Supply Inc	10/4/2024	10-2024	868.71
cocc - Central Office Cost	13492	secgcs - GCSI Security Group	10/4/2024	10-2024	450.00
cocc - Central Office Cost	13493	veriw - Verizon Wireless	10/4/2024	10-2024	1,233.79
cocc - Central Office Cost	13494	weaequ - Weaver Equipment Sales & Service LLC	10/4/2024	10-2024	307.62
cocc - Central Office Cost	13495	browni - Browns Integrated Pest Management	10/15/2024	10-2024	400.00
cocc - Central Office Cost	13496	callexp - Call Experts New Jersey	10/15/2024	10-2024	412.96
cocc - Central Office Cost	13497	ccia - Cumberland Co Improvement Auth	10/15/2024	10-2024	189.32
cocc - Central Office Cost	13498	himinha - DELSEA LAUNDROMAT	10/15/2024	10-2024	880.00
cocc - Central Office Cost	13499	intsys - Integrated Systems Associates Inc	10/15/2024	10-2024	100.00
cocc - Central Office Cost	13500	miles - Miles IT Company	10/15/2024	10-2024	11,041.00
cocc - Central Office Cost	13501	rutgers - Rutgers, The State University of New Jersey	10/15/2024	10-2024	944.00
cocc - Central Office Cost	13502	yardi - Yardi Systems Inc	10/15/2024	10-2024	38.00
cocc - Central Office Cost	13503	getrai - G & E Trailer Sales LLC	10/15/2024	10-2024	78.00
cocc - Central Office Cost	13504	aceplu - Ace Plumbing and Electrical Supplies Inc	10/17/2024	10-2024	3,373.46
cocc - Central Office Cost	13505	amacap - Amazon Capital Services Inc	10/17/2024	10-2024	394.97
cocc - Central Office Cost	13506	ambcom - Ambient Comfort	10/17/2024	10-2024	250.00
cocc - Central Office Cost	13507	aprsup - APR SUPPLY CO	10/17/2024	10-2024	222.55
cocc - Central Office Cost	13508	blocksi - TELESYSTEM	10/17/2024	10-2024	2,015.49
cocc - Central Office Cost	13509	bolste - Bolster Hardware II LLC	10/17/2024	10-2024	32.51

Payment Summary

Bank=sec8hap AND mm/yy=09/2024-10/2024 AND Check Date=09/20/2024-10/17/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	13510	brooke - The Brooke Group LLC	10/17/2024	10-2024	3,612.50
cocc - Central Office Cost	13511	canbus - Canon Solutions America Inc	10/17/2024	10-2024	147.20
cocc - Central Office Cost	13512	ccia - Cumberland Co Improvement Auth	10/17/2024	10-2024	3,404.32
cocc - Central Office Cost	13513	cintas - Cintas Corporation #100	10/17/2024	10-2024	873.85
cocc - Central Office Cost	13514	eldpes - ELDER PEST CONTROL, INC.	10/17/2024	10-2024	1,765.00
cocc - Central Office Cost	13515	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	10/17/2024	10-2024	40.32
cocc - Central Office Cost	13516	hill - Ronald Hill	10/17/2024	10-2024	1,000.00
cocc - Central Office Cost	13517	hompro - HD SUPPLY formerly Home Depot Pro	10/17/2024	10-2024	3,492.93
cocc - Central Office Cost	13518	hughes - Wendy Hughes	10/17/2024	10-2024	545.00
cocc - Central Office Cost	13519	jccupa - JC'S Custom Painting	10/17/2024	10-2024	2,618.75
cocc - Central Office Cost	13520	johnst - Johnstone Supply	10/17/2024	10-2024	1,570.89
cocc - Central Office Cost	13521	mason - W B Mason Co Inc	10/17/2024	10-2024	75.12
cocc - Central Office Cost	13522	natten - National Tenant Network	10/17/2024	10-2024	1,959.00
cocc - Central Office Cost	13523	pitneq - Pitney Bowes Global Financial Services, LLC.	10/17/2024	10-2024	574.26
cocc - Central Office Cost	13524	prinsol - Print Solutions Plus Inc	10/17/2024	10-2024	578.10
cocc - Central Office Cost	13525	riggin - Riggins Inc	10/17/2024	10-2024	50.31
cocc - Central Office Cost	13526	rpmlan - RPM Landscape Contractor LLC	10/17/2024	10-2024	1,999.00
cocc - Central Office Cost	13527	sermas - ServiceMaster Of The Shore Area	10/17/2024	10-2024	395.00
cocc - Central Office Cost	13528	sherwi - Sherwin Williams Company	10/17/2024	10-2024	603.00
cocc - Central Office Cost	13529	shred - STERICYCLE, INC.	10/17/2024	10-2024	74.47
cocc - Central Office Cost	13530	staadv - Staples, Inc.	10/17/2024	10-2024	100.65
cocc - Central Office Cost	13531	tricit - Tri City Products	10/17/2024	10-2024	767.50
cocc - Central Office Cost	13532	vercon - Verizon Connect Fleet USA LLC	10/17/2024	10-2024	414.85
cocc - Central Office Cost	13533	wex - WEX Bank	10/17/2024	10-2024	2,256.34
cocc - Central Office Cost	13534	yardi - Yardi Systems Inc	10/17/2024	10-2024	32.00
cocc - Central Office Cost	1389454	axaequ - Equitable	9/24/2024	09-2024	2,035.00
cocc - Central Office Cost	1391491	axaequ - Equitable	10/7/2024	10-2024	2,035.00
cocc - Central Office Cost	9202024	paychex - Paychex of New York LLC	9/20/2024	09-2024	424.97
cocc - Central Office Cost	10042024	paychex - Paychex of New York LLC	10/4/2024	10-2024	420.34
cocc - Central Office Cost	27840827	pers - Public Employees Retirement System	10/7/2024	10-2024	21,599.05
cocc - Central Office Cost	5462373252	sjgas - South Jersey Gas Company	9/27/2024	09-2024	97.48
cocc - Central Office Cost	20242640183	vha - HOUSING AUTHORITY CITY OF VINELAND	9/20/2024	09-2024	7,913.00
cocc - Central Office Cost	710209242024	wex - WEX Bank	9/24/2024	09-2024	2,807.19
					138,925.50

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

RESOLUTION #2024-50

Resolution Authorizing Shared Services Agreement with the City of Vineland
for the Acquisition of Rock Salt

WHEREAS, the City of Vineland purchases bulk rock salt for snow and ice preventative measures for roadways and parking lots owned and maintained by the City of Vineland; and

WHEREAS, in order to provide for safe operation of vehicles and for pedestrians residing in the housing supplied by the Vineland Housing Authority it is necessary to utilize rock salt during winter events such as ice and snow; and

WHEREAS, the City of Vineland and Vineland Housing Authority agree that a reduced expenditure of commodities such as rock salt can be achieved through a shared service agreement; and,

WHEREAS, the Parties recognize the benefits and economies to be achieved by utilizing shared services for the purchase of commodities such as rock salt; and

WHEREAS, the Parties intend upon entering into a Shared Services Agreement pursuant to the Uniform Shared Services Consolidation Act, N.J.S.A.40A: 65-1, et seq for the acquisition of rock salt in bulk; and

WHEREAS, the Parties wish to outline their respective duties and obligations relative to the acquisition of rock salt by the City for the use by the Vineland Housing Authority.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Vineland Housing Authority hereby authorizes its executive director or his designee to enter into a Shared Services Agreement with the City of Vineland for the acquisition of rock salt.

ADOPTED: October 17, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Asselta

Resolution seconded by Commissioner Acosta-Jimenez

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on October 17, 2024 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

SHARED SERVICES AGREEMENT

by and between the

THE CITY OF VINELAND

AND

THE VINELAND HOUSING AUTHORITY

SHARED SERVICES AGREEMENT

THIS SHARED SERVICES AGREEMENT ("Agreement"), is made by and between the Vineland Housing Authority with offices located at 191 West Chestnut Avenue, Vineland, New Jersey (VHA), and the City of Vineland, a municipal corporation of the State of New Jersey with offices at 640 Wood Street, Vineland, New Jersey 08360 ("City").

RECITALS

- A. The City and the VHA agree that a reduced expenditure of commodities such as rock salt can be achieved through a shared services agreement by larger quantity purchasing.
- B. The City purchases large quantities of rock salt for snow and ice removal/prevention.
- C. The VHA desires to purchase rock salt from the City at a rate available to the City and allow it to be stored at the Vineland facility until it is needed.
- D. The VHA and City have recognized their value to each other by providing reciprocal assistance when needed as well as essential ideas to benefit the community, our seniors, disabled individuals and other qualifying people and families being serviced by the VHA.
- E. The City and the VHA further recognize the value of interlocal cooperation as a way of reducing duplication and overlap of services.
- F. In enacting the "Uniform Shared Services and Consolidation Act", N.J.S.A. 40A:65-1 et seq. (the "Act"), the New Jersey Legislature has encouraged any local unit of the State to enter into an agreement with any other local unit or units for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction as a means to reduce local expenses funded by property taxpayers.
- G. The City and the VHA as "local units" defined by the Act are empowered to enter into shared services agreements;
- H. Through this Agreement, it is the intention of the parties to cooperate and collaborate with one another in order to share certain services and resources set forth herein to operate in a more cost-effective manner thereby providing more expeditious and efficient services to the tax payers;
- I. Acting pursuant to the Act, the City and the VHA desire to enter into this Shared Services Agreement (the "Agreement") through which the City and the VHA shall hereinafter share certain services and resources in order to decrease costs by the City and VHA.

- J. The City and the VHA have authorized execution of this Agreement by the adoption of a Resolution.

NOW, THEREFORE, in consideration of the mutual promises, agreements and other considerations made by and between the parties, and pursuant to all applicable federal, state, and local laws, statutes, codes or ordinances, the City and the VHA do hereby agree as follows:

1. BASIC TERMS OF AGREEMENT

- a. The City has in its ownership and control a rock salt storage facility utilized to store rock salt purchased by the City to be used during snow and ice events to assure the safe travel of vehicles and pedestrians in the City and the City agrees to purchase and provide rock salt to the VHA on an as-needed basis.
- b. The City shall be responsible for storage and when needed, loading the rock salt on vehicles owned and or operated by or on behalf of the VHA and VHA shall pay the City the per ton cost of the rock salt based upon the last rock salt purchase by the City prior to the VHA requesting the same plus a 5% fee to cover the City's costs for storage, loading and administrative costs. The VHA shall determine an anticipated tonnage need and the City shall acquire the salt as supplies are reduced during usage. The City cannot guaranty that rock salt shall be readily available, depending on the City's needs as the parties recognize that the City's needs for rock salt are prioritized. The Parties further recognize that rock salt may become unavailable, but the City shall endeavor to acquire enough rock salt to cover both the City's needs and that of the VHA.
- c. The City reserves the right to reject a request to load rock salt on vehicles or equipment they deem undersized to handle the tonnage of rock salt requested to be loaded
- d. The VHA shall hold the City harmless for any damage caused to any vehicle as a result of the loading of rock salt
- e. The City shall submit a bill for the rock salt and additional 5% fee within 30 days of acquisition by the VHA and the VHA shall submit payment within 30 days of receipt of the bill.

2. TERM OF AGREEMENT

The terms of this Agreement shall begin on September 1, 2024 and continue for a period of one year unless sooner terminated under the terms of this Agreement.

3. INSURANCE

The City and VHA shall each maintain adequate property liability, auto liability and workers' compensation coverage related to its employees and their participation in this Agreement; and

shall name the other party as an Additional Insured for all activities that occur and are directly related to the responsibilities under the terms of this Agreement. In no event shall VHA employees be considered as City employees for Workers Compensation purposes and VHA

shall at all times supervise and direct its employees regarding services provided in furtherance of this Agreement.

4. INDEMNIFICATION

The City and VHA shall not be liable for any unintentional acts or omissions related to an employee performing its duties in the discharge of this Agreement. Each party shall indemnify, defend and hold the other harmless from all losses, claims, liabilities, injuries or damage caused by an employee's performance of his or her duties to his or her employer when engaged in activities contemplated by this Agreement. Such indemnification shall include payment of reasonable attorneys' fees and costs in defense of any claim. To the extent any damages are covered by applicable insurance, the City and the VHA waive all rights against each other.

5. DISPUTE RESOLUTION

In the event a dispute arises concerning the terms and conditions of this Agreement the parties shall mutually agree upon a licensed New Jersey attorney to arbitrate any such dispute which arises under this Agreement. Any decision by the arbitrator shall be binding on the parties. Such appointment shall be made within 15 days after written notice by any party of the election to proceed with arbitration. The costs and expenses of the arbitrator and fees charged by such arbitrator shall be shared equally by the parties; however, each party shall be solely responsible for their own attorney fees and expenses related to retention of their own experts and witnesses.

6. CHOICE OF LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

7. ENTIRE AGREEMENT

This Agreement sets forth the entire understanding of the parties hereto with respect to the services contemplated herein. No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by all parties hereto.

8. SEVERABILITY

If any part of this Agreement shall be held to be unenforceable, the remainder of this Agreement shall remain in full force and effect.

9. TERMINATION.

This Agreement may be terminated, upon 30 days written notice to the other party or parties, as appropriate, as follows:

- a. If, through any cause, a party shall fail to fulfill in timely and proper manner its obligations under this Agreement, or if a party shall violate any of the covenants, agreements, or stipulations of this Agreement, the aggrieved party shall thereupon give 10 days' written notice to cure and upon the failure of the breaching party to cure, the aggrieved party shall have the right to terminate this Agreement upon giving 10 days' written notice of such termination to the breaching party.
- b. A party may terminate this Agreement for convenience at any time by serving a 30-day notice in writing to the other party.
- c. Termination shall not operate to affect the validity of the indemnification provisions of this Agreement, or to prevent either party from pursuing any other relief to which it may be entitled pursuant to the terms of this Agreement.

10. LIMITATION OF DELEGATION.

This Agreement shall not be construed as delegating any authority other than the authority to provide the services and resources described in this Agreement, consistent with the terms and provisions of this Agreement.

Neither the City nor the VHA intend by this Agreement to create any agency relationship or merger it being understood that both entities shall remain separate, independent local units.

11. ASSIGNMENT.

This Agreement shall not be assignable by either party, except upon written agreement signed by both Parties.

12. COMPLIANCE WITH LAWS AND REGULATIONS.

The City and the VHA agree that they will at their own cost and expense promptly comply with, or cause to be complied with, all laws, rules, regulations and other governmental requirements which may be applicable to its supplying of the resources and/or the performance of the services described in this Agreement.

13. FURTHER ASSURANCES AND CORRECTIVE INSTRUMENTS.

Each party shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Services or to correct any inconsistent or ambiguous term hereof.

14. NO ADDITIONAL WAIVER IMPLIED BY ONE WAIVER.

In the event that any agreement which is contained in this Agreement should be breached by any party and thereafter such breach shall be waived by the other party, as appropriate, such waiver shall be limited to the particular breach so waived and shall not be a waiver of any other breach hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

ATTEST:



VINELAND HOUSING AUTHORITY



~~MARIO RUIZ-MESA, CHAIRMAN~~

Chris (Philo) Chapman, Vice Chairman

ATTEST:



THE CITY OF VINELAND



ANTHONY R. FANUCCI,
MAYOR, CITY OF VINELAND

Gloria Pomales

From: Gloria Pomales
Sent: Friday, October 18, 2024 2:37 PM
To: Broshchan Alena
Cc: Ron Miller
Subject: RE: SSA Rock Salt
Attachments: SSA Vld_CtyofVld_RockSalt 09.01.2024_08.31.2025.pdf

Please see attached. Executed agreement has also been mailed to you. Thank you. Gloria

From: Gloria Pomales
Sent: Thursday, October 17, 2024 12:25 PM
To: Broshchan Alena <abroshchan@vinelandcity.org>
Subject: RE: SSA Rock Salt

Hi, it is being passed by the Board tonight at the VHA Commissioner's Board Meeting. I will email you and mail you executed copy tomorrow. Thanks! Gloria

From: Broshchan Alena <abroshchan@vinelandcity.org>
Sent: Thursday, October 17, 2024 11:24 AM
To: Gloria Pomales <gpomales@vha.org>
Subject: FW: SSA Rock Salt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Gloria,

I hope you're doing well. Could you please mail me a copy of the executed agreement mentioned above? In the meantime, if you could also email it to me, I would greatly appreciate it.

Thank you!

Best,
Alena

From: Broshchan Alena <abroshchan@vinelandcity.org>
Sent: Wednesday, October 2, 2024 7:17 PM
To: Gloria Pomales <gpomales@vha.org>
Cc: Ron Miller <rmiller@vha.org>; Diana Morales <dmorales@vha.org>
Subject: Re: SSA Rock Salt

Good evening,

Absolutely, I will attest the signature as he signed in front of me.

Get [Outlook for iOS](#)

From: Gloria Pomales <gpomales@vha.org>
Sent: Wednesday, October 2, 2024 4:26:04 PM
To: Broshchan Alena <abroshchan@vinelandcity.org>
Cc: Ron Miller <rmiller@vha.org>; Diana Morales <dmorales@vha.org>
Subject: RE: SSA Rock Salt

Hi Alena, I am in receipt of the agreement and noticed Mayor Fanucci's signature is not attested. Diana of our office can return to your office tomorrow...is it possible to have it attested that way once we pass it at our Board Meeting this month it will be a fully executed agreement.

Please let me know if someone can attest his signature tomorrow. Thanks for your help...much appreciated. Gloria

-----Original Message-----

From: Broshchan Alena <abroshchan@vinelandcity.org>
Sent: Tuesday, October 1, 2024 4:30 PM
To: Gloria Pomales <gpomales@vha.org>
Cc: Ron Miller <rmiller@vha.org>; Diana Morales <dmorales@vha.org>
Subject: Re: SSA Rock Salt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am at work u till 4 everyday

Get Outlook for iOS<<https://aka.ms/o0ukef>>
From: Gloria Pomales <gpomales@vha.org>
Sent: Tuesday, October 1, 2024 12:40:16 PM
To: Broshchan Alena <abroshchan@vinelandcity.org>
Cc: Ron Miller <rmiller@vha.org>; Diana Morales <dmorales@vha.org>
Subject: RE: SSA Rock Salt

Hi Alena: Diana of our office can stop by in the afternoon tomorrow or Thursday? Please let me know what day works best for you. Thank you. Gloria

From: Broshchan Alena <abroshchan@vinelandcity.org>
Sent: Tuesday, October 1, 2024 8:44 AM
To: Gloria Pomales <gpomales@vha.org>
Subject: RE: SSA Rock Salt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I think that would be the best way to pick it up. I am in the office on the 6th floor most of the day. Just let me know what time someone plans on stopping by and I will have it ready for them.

Alena

From: Gloria Pomales <gpomales@vha.org<<mailto:gpomales@vha.org>>>
Sent: Monday, September 30, 2024 3:58 PM
To: Broshchan Alena <abroshchan@vinelandcity.org<<mailto:abroshchan@vinelandcity.org>>>
Cc: Ron Miller <rmiller@vha.org<<mailto:rmiller@vha.org>>>
Subject: RE: SSA Rock Salt

Hello Alena, thank you for your email. Is it possible for someone from our office to pick up the originals? If so, please provide information as to when and where they can pick them up.

Thanks again, Gloria

From: Broshchan Alena <abroshchan@vinelandcity.org<<mailto:abroshchan@vinelandcity.org>>>
Sent: Monday, September 30, 2024 2:20 PM
To: Gloria Pomales <gpomales@vha.org<<mailto:gpomales@vha.org>>>
Subject: SSA Rock Salt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

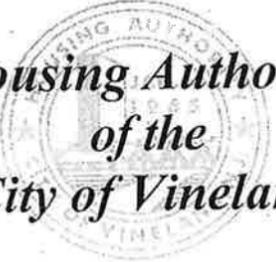
Good afternoon, Gloria,

I have two physical copies of the agreement mentioned above that need to be signed by your office. What is the best way to get them to you for signature?

Thank you,

Alena

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

October 18, 2024

City of Vineland
640 East Wood St.
P.O. Box 1508
Vineland, NJ 08360
Attn: Alena Broshchan

Alena:

Enclosed you will find the executed Shared Services agreement between the City and Vineland and the Vineland Housing Authority for Rock Salt.

Thank you for your assistance in this matter.

Sincerely,


Gloria Pomaless
Executive Assistant

Enclosure

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

RESOLUTION #2024-51

Resolution Authorizing Contracts with Approved National
Contract Vendors for Contracting Units
Pursuant to N.J.S.A. 52:34-6.2(b)(3)

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

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

WHEREAS, the Housing Authority of the City of Vineland intends to enter into contracts with the attached Referenced National Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current national contracts; and

WHEREAS, the Housing Authority of the City of Vineland may through the use of the attached contracts purchase in excess of the bid threshold; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Vineland authorizes the Purchasing Agent to purchase certain goods or services from those approved national cooperative contracts on the attached list, pursuant to all conditions of the individual contracts; and

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

ADOPTED: October 17, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 17, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

National Cooperative Contract Vendors

Cooperative Contract Vendors

Contract Information	Vendor	Products/Services	Expiration
OMNIA Partners - US Communities Contract, County of Maricopa, Arizona Contract #16154	HD Supply Facilities Maintenance	Maintenance and Hardware Supplies	12/31/2026
OMNIA Partners - US Communities Contract, Maricopa County, Phoenix, AZ, Contract #16154	Home Depot Pro	Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services	12/31/2026
Sourcewell - Contract Number: #121923-CDW	CDWG	Technology products and services	2/27/2028
OMNIA Partners - US Communities Contract, County of Fairfax, Virginia Contract #23-6692-03	Insight Public Sector	Technology Products and Solutions	4/30/2028
Sourcewell Contract #081419-CDW	CDW-G Technology Solutions	Technology products and services	2/27/2028
Sourcewell Contract#: #080620-WEX	Wright Express Financial Services Corp	Fuel Card Services	9/7/2025
OMNIA Partners - US Communities Contract, Prince William County Public Schools, Virginia, Contract 222886	CINTAS	Uniform Services	7/14/2027
Sourcewell - Contract#: 019422-WWG	Grainger	Facilities & Maintenance Repair	11/8/2026
Sourcewell - Contract Number: 101320-WWG	Grainger	Maintenance, Repair and Operations (MRO) Supplies, Parts, Equipment, Materials, and Related Services	11/16/2024
OMNIA - Contract Number: 2018.000207	Grainger	Maintenance, Repair, Operations (MRO) Supplies and Related Services	6/30/2028
OMNIA Partners - US Communities Contract, Prince William County Public Schools, VA Contract#:R-TC-17006	Amazon Business	Online Marketplace for the Purchase of Products and Services	1/18/2028
OMNIA Partners - Contract 02-147	Sherwin Williams	Paint and Related Supplies	4/30/2028
OMNIA Partners- Contract 152610	BradyPlus	Comprehensive Operational and Janitorial Supplies Solutions	5/31/2027
Sourcewell Contract #080420-TKE Thyssenkrupp Elevator	TK Elevator	Elevators, Escalators, and Moving Walks with Related Equipment, Services	8/28/2025
Sourcewell Contract #012320-SCC - Staples	Staples	Office Supplies	4/6/2025
Sourcewell Contract #030421-TIS - Johnson Controls	Johnson Controls	Facility Security Systems	4/22/2025
Sourcewell Contract #070121-JHN - Johnson Controls	Johnson Controls (tyco)	HVAC Systems	8/12/2026
OMNIA Partners - US Communities - Contract Number: R192006 Region 4 ESC	Lowes	Maintenance, Repair & Operations Supplies and Related Services	3/31/2025
OMNIA Partners - National IPA - Contract Number: 2020002755	Canon	Print Goods and Services	12/15/2030
OMNIA Partners - Contract Number: R200501	Schindler	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2025
OMNIA Partners - US Communities Contract - Contract Number: 4400006642	Carahsoft Software Corp	Technology Products, Solutions and Related Services	4/30/2028
OMNIA Partners - US Communities Contract - Contract #2019001564	KONE	Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services	9/30/2029
OMNIA Partners - US Communities Contract - Contract #R200502	TK Elevator Corp	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2025
OMNIA Partners - US Communities Contract - Contract #R200501	Schindler Group	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2025
OMNIA Partners - US Communities Contract - Contract #2019001563	OTIS	Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services	9/30/2029
OMNIA Partners - US Communities Contract - Contract #R190601	GovDeals	Auctioneer Services and Related Products	1/31/2025
OMNIA Partners - US Communities Contract - Contract #R231004	Shred-it	Document and Media Destruction Services	6/30/2029
Sourcewell Contract #012320-SCC - Staples	Staples	Office Supply Catalog Solutions	4/6/2025
OMNIA Partners - US Communities Contract - Contract #2020002148	Mannington Commercial	Systemwide Flooring	4/14/2030
OMNIA Partners - US Communities Contract - Contract #2020002149	Mohawk Group	Systemwide Flooring	4/14/2023
Sourcewell Contract #031121-DAC - Deere and Company	Deere and Company	Grounds Maintenance Equipment	4/30/2025

Sourcwell Contract #091422-FAS - Fastenal Company	Fastenal Company	Facility MRO	11/8/2026
Sourcwell Contract #070121-HNY - Honeywell	Honeywell	Building Management Systems	8/12/2025
Sourcwell Contract #121919-KII - KI Furniture	KI Furniture	Furniture	2/18/2025
Sourcwell Contract #011322-PIT - Pitney Bowes	Pitney Bowes	Mailing & Shipping Software & Solutions	2/28/2026
Sourcwell Contract #091423-STI - Steelcase	Steelcase	Office, hospital and classroom furniture	12/4/2027
OMNIA Partners - US Communities Contract - Contract #2019001568	Lerch Bates Inc.	Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization	9/30/2029
OMNIA Partners - US Communities Contract - Contract #3341	Trane	HVAC Products, Installation, Labor Based Solutions, and Related Products and Services	8/31/2032
OMNIA Partners - US Communities Contract - Contract #22601702	Panasonic	Mobile Computing Solutions Including Ruggedized Laptops, Tablets, Accessories and Related Technology Products and Services	4/13/2028
Sourcwell Contract #091423-TKN - Teknion	Teknion	Public Sector & Education Furnishings	12/4/2027
OMNIA Partners - US Communities Contract - Contract #R211402	Global Industrial	Warehousing, Material Handling and Production Support	11/30/2026
OMNIA Partners - US Communities Contract - Contract #R191802	AllSteel	Furniture, Installation and Related Services	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R191819	Enwork	Furniture, Installation and Related Services	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R200601	Sunbelt Rentals	Equipment and Tool Rental Services	10/31/2025
OMNIA Partners - US Communities Contract - Contract #2017000280	Advance Auto Parts	Automotive Parts & Supplies	6/30/2024
OMNIA Partners - US Communities Contract - Contract #R211201	AutoZone	Automotive Parts & Supplies	12/31/2026
OMNIA Partners - US Communities Contract - Contract #R220201	Burke	Playground Systems, Installation, Service and Related Items	4/30/2027
OMNIA Partners - US Communities Contract - Contract #R220202	Play & Park Structures	Playground Systems, Installation, Service and Related Items	4/30/2027
OMNIA Partners - US Communities Contract - Contract # 20469	Exmark	Tractors, Mowers, and Other Equipment, Parts, and Services	5/14/2027
Sourcwell Contract # - 091422	Grainger	Facility MRO Solution, PPE Safety supplies	11/8/2026
Sourcwell Contract # - 101320-WWG	Grainger	Janitorial Supplies	11/16/2024
Sourcwell Contract # - RFP#101223-IPRO	I-Pro Americas Inc	Public Safety Surveillance	2/21/2024
Educational Services Commission of New Jersey - BID: ESCNJ 22/23-23	All-Risk	Disaster Recovery Services	11/15/2024
Educational Services Commission of New Jersey - BID: ESCNJ/AEPA-22G	CDWG	Technology - Supplies & Services	6/30/2025
Educational Services Commission of New Jersey - BID: ESCNJ 22/23-15	HD Supply Facilities Maintenance	Maintenance Equipment	1/22/2025
Educational Services Commission of New Jersey - BID: ESCNJ 22/23-08	Various	Furniture & Accessories	7/1/2025

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

RESOLUTION #2024-52

Resolution Authorizing Contracts with Approved State
Contract Vendors for Contracting Units
Pursuant to N.J.S.A. 40A:11-12a

WHEREAS, the Housing Authority of the City of Vineland, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

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

WHEREAS, the Housing Authority of the City of Vineland intends to enter into contracts with the attached Referenced State Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts; and

WHEREAS, the Housing Authority of the City of Vineland may through the use of the attached contracts purchase in excess of the bid threshold; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Vineland authorizes the Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendors on the attached list, pursuant to all conditions of the individual State contracts; and

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

ADOPTED: October 17, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY

[Signature]
BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 17, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

[Signature]
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

NJ State Contract Vendors

Contract Information	Vendor	Products\Services	Expiration
NJ State Contract #:24-TELE-71883	DELL MARKETING LP	M0483 - COMPUTER EQUIPMENT, PERIPHERALS & RELATED SERVICES	6/30/2025
NJ State Contract #:20-TELE-01510	DELL MARKETING LP	SOFTWARE LICENSE & RELATED SERVICES	5/24/2026
NJ State Contract #:20-TELE-01511	CDW GOVERNMENT LLC	Software Reseller Services	5/24/2026
NJ State Contract #:22-TELE-05441	VERIZON WIRELESS	WIRELESS DEVICES AND SERVICES	8/11/2029
NJ State Contract #:24-COMG-78752	W B MASON CO INC	T0052 Office Supplies and Recycled Copy Paper Statewide	2/28/2027
NJ State Contract #:88692	MARLEE CONTRACTORS	HVAC, REFRIGERATION AND BOILER SERVICES	10/31/2024
NJ State Contract #:21-FOOD-01747	PEMBERTON ELECTRICAL SUPPLY CO	ELECTRICAL EQUIPMENT AND SUPPLIES	9/30/2025
NJ State Contract #:23-FOOD-50947	PEMBERTON ELECTRICAL SUPPLY CO	T2419 Electrical Equipment, Supplies, Light Poles, and Luminaries with Associated Lamps	7/31/2026
NJ State Contract #:23-FOOD-47763	FRANK MAZZA AND SON	CARPET/FLOORING SUPPLY&INSTALL	6/30/2025
NJ State Contract #:40823	Creston Hydraulics Inc.	T0126 - OEM & NON-OEM MAINTENANCE & REPAIR SERVICES FOR LIGHT/MEDIUM DUTY VEHICLES	3/17/2025
NJ State Contract #:88272	Creston Hydraulics Inc.	T0085 - SNOW PLOW PARTS, AND GRADER AND LOADER BLADES	1/19/2025
NJ State Contract #: 43029	Laurel Lawn Mower	PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2025
NJ State Contract #:19-FLEET-00677	Grainger	M0002 CUSTOM ORDERS Facilities Maintenance and Repair & Operations (MRO) and Industrial Supplies	12/31/2024
NJ State Contract #:19-FLEET-00566	Grainger	Facilities Maintenance and Repair & Operations (MRO) and Industrial Supplies	12/21/2024
NJ State Contract #: 43037	Central Jersey Equipment	T2187 - PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2025
NJ State Contract #: 43022	Cherry Valley Tractor Sales	T2187 - PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2025
NJ State Contract #: 21-FLEET-03204	Jet Vac Equipment	T3117 12 YD. COMBINATION SEWER CLEANER & VACUUM MANHOLE CLEANER	1/4/2025

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

RESOLUTION #2024-53

Approving Change Order #003 for
Modernization of Elevators at Kidston & Olivio Towers

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for the Modernization of Elevators at Kidston and Olivio Towers; and

WHEREAS, the apparent qualified bidder for this project was JH Williams Enterprises, Inc., 513 Pleasant Valley Avenue, Moorestown, NJ 08057 in the amount of \$1,124,500; and

WHEREAS, a contract was awarded to JH Williams Enterprises with Resolution 2023-33 at the June 15, 2023 board meeting; and

WHEREAS, change order #003 - it 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 January 3, 2025.

ADOPTED: October 17, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*

Resolution seconded by Commissioner *Asselta*

VOTE:

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

VINELAND HOUSING AUTHORITY

[Signature]
BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 17, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

[Signature]
Jacqueline S. Jones, Executive Director
Secretary/Treasurer



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
21-021 Kidston and Olivio Towers
Elevator Modernization
1040-1044 E Landis Ave.
Vineland, NJ 08360

CONTRACT INFORMATION:
Contract For: General Construction
Date: 06/20/2023

CHANGE ORDER INFORMATION:
Change Order Number: 003
Date: 10/07/2024

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 201
Haddonfield, NJ 08033

CONTRACTOR: (Name and address)
J. H. Williams Enterprises, Inc.
513 Pleasant Valle Ave.
Moorestown, NJ 08057

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.)

Contract time extension until January 3rd, 2025.

Refer to attached Justification Letter.

The original Contract Sum was	\$ 1,124,500.00
The net change by previously authorized Change Orders	\$ 27,934.72
The Contract Sum prior to this Change Order was	\$ 1,152,434.72
The Contract Sum will be increased by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 1,152,434.72

The Contract Time will be increased by Sixty Four (64) days.

The new date of Substantial Completion will be 01/03/2025

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

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

Donovan Architects, LLC

ARCHITECT (Firm name)

SIGNATURE

Michael R. Donovan, Principal

PRINTED NAME AND TITLE

10/07/2024

DATE

JH Williams Enterprises

CONTRACTOR (Firm name)

SIGNATURE

Brendan Williams, VP

PRINTED NAME AND TITLE

10/17/24

DATE

VINELAND HOUSING AUTHORITY

OWNER (Firm name)

SIGNATURE

Jacqueline S. Jones

PRINTED NAME AND TITLE

10/17/24

DATE



October 7, 2024

Jacqueline Jones, Executive Director
Vineland Housing Authority
191 W Chestnut Ave
Vineland, NJ 08360

Re: KIDSTON AND OLIVIO TOWERS ELEVATOR MODERNIZATION
Recommendation to Extend Contract Time

Dear Ms. Jones,

Donovan Architects, in collaboration with the project's elevator consultant, Lerch Bates, is writing to provide justification for the contractor's time extension request on the ongoing elevator modernization project. The project commenced upon the issuance of the Notice to Proceed and was later extended to October 31, 2024. While maintaining project timelines is a priority, unforeseen delays beyond the contractor's control have impacted the schedule.

The contractor has faced the following challenges:

1. **Delay in Fire Alarm Equipment Delivery:** A 3-week delay occurred while waiting for the necessary fire alarm equipment, which affected related work.
2. **Scheduling of Crane Picks:** A further 3-week delay was caused by scheduling issues for the crane operations critical to the project.
3. **Lead Time for GAL Door Equipment:** The original 4-week lead time for the GAL door equipment extended to 20 weeks, significantly delaying this phase.
4. **Troubleshooting of Existing Elevator Control Equipment:** The team spent an additional 4 weeks troubleshooting issues with the existing control equipment to ensure proper system integration.

Considering these setbacks, the contractor is requesting an additional 12.5 weeks to complete Car 2. Both Donovan Architects and Lerch Bates have reviewed this request and



agree that it is a reasonable timeframe, given the remaining scope of work. While it may be possible to reduce the schedule by one week, expecting a faster completion could compromise quality. Additionally, the Thanksgiving holiday should be considered when assessing the overall schedule.

We do not recommend enforcing overtime work at this stage, as rushing the job could negatively impact the quality of the final product. Lerch Bates supports this approach, emphasizing that regular work hours will better ensure safety and quality.

In light of this analysis, we respectfully request a two-month extension for the project, with a revised completion date of January 3, 2025. This adjustment will help maintain high workmanship standards and mitigate potential issues from rushed work.

Thank you for your understanding and continued support. Please feel free to reach out if you have any questions or require further details.

Sincerely,

Michael R. Donovan, AIA
856.203.6061 x102

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

RESOLUTION #2024-54

Resolution Authorizing entering into a Contract Agreement with GOGO Security
Repair and Replacement of Structured Wiring
for the Asselta Acres Security Camera System

WHEREAS, there is a need for the Authority to replace repair and replace structured wiring of security equipment; and,

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

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

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

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

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

WHEREAS, the Housing Authority of the City of Vineland finds it to be in the best interests of said Authority to enter into the GOGO Security (#101223-IPRO) contract agreement with GOGO Security for the repair and replacement of structured wiring for the Asselt Acres security camera system in the amount of \$147,598.88.

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

ADOPTED: October 17, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY

[Signature]
BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 17, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

[Signature]
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

**Repair and Replacement of Structured Wiring
for the Asselta Acres Security Camera System**

in the amount totaling **\$147,598.88** from the RAD TA/AA Replacement Reserve account. The line item to be charged for the above expenditure is Account #1400-08-000 (Furniture & Equipment – Admin).



Wendy Hughes

Certifying Financial Officer

10/17/24
Date



NJ LIC. #4769
& GE41368

Phone: (856) 424-7900
Fax: (856) 424-0272

Report Date: 9/13/2024
Project: Donovan Architects – VHA Asselta Acres Security Camera
Subject: Camera Equipment Failures Report

Schooley Electric Engineering offers the following report regarding Camera Failures at Asselta Acres in Vineland, NJ. Over past several months, we have communicated with VHA Personnel/Management and Installation Contractor Go Go Security to better understand the failures, outages and possible solutions to correct these issues.

It has been determined that the failures have almost exclusively occurred due to voltage surges along Coax Cabling that is found throughout the site. This type of wiring is the main wiring method / interconnect wiring for the site-wide camera system. These cables are located from the Camera Control System at the Corbin Center to each site camera pole with all video data traveling across these cables.

After several attempts to replace damaged equipment with new, the team has investigated possible solutions to correct the issues.

1. Installation of a "Wireless Bridge System" to eliminate Coax Cabling to eliminate the impact of voltage surges. It was determined that this is not feasible or cost effective. The Site Building Arrangement not conducive to a "line-of-site" wireless camera configuration.
2. Replace all Coax Wiring with Fiber-Optic Cabling throughout the site to eliminate the impacts of voltage surges. This solution involves the following high-level steps.
 - a. Remove Existing Coax Cables in existing underground conduits with 6-strand MM Fiber Cabling.
 - b. Replace existing junction boxes at all camera poles with new that is capable of housing the new equipment.
 - c. Install Fiber-Optic Media Converter Equipment at the Corbin Center

The detailed proposal provided by Go-Go-Security provides a more detailed description of the work. We have reviewed their proposal in detail and are satisfied with the solution presented. If you have any comments or concerns regarding the above please contact me at your earliest convenience. It was a pleasure working with the Contractor on this project.

Sincerely,

A handwritten signature in black ink, appearing to be "JPS", written over a circular scribble.

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



9/13/2024

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

Attn: Mr. Joe Schooley

RE: GOGO Proposal – Replacement of Surveillance System Cable Infrastructure at VHA Asselta Acres

Joe,

GOGO Generator, LLC is pleased to offer this proposal for review and consideration by the Vineland Housing Authority for the replacement of the cable infrastructure for the existing surveillance system at Asselta Acres. The scope of work as detailed herein is based on multiple discussions and collaboration amongst VHA/VHA engineering/representatives and GOGO Security for the initiative to improve stability and performance of the existing surveillance system at Asselta Acres. Please refer to the section below titled *Scope of Work* for specific work item inclusions. Additionally, please refer to the *Qualifications and Exclusions* section for exceptions and clarifying statements regarding the work to be performed.

Scope of Work:

- Remove existing coaxial cable from the Corbin Center IT Room equipment rack to (16) existing aluminum poles w/IP cameras
- Furnish/Install (1) 6-strand indoor/outdoor MM fiber optic cable (Corning Part No. 006T8F-31180-29) from Corbin Center IT Room equipment rack to each of the (16) existing aluminum poles w/IP cameras – utilize existing U/G conduits
- Furnish/Install the following headend equipment in the Corbin Center IT Room equipment rack:
 - (2) Tripplite 12-CH Media Converter Chassis (Part No. N785-CH12)
 - (2) Tripplite Chassis Power Supply (Part No. N785CH75WAC)
 - (18) Tripplite Media Converter (Part No. N785-H01-SFP)
 - (18) Tripplite GBIC/SFP MM LC SFP (Part No. N286I-1P25GSXD)
 - (1) Corning 2U Fiber Optic Closet Connector Housing (Part No. CCH-02U)
 - (3) Corning 6-Port MM LC Duplex Adapter Panels (Part No. CCH-CP12-E4)
 - (1) Corning Adapter Panel Blank (Part No. CCH-BLNK)
- Furnish/Install (18) Media Converter Enclosures – (1) for each of the (18) IP cameras mounted on aluminum poles to include the following:
 - (1) LOT of 304 SS strut, rod, and fastening hardware
 - (1) Saginaw 12x10x08 NEMA 4/12/13 enclosure w/ hinged cover (Part No. SCE-12108CHNF)
 - (1) Saginaw equipment subpanel (Part No. SCE-12P10)
 - (1) Saginaw enclosure vent/drain “breather-kit” (Part No. BVKD)
 - (1) Saginaw pad-lockable latch kit (Part No. SCE PLKJIC)
 - (1) Phoenix Contact 120V, 15A GFI din-rail mounted receptacle (Part No. EO-AB/UT/LED/DUO/V/GFI/15)
 - (1) Tripplite Media Converter (Part No. N785-H01-SFP)
 - (1) Tripplite GBIC/SFP MM LC SFP (Part No. N286I-1P25GSXD)
 - (1) Trendnet 120VAC-48VDC din-rail mounted power supply (Part No. TI-S12048)
 - (1) Trendnet POE+ Converter (Part No. TI-IG30)
- Locate existing 120VAC at each of the (16) aluminum poles – extend existing 120VAC circuitry to new pole-mounted media converter equipment enclosure



- Install (1) 6-strand MM fiber optic cable from existing U/G hand hole to pole-mounted media converter equipment enclosure
- Furnish/Install (1) CAT6 cable from each pole-mounted media converter equipment enclosure to the existing pole-mounted IP camera
- Fusion splice (36) MM FO strands w/ LC connectors at Corning CCH in Corbin Center IT Room equipment rack
- Fusion splice (36) MM FO strands w/ LC connectors at each pole-mounted media converter equipment enclosure
- Perform power meter dB loss test for each terminated MM FO strand
- Perform qualification test for each terminated CAT6
- Perform final field of view adjustments for (18) existing pole-mounted IP cameras
- Provide equipment submittals for review and approval
- Provide equipment rack elevation plan for review and approval
- Provide media converter subpanel elevation plan for review and approval
- Provide wiring schematic for review and approval
- Provide as-built documentation for record

The Total Cost Will Be:

**One Hundred Forty-Seven Thousand, Five Hundred Ninety-Eight Dollars and 88/100
\$ 147,598.88**

Qualifications & Exclusions:

- Pricing and MSRP discounts shall be in accordance w/ Sourcewell Contract 101223-IPRO
- Field work is estimated to take 4 weeks; the existing system will be inoperable for this duration
- It is assumed that all existing IP cameras are in working condition and feasible for re-use
- Replacement of existing cameras is not included
- It is assumed that all existing U/G conduits are in a condition feasible to allow for cable removal and cable installation
- The contractor will exercise best efforts to unclog & utilize existing U/G conduits within reason
- It is assumed that all existing U/G handholes are accessible and feasible to locate
- The contractor will make best effort to locate and unearth existing U/G handholes/pull-points
- Interception of existing U/G conduits and/or installation of new handholes is not included
- Trenching and installation of new conduits and/or new handholes is not included
- Trenching and installation of new conduits and/or new handholes shall be performed as a Net Cost item only by request and authorization from the owner/owner's representative
- Sales tax is not included
- Payment & Performance Bond is not included
- All work shall be performed during regular working hours (7:00AM – 3:30PM)
- Overtime, 2nd shift and/or 3rd shift rates are not included
- Proposal is valid for 30 days

Thank you again for the opportunity to provide you with this proposal. If you have any questions at all, please feel free to contact me by phone at 908-956-4454, or via email at.

Regards,



Christopher Nieliwski
Managing Member

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

RESOLUTION #2024-55
Resolution Voiding Checks not presented for payment
as of September 30, 2024

WHEREAS, the Housing Authority of the City of Vineland, in its various accounts, prepares in excess of 2,000 checks per year; and

WHEREAS, each year a certain number of checks are voided by the Housing Authority of the City of Vineland and/or are released and not presented to the banks of the Housing Authority for payment; and

WHEREAS, appropriate accounting procedures are required to be implemented to account for the voiding of checks not presented for payment as of September 30, 2024; and

WHEREAS, it is necessary at this time to void a number of checks as aforesaid; and

WHEREAS, it is in the best interest of the Housing Authority of the City of Vineland to void said checks.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland, County of Cumberland and State of New Jersey as follows:

1. Checks on various accounts of the Housing Authority of the City of Vineland written, attached hereunto, and not presented to the banks of the Housing Authority, are hereby declared void and not to be paid;
2. The Fee Accountant of the Housing Authority of the City of Vineland and the Executive Director of the Housing Authority of the City of Vineland shall make the appropriate accounting entries in the books of account of the Housing Authority of the City of Vineland for the voiding of checks outstanding that were issued by the Housing Authority of the City of Vineland not presented for payment as of September 30, 2024;
3. A certified copy of this Resolution shall be filed with the Fee Accountant of the Housing Authority of the City of Vineland.

ADOPTED: October 17, 2024

MOVED/SECONDED:


Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

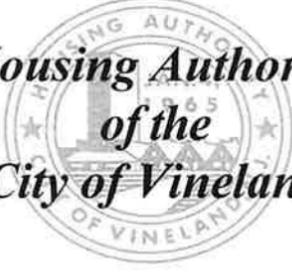
VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 17, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

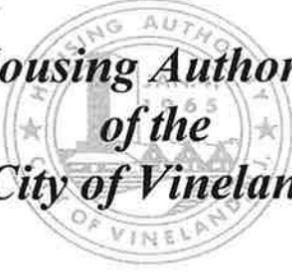
By: 
Jacqueline S. Jones, Executive Director
Secretary/Treasurer



*Housing Authority
of the
City of Vineland*

List of Checks to be Voided as of 9/30/2024

<u>BANK</u>	<u>CHECK #'S</u>	<u>DATE ISSUED</u>	<u>PAYEE</u>	<u>AMOUNT</u>
HAP	3510	10/6/2022	t0006020 - JESSICA CARDONA	4.00
HAP	3511	10/6/2022	t0006338 - GENESIS SAEZ	3.00
HAP	3520	10/6/2022	b0015194 -DANIELA LANTIGUA ESTEVEZ	3.00
HAP	3521	10/6/2022	t0015636 - JOY WILSON	36.00
HAP	3605	1/4/2023	t0005231 - ALBERT W REDFERN	23.00
HAP	3608	1/4/2023	t0006338 - GENESIS SAEZ	3.00
HAP	3610	1/4/2023	t0007113 - JEANETTE M RIOS	4.00
HAP	3615	1/4/2023	t0012270 - OMAIRA MERCADO	1.00
HAP	3623	1/4/2023	t0015636 - JOY WILSON	36.00
HAP	3644	2/1/2023	t0003585 - SHANITA SCRUGGS	23.00
HAP	3652	2/1/2023	t0006338 - GENESIS SAEZ	3.00
HAP	3659	2/1/2023	t0012270 - OMAIRA MERCADO	1.00
HAP	3692	3/2/2023	t0006338 - GENESIS SAEZ	3.00
HAP	3698	3/2/2023	t0012270 - OMAIRA MERCADO	1.00
HAP	3699	3/2/2023	t0012280 - JERRYANETTE LOPEZ	2.00
HAP	3716	4/5/2023	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	14.00
HAP	3729	4/5/2023	t0006338 - GENESIS SAEZ	3.00
HAP	3735	4/5/2023	t0012270 - OMAIRA MERCADO	1.00
HAP	3736	4/5/2023	t0012280 - JERRYANETTE LOPEZ	2.00
HAP	3745	4/6/2023	t0015636 - JOY WILSON	36.00
HAP	3766	5/2/2023	t0006338 - GENESIS SAEZ	3.00
HAP	3773	5/2/2023	t0012270 - OMAIRA MERCADO	1.00
HAP	3774	5/2/2023	t0012280 - JERRYANETTE LOPEZ	2.00
HAP	3778	5/2/2023	t0015067 - TEJAEA N QUILES	107.00
HAP	3780	5/2/2023	t0015636 - JOY WILSON	36.00
HAP	3802	6/2/2023	t0006338 - GENESIS SAEZ	3.00
HAP	3806	6/2/2023	t0008517 -AMANDA J LUGO	4.00
HAP	3809	6/2/2023	t0012267 - WALTER ACKLEY	18.00
HAP	3811	6/2/2023	t0012270 - OMAIRA MERCADO	1.00
HAP	3812	6/2/2023	t0012280 - JERRYANETTE LOPEZ	2.00
HAP	3818	6/2/2023	t0015636 - JOY WILSON	36.00
HAP	3819	6/2/2023	t0015850 - KANISHA PURNELL	65.00
HAP	3840	7/5/2023	t0006338 - GENESIS SAEZ	3.00



*Housing Authority
of the
City of Vineland*

List of Checks to be Voided as of 9/30/2024

HAP	3844	7/5/2023 t0008517 -AMANDA J LUGO	4.00
HAP	3848	7/5/2023 t0012270 - OMAIRA MERCADO	1.00
HAP	3849	7/5/2023 t0012280 - JERRYANETTE LOPEZ	2.00
HAP	3855	7/5/2023 t0015067 - TEJAEA N QUILES	107.00
HAP	3867	8/2/2023 Ocounina - NINA K COURTER	1,042.00
HAP	3872	8/2/2023 t0004802 - TAMMIE T MORRIS	15.00
HAP	3880	8/2/2023 t0006338 - GENESIS SAEZ	15.00
HAP	3884	8/2/2023 t0008517 -AMANDA J LUGO	4.00
HAP	3888	8/2/2023 t0012270 - OMAIRA MERCADO	1.00
HAP	3889	8/2/2023 t0012280 - JERRYANETTE LOPEZ	2.00
HAP	3906	9/1/2023 Ocounina - NINA K COURTER	1,042.00
HAP	3920	9/1/2023 t0006338 - GENESIS SAEZ	15.00
HAP	3923	9/1/2023 t0008517 -AMANDA J LUGO	4.00
HAP	3928	9/1/2023 t0012270 - OMAIRA MERCADO	1.00
HAP	3929	9/1/2023 t0012280 - JERRYANETTE LOPEZ	2.00
HAP	3937	9/1/2023 d0014876 - ROJAS ESCOBAR	4.00
HAP	3938	9/1/2023 t0015067 - TEJAEA N QUILES	107.00
HAP	3947	10/2/2023 Ocounina - NINA K COURTER	1,042.00
HAP	3960	10/2/2023 t0006338 - GENESIS SAEZ	15.00
HAP	3963	10/2/2023 t0008517 -AMANDA J LUGO	4.00
HAP	3969	10/2/2023 t0012270 - OMAIRA MERCADO	1.00
HAP	3970	10/2/2023 t0012280 - JERRYANETTE LOPEZ	2.00
HAP	3974	10/2/2023 t0013607 - DEADRA D CROSBY	9.00
HAP	4013	11/1/2023 t0006338 - GENESIS SAEZ	15.00
HAP	4018	11/1/2023 t0008517 -AMANDA J LUGO	4.00
HAP	4024	11/1/2023 t0012270 - OMAIRA MERCADO	1.00
HAP	4025	11/1/2023 t0012280 - JERRYANETTE LOPEZ	2.00
HAP	4031	11/1/2023 t0013930 - ANN QUINONES	41.00
HAP	4036	11/1/2023 t0015067 - TEJAEA N QUILES	107.00
HAP	4072	12/1/2023 t0008517 -AMANDA J LUGO	4.00
HAP	4084	12/1/2023 t0014022 - VERONICA BONANO	18.00
HAP	4088	12/1/2023 t0015067 - TEJAEA N QUILES	107.00

TOTAL

\$ 4,223.00

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

RESOLUTION #2024-56

Amending Resolution # 2023-42
Contract Agreement with All Risk, Inc. for the Construction Renovations
at D'Orazio Terrace – Bldg. #1 – Change Order #6

WHEREAS, the Housing Authority of the City of Vineland awarded a contract agreement to All Risk, Inc. via Resolution 2023-42 at the September 21, 2023 board meeting; and,

WHEREAS, D'Orazio Terrace – Building #1 sustained fire damage on January 27, 2023; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to complete renovations at D'Orazio Terrace – Building #1; 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 22/22-23 to All Risk, Inc. on September 15, 2022; and,

WHEREAS, the Housing Authority of the City of Vineland is a registered member with the Educational Services Commission of New Jersey; and,

WHEREAS, change order #6 - \$405,297.95 is necessary for site work and drainage improvements along with related work based on the Architects recommendations; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Vineland hereby authorizes additional repair work as indicated above for renovations at D'Orazio Terrace – Building #1 with All Risk, Inc. – 801 E. Clements Bridge Rd., Runnemede, NJ 08078.

ADOPTED: October 17, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY

[Signature]
BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 17, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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


CERTIFICATION

Funding is available for:

ADDITIONAL SCOPE
CONSTRUCTION RENOVATIONS AT D'ORAZIO TERRACE – Building #1

Change Order # 6 - \$405,297.95

in the amount totaling **\$405,297.95** from the Homeownership funds. The line item to be charged for the above expenditure is account **#1405-50-000** (Construction in Progress-DT).


Wendy Hughes

Certifying Financial Officer

10/17/24
Date



AllRisk, Inc

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

Client: Vineland Housing Authority - Site Improvements
Property: 84 South West Avenue
Vineland, NJ 08360

Operator: TOM

Estimator: Thomas Messina

Type of Estimate:

Date Entered: 9/17/2024

Date Assigned:

Price List: NJCA8X JAN24

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2024-9-17-SITE-IMP

File Number: Site/Drainage Improvements

ALL LABOR RATES ARE IN ACCORDANCE WITH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY STATE APPROVED COOP # 65MCESCCPS BID ESCNJ 17/18-34.

**Labor on site will meet Davis-Bacon Wages.
All Labor is non-overtime.**

ESTIMATE FOR IMPROVEMENTS AS NOTED IN J.W. PEDERSEN DRAWINGS "BUILDING 1 SITE DRAINAGE IMPROVEMENTS", EFFECTIVE DATE 9/6/2024

*** CLEANING AND DAMPROOFING OF WALLS BELOW EXISTING GRADE TO BE BILLED AS INCURRED ACCORDING TO CONDITION (PENDING)**

*** EXISTING TELE-DATA BOX WORK BY PROVIDER - EXCLUDED**

*** EXCLUDES ANY WORK ASSOCIATED WITH SUMP PUMP DISCHARGE**

*** EXCLUDES ANY WORK ASSOCIATED WITH PLUMBING CLEANOUTS AS NOTED ON SD001**

***EXCLUDES ANY WORK ASSOCIATED WITH HOSE BIBS, LOCATION/ELEVATIONS PENDING FOR FURTHER EVALUATION**

*** ASSUMES ALL WORK TO CRAWLSPACE AS NOTED WAS COMPLETED BASED ON PRIOR SET OF PLANS
- NO NEW WORK CONSIDERED**

**AllRisk, Inc**

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

2024-9-17-SITE-IMP**Concrete & Drainage**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Concrete (Bid Item)	1.00 EA @	57,870.00 =	57,870.00
Per Drawings			
2. Site Drainage (Bid Item)	1.00 EA @	66,916.00 =	66,916.00
3. Doghouse Manhole Cover (Bid Item)	1.00 EA @	34,730.00 =	34,730.00
4. Erosion control - silt fencing - OPEN ITEM	LF @	7.50 =	0.00
To Be Billed As Incurred			

Concrete Sidewalks Per Request

DESCRIPTION	QTY	UNIT PRICE	TOTAL
NOT ON PLANS PHOTO DOCUMENTATION AND WALK THRU ALLOWANCES			
5. Concrete (Bid Item)	1.00 EA @	98,542.00 =	98,542.00

Landscaping

DESCRIPTION	QTY	UNIT PRICE	TOTAL
6. Landscaping (Bid Item)	1.00 EA @	40,074.65 =	40,074.65

Building Improvements

DESCRIPTION	QTY	UNIT PRICE	TOTAL
7. Carpenter - Mechanic - per hour	24.00 HR @	131.40 =	3,153.60
Manipulate soffit per drawings and install wood post			
8. 6" x 6" x 10' - treated lumber post - material only	9.00 EA @	49.57 =	446.13
9. Material Only Framing post base connector - 6"	9.00 EA @	23.21 =	208.89
10. Fiberglass column cover - Allowance	72.00 LF @	87.91 =	6,329.52
All Painting Eliminated From AllRisk Scope - By Others			
11. Security Gate (Bid Item)	1.00 EA @	1,950.00 =	1,950.00
Due to Size - Wrought Iron is Quoted			
12. Panic hardware - rim series (allowance only DAC Industries - 6040)	1.00 EA @	1,500.00 =	1,500.00
Cut sheet provided - Panic Hardware for Wrought Iron Gate at Courtyard			

**AllRisk, Inc**

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

CONTINUED - Building Improvements

DESCRIPTION	QTY	UNIT PRICE	TOTAL
13. Downpoust/Gutter (Bid Item)	1.00 EA @	1,875.00 =	1,875.00
14. Carpenter - Mechanic - per hour for railing work	16.00 HR @	131.40 =	2,102.40
Manipulate railing for proposed curb to basement level mechanical room.			
All Painting/Recondition of Rail Eliminated From AllRisk Scope - By Others			
15. Shutters - wood - louvered or paneled - Large Per Set	8.00 EA @	426.71 =	3,413.68
Allowance only Painting By Others - Based on Rendering			

General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
16. Construction Site Supervision - per hour	100.00 HR @	118.00 =	11,800.00
17. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA @	851.42 =	851.42
18. Project Management - Construction Administration	1.00 EA @	20,264.88 =	20,264.88
19. Temporary toilet (per month)	3.00 MO @	495.00 =	1,485.00
Includes all pick up and delivery/environmental fees.			
Units cleaned 2x per week			
20. Temporary fencing - Allowance	1.00 LS @	4,500.00 =	4,500.00



AllRisk, Inc

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

Summary

Line Item Total	358,013.17
Overhead	33,774.83
Profit	13,509.95
Replacement Cost Value	\$405,297.95
Net Claim	\$405,297.95

Thomas Messina