
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



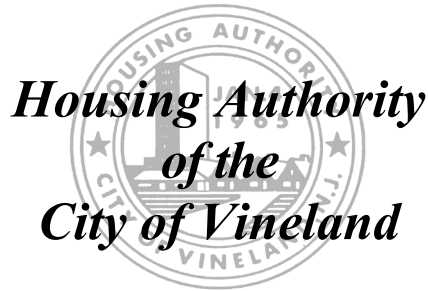
Board of Commissioners'

Meeting

October 19, 2023

6 p.m.

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



Administration Building
191 W. Chestnut Avenue
Vineland, New Jersey 08360

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Jacqueline S. Jones, Executive Director

October 12, 2023

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

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, October 19, 2023 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,

Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority of the City of Vineland

AGENDA

Thursday, October 19, 2023

6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on September 21, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2023-53 Monthly Expenses (**updated**)
 - # 2023-54 Authorizing Contracts with National Contract Vendors
 - # 2023-55 Authorizing Contracts with State Contract Vendors
 - # 2023-56 Awarding Fire Pump Replacement at Kidston & Olivio Towers
 - # 2023-57 Approval to Adopt Personnel Policy and Employee Manual
- Executive Session if required*
11. Comments from the press and/or public (*limited to 5 minutes for each speaker*)
12. Comments from Board Members
13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING

Thursday, September 21, 2023

6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, September 21, 2023, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on August 17, 2023. A motion was made by Commissioner Porter and seconded by Commissioner Asselta. The following vote was taken:

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

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eleven months ending August 31, 2023.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones commented on the Section 8 reserves. She had previously mentioned to the Board the Authority received additional funding several months ago that would allow the Authority to lease about 50 additional units. The goal is to lease 50 additional units by the end of December. Currently 15 units have been leased up for the month of October. At this pace, it will be highly likely to hit 50 units by the end of the year. This means the Authority is utilizing about 99% of its funds and helping as many families as it can as well as earning as much administrative fee as well. The problem the Authority is running into right now is the availability of 1-bedroom units in the City. The other program the Authority had vouchers for is called Mainstream Funding. This is for a family who has a person in the family who is disabled. There were 40 to lease up and 36 have been lease up. The Section 8 waiting list will also be opening up. The Authority will be using about 99% of the funds which include its reserves. This means the program does not shrink because if the funds are not used HUD will take them away.

Mrs. Jones introduced Ron Miller and his history with the VHA to the Board Members. Ron will be explaining the construction renovations being proposed to the Board for D'Orazio Terrace. In addition, Ron will provide an update on the renovation projects.

Ron provided an update on the Kidston/Olivio elevator refurbishment project. He stated it is ongoing and it is in the submittals phase currently. Some of the submittals have been released and some equipment has been ordered. Electrical equipment is currently scarce. Car #2 at Olivio Towers is currently down. It needs motor repairs and the bearings need to be replaced. It is covered under the contract. It is being overseen by the elevator consultant.

The exterior project for windows and brick work at Kidston and Olivio has been closed out and completed at 100%. The punch list for interior project for plumbing work is currently being closed out and the water filtration system will remain open. The general contractor is actually going to hire the water company the Authority uses for its service to finish the project because of all the delays and it will get started in the next 3-4 weeks.

Ron reported there was one bidder on the Fire Pump last month. The bid was rejected because it was over bid and was authorized to negotiate with the contractor. The Authority has attempted to negotiate with the contractor with limited success. The Authority is going to go outside of the single bidder at this point to two other vendors. A date has been set for the best and final offers. They will be reviewed. The only thing being submitted right now is a schedule of values. Once a fee can be agreed upon, then the rest of the documents will be obtained. It is anticipated to be presented at the October board meeting. Ron has been communicating routinely with the City because the Authority is now past their deadline to get this completed. The City is aware of the reason for the delay.

The D'Orazio Terrace construction renovation will be discussed at the resolution portion of the meeting.

Mrs. Jones updated the Board in regard to the Scattered Sites. There are currently 5 homes listed for sale and a few are under contract. There are concerns in regard to septic systems. If there is an issue during inspection and the recommendation is for it to be replaced, pricing will be obtained and then a credit will be issued to the homeowner against the cost of the house. There are two homes pending appraisal. They will be listed as soon as the appraisals are back and then there will be 19 homes remaining. Sherry Kauffmann, who works with Ron, is working with the residents to relocate them to a home the Authority is keeping or issuing them a voucher and in some cases the family may have been over-housed and they can move into one of the senior developments.

Mrs. Jones reported there is currently one vacancy at Melrose, but all is good with the property.

Commissioner Porter asked how the people on the waiting list be placed. Mrs. Jones stated there are preferences for living or working in the City of Vineland.

Committee Report: Commissioner Chapman reported there are seven (7) professional contracts that need to be awarded of the professional services contracts for fee accountant, auditing, architectural/engineering, consulting, legal and special legal services (general counsel), special legal services (labor relations) and special legal services (landlord/tenant). A single response was received on all of them except for architectural and engineering and special legal services (labor relations). It is the recommendation of the committee to award those specific contracts to Linda M. Avena for accounting, Bowman & Co. for auditing, Brooke Group LLC for consulting, Brown and Connery for special legal labor relations and Gruccio, Pepper, DeSanto & Ruth for special legal landlord/tenant. In regard to general legal counsel, tonight is Mr. Furman's last meeting. The response received for general legal counsel is from Brown & Connery. Commissioner Chapman thanked Mr. Furman for his time and service to the Board. Mr. Furman stated he made determination after a lot of years with Charles Gabage and him filling in on occasion more than 30 years of having been the solicitor for the VHA. He knows from speaking

with Charles that he took great pride in terms of his engagement with the VHA Board. Mr. Furman knows the Board found him to be very qualified and capable representative legally to the VHA Board and carried the Board through a lot of different things from year to year. Mr. Furman stated over the course of the past year and half it was an honor for him to be here, but the reality is that he recognized it is time for him to start thinking about walking away from some things. He stated the Board does honorable work and they volunteer to engage into something that is especially important. He hopes the Board continues to do the work that they do. Mr. Furman thanked the Board for dealing with the transition that occurred from Charles's passing. The Board thanked Mr. Furman.

Old Business: None.

New Business: None.

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

Resolution #2023-40
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,204,083.80. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-41
Granting Official Leave of Absence (FMLA)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-41. Mrs. Jones explained this is for an employee who recently ran out of sick time and is out on medical leave. This resolution is required for the Division of Pension. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2023-42
**Authorizing Entering into Contract Agreement with All Risk, Inc.
for the Construction Renovations at D'Orazio Terrace – Bldg. #1**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-42. Ron Miller stated the Board is aware D'Orazio Terrace sustained a fire. It resulted in vacating an entire building because there was contamination in the attic of the building. It is in the best interest to completely renovate the building while it is empty and vacated as the ceilings are also now down in the entire building. As part of this, a few years ago, Mrs. Jones suggested the idea of reconfiguring an efficiency apartment with a separate living area and sleeping area. It is not necessarily a

bedroom. This was done internally with the VHA's maintenance department as a model unit. It happened to be in this building when it burnt down. The Authority would like to take this building and use it as a potential model for the future when the site is redeveloped to convert all the efficiencies to this new model with a separate sleeping area. The Authority would like to reconfigure the efficiency units in this building, install new kitchens and bathrooms, floor joist repairs, floors and obviously dry wall and painting. There is also overlap from the insurance claim. This will work in parallel with the insurance claim and will be separate contracts. The VHA will be responsible for one of the contracts because it operates outside of the claim. The Authority has been working really closely with the adjustor as well as the architect who is not the architect of record that is better suited for this project. The architect is under contract with the remediation company. There is a total of four 1-bedroom units and four 0-bedroom units that are the VHA's responsibility. The other two units in the building are part of the insurance claim. Ron reviewed the cost. Ms. Jones stated the funding will come from the NewHOP account. Years ago, the VHA had a homeownership program and sold the homes. The money from the sale of those homes went into this account and it was invested and it has been used for various affordable housing projects over the years. The proceeds from the sale of the Scattered Sites homes will also go into this account and funds from this account would go to renovate D'Orazio at the time it converts to RAD. It will not hurt the tax credit process because it will increase the value of the property. Brief discussion regarding sprinkler systems and enforced codes from the City. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2023-43

Awarding Management Fee Accountant Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-43. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-44

Awarding Professional Auditing Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-44. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-45
Awarding Architectural and Engineering Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-45. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-46
Awarding Legal Services Contract – General Counsel

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-46. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-47
Awarding Special Legal Services Contract – Labor Relations Counsel

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-47. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-48
Awarding Special Legal Services Contract – Landlord/Tenant

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-48. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-49
Awarding Consulting Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-49. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-50
Awarding Painting Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-50. Mrs. Jones stated this is the existing painter and this is extension 1 of 2 of the contract. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-51
**Resolution for the Intention of Providing Management Services
to the Ocean City Housing Authority**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-51. Mrs. Jones briefly explained the contract. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-52
**Resolution for the Intention of Providing Management Services
to the Cape May Housing Authority**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-52. Mrs. Jones briefly explained the contract. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:


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

There is no need for an Executive Session.

Chairman Ruiz-Mesa asked for comments from the press, public or any Board Member. No comments.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:35 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU SEPT</u>	<u>ACTUAL THRU SEPT</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	802,860	786,694	(16,166)
OTHER INCOME MISC.	9,770	9,770	9,446	(324)
PHA OPERATING SUBSIDY	375,760	375,760	404,421	28,661
HUD ASSET REPOSITIONING FEE	82,000	82,000	150,926	68,926
SECTION 8 ADMIN. FEE INCOME	925,930	925,930	1,193,370	267,440
CAPITAL FUNDS	849,030	849,030	155,593	(693,437)
FSS GRANT-PH	95,000	95,000	108,309	13,309
CSP-CONGREGATE SERVICES INCOME	98,000	98,000	29,176	(68,824)
INVESTMENT INCOME	2,720	2,720	9,515	6,795
CF MANAGEMENT FEE	57,700	57,700	0	(57,700)
MGMT FEE-PH	142,000	142,000	139,270	(2,730)
MGMT FEE-SEC 8	135,070	135,070	134,616	(454)
MGMT FEE-MELROSE	10,200	10,200	11,068	868
MGMT FEE-RAD	311,000	311,000	348,292	37,292
BOOKKEEPING FEE	13,350	13,350	13,140	(210)
BOOKKEEPING FEE-SEC 8	84,420	84,420	84,135	(285)
ASSET MGMT FEE	20,640	20,640	19,730	(910)
SHOP RENT	64,800	64,800	64,790	(10)
INCOME FROM OTHER AUTHORITIES	326,000	326,000	383,805	57,805
SERVICE INCOME FROM MELROSE	47,000	47,000	59,913	12,913
MISCELLANEOUS INCOME	5,030	5,030	43,751	38,721
TOTAL INCOME	4,458,280	4,458,280	4,149,960	(308,320)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	1,031,000	1,079,570	48,570
PAYROLL TAXES	87,300	87,300	86,161	(1,139)
HEALTH BENEFITS	338,840	338,840	247,950	(90,890)
PENSION EXPENSE	96,800	96,800	120,324	23,524
CRIMINAL BACKGROUND CHECKS	11,910	11,910	9,009	(2,901)
TNT/EMPL SCREENING	14,500	14,500	43,587	29,087
LEGAL-GENERAL	30,250	30,250	16,700	(13,550)
LEGAL-OTHER	8,500	8,500	8,679	179
STAFF TRAINING	11,000	11,000	8,441	(2,559)
TRAVEL	3,750	3,750	52	(3,698)
ACCOUNTING	85,000	85,000	85,000	0
AUDITING	34,400	34,400	34,400	0
PORT OUT ADMIN FEES	4,500	4,500	3,114	(1,386)
MANAGEMENT FEES	276,990	276,990	273,885	(3,105)
BOOKKEEPING FEES	97,770	97,770	97,275	(495)
ASSET MGMT FEES	20,640	20,640	19,730	(910)
CONSULTANTS	10,000	10,000	35,335	25,335
IT CONSULTANTS	82,000	82,000	53,443	(28,557)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2023

	ANNUAL BUDGET	BUDGET THRU SEPT	ACTUAL THRU SEPT	FROM BUDGET (+OVER/-UNDER)
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	3,513	(3,287)
PUBLICATIONS	1,500	1,500	210	(1,290)
ADVERTISING	5,000	5,000	4,441	(559)
OFFICE SUPPLIES	15,500	15,500	13,399	(2,101)
COMPUTER & SOFTWARE EXPENSES	150,900	150,900	137,306	(13,594)
FUEL-ADMIN	3,000	3,000	0	(3,000)
PHONE AND INTERNET	42,400	42,400	31,866	(10,534)
POSTAGE	9,400	9,400	7,808	(1,592)
COPIER SUPPLIES	10,100	10,100	9,102	(998)
INSPECTION FEES	13,700	13,700	12,741	(959)
MISCELLANEOUS EXPENSES	22,360	22,360	38,154	15,794
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>2,539,810</u>	<u>2,481,195</u>	<u>(58,615)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	45,860	28,105	(17,755)
PAYROLL TAXES	4,030	4,030	2,236	(1,794)
MEALS	44,000	44,000	0	(44,000)
FSS ESCROWS-PH	6,890	6,890	0	(6,890)
OTHER	66,450	66,450	20,834	(45,616)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>167,230</u>	<u>51,175</u>	<u>(116,055)</u>
UTILITIES:				
WATER	38,630	38,630	32,072	(6,558)
ELECTRIC	168,190	168,190	155,767	(12,423)
GAS	35,130	35,130	29,158	(5,972)
GARBAGAE/TRASH REMOVAL	20,200	20,200	17,797	(2,403)
SEWER	59,920	59,920	58,514	(1,406)
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>322,070</u>	<u>293,308</u>	<u>(28,762)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	441,000	254,963	(186,037)
PAYROLL TAXES	31,300	31,300	20,282	(11,018)
HEALTH BENEFITS	63,360	63,360	43,253	(20,107)
PENSION EXPENSE	70,100	70,100	46,584	(23,516)
MAINTENANCE UNIFORMS	1,810	1,810	2,710	900
VEHICLE GAS, OIL, GREASE	30,550	30,550	21,789	(8,761)
MATERIALS	159,340	159,340	92,609	(66,731)
CONTRACT-COSTS	169,150	169,150	157,752	(11,398)
REPAIRS-VEHICLES	7,880	7,880	8,241	361
RENT EXPENSE	18,570	18,570	18,570	0
EXTERMINATION	8,800	8,800	3,710	(5,090)
TRASH REMOVAL	9,200	9,200	7,741	(1,459)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>1,011,060</u>	<u>678,204</u>	<u>(332,856)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU SEPT</u>	<u>ACTUAL THRU SEPT</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	28,300	28,300	0
COMPENSATED ABSENCES	25,800	25,800	25,800	0
FSS ESCROWS-SEC 8	30,000	30,000	43,164	13,164
INSURANCE	156,430	156,430	126,916	(29,514)
OTHER GENERAL EXPENSES	1,500	1,500	1,500	0
PAYMENTS IN LIEU OF TAXES	53,140	53,140	53,855	715
PORT-IN HAP EXPENSE	500	500	0	(500)
REPLACEMENT RESERVES	95,000	95,000	95,000	0
RETIREE HEALTH BENEFITS	50,320	50,320	51,268	948
TOTAL GENERAL EXPENSES	<u>440,990</u>	<u>440,990</u>	<u>425,803</u>	<u>(15,187)</u>
TOTAL OPERATING EXPENSES	<u>4,481,160</u>	<u>4,481,160</u>	<u>3,929,685</u>	<u>(551,475)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>(22,880)</u>	<u>(22,880)</u>	<u>220,275</u>	<u>243,155</u>
HAP REVENUES	6,700,000	6,700,000	8,041,175	1,341,175
HAP EXPENSES	6,670,000	6,670,000	7,938,620	1,268,620
NET HAP (LOSS)	<u>30,000</u>	<u>30,000</u>	<u>102,555</u> *	<u>72,555</u>
GRAND TOTAL PROFIT (LOSS)	<u>7,120</u>	<u>7,120</u>	<u>322,830</u>	<u>315,710</u>
UNRECONCILED HUD HELD RESERVES AT 09/30/23			<u>410,376</u>	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>733,206</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: October 12, 2023

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for September 2023)

PERIOD: September 12, 2023 to October 11, 2023

Rental Assistance Demonstration (RAD) Conversions - Status

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

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

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after close-out of the current construction project 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
<p style="text-align: center;">Tarkiln Acres – Roof Replacements</p>	<p style="text-align: center;">In Planning Stage</p>	<p>6/2021 – No Update; 9/2021 – A&E proposals received and under review;</p> <p><i>09/2023- Project is in the planning stages with the architects;</i></p>
<p style="text-align: center;">KT/OT – Elevator Refurbishment;</p> <p>6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents;</p> <p>5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators;</p> <p>4/2023 – With the near completion of the projects at Kidston and Olivio Towers, attention will now move to the refurbishment of the Olivio Towers elevators;</p> <p>05/2023 – The elevator bids are being rejected due to being over-budget. The project is being re-bid. Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement.</p> <p>06/2023 – This project was re-bid with a resolution recommending award included in the board packet;</p>	<p style="text-align: center;">Bid opening on 5/17/22</p> <hr style="width: 20%; margin: auto;"/> <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><i>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.</i></p>

Kidston & Olivio Towers – Renovation Projects

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

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

Kidston & Olivio Towers – Renovation Projects

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

Scope of Work	Work Status	Comments
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p> <p><u>11/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed . 2. The front canopy re-facing remains – not started yet. 3. new domestic water pump replacement remains – not started yet. 4. new OSY valve replacement remains – not started yet. 5. new public restrooms – 50% complete. 6. new kitchenette – to be removed from project. 7. water filtration system - not started yet. 8. Kidston Towers – Waiting on window delivery for elevator lobby windows. 9. Olivio Towers – Waiting on letters for portico. <p><u>12/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed. 2. The front canopy re-facing remains – Final submittal received and approved; work not yet started; 3. new domestic water pump replacement remains – Scheduled to begin 2/7/2023; 4. new OSY valve replacement remains – Scheduled to begin 2/7/2023; 5. new public restrooms – Kidston to be complete week of 12/19/22; Olivio to be complete week of 1/9/23; 6. new kitchenette – removed from scope of project; 7. water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 8. Kidston Towers – Windows have been received, pending date from installer; Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; 	<p>Contract Award Expected April 2021</p>	<p>Continued from above:</p> <p><u>1/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been received; work not yet started; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; 4. New public restrooms – Kidston complete; Olivio to be complete week of 1/16/23; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 6. Kidston Towers – Windows have been received; Installation to be complete week of 1/11/23; 7. Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; <p><u>2/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been installed; complete; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; this project is in process; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; this project is in process. 4. New public restrooms – Kidston complete; Olivio to be complete in February; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; This project is in process; 6. Kidston Towers – Windows have been received; Installation is complete; <p><u>3/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>5/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>6/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>9/2023 Update Detail:</u></p> <p>This project is complete with the close-out process progressing;</p> <p><u>10/2023 Update Detail:</u></p> <p><i>This project is complete with the close-out process progressing;</i></p>

Kidston & Olivio Towers – Renovation Projects - Active

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

Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
<p style="text-align: center;">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>10/2022 Update: Work on A & B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B & I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</p> <p>12/2022 Update: B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected throughout the project at certain intervals;</p> <p>1/2023 Update: I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through-out the project at certain intervals;</p>		<p>2/2023 Update: All risers are complete; All residents have moved back into their units; The occupancy staff is in the process of leasing the two vacant risers;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</p> <p>4/2023 Update:</p> <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; <p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.</p> <p>Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;</p> <p>6/2023 Update: No status change;</p> <p>7/2023 Update: No status change;</p> <p>8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.</p> <p>Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p> <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><i>10/2023 Update: - No update;</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.

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 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; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the below chart for status details;*

**SCATTERED SITE HOMES
STATUS SUMMARY**

<i>Date</i>	<i>Homes</i>	<i>Status</i>	<i>Total Homes</i>
			38 Keeping
<i>May 4, 2022</i>	<i>4209 Marilyn Avenue</i>	SOLD	<i>-1</i>
<i>May 11, 2022</i>	<i>1441 Nylund Drive</i>	SOLD	<i>-1</i>
<i>May 13, 2022</i>	<i>612 Oxford Street</i>	SOLD	<i>-1</i>
<i>June 28, 2022</i>	<i>1137 East Elmer Rd</i>	SOLD	<i>-1</i>
<i>Sept 8, 2022</i>	<i>1409 Brown Road</i>	SOLD	<i>-1</i>
<i>Sept 30, 2022</i>	<i>864 Columbia Avenue</i>	SOLD	<i>-1</i>
<i>Nov 16, 2022</i>	<i>1745 Jackson Drive</i>	SOLD	<i>-1</i>
<i>Dec 12, 2022</i>	<i>4331 Robert Drive</i>	SOLD	<i>-1</i>
Total	(8 Sold)		26 Remaining
<i>Aug-Sept 2023</i>	<i>760 N. Mill Rd</i>	LISTED w/Offer	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1091 N. Mill Rd</i>	Pending Settlement	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1290 Old Lake Rd</i>	Pending Settlement	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1479 Brown Rd</i>	Pending Settlement	<i>-1</i>
<i>Sept 2023</i>	<i>930 Charles St</i>	LISTED-Vineland Realty	<i>-1</i>
<i>October 2023</i>	<i>30 Avon Place</i>	Listed for Sale (10/10/23) Exit Realty	<i>-1</i>
<i>Sept-Oct 2023</i>	<i>5578 High Ridge Rd</i>	Listed for Sale (10/10/23) Vineland Realty	<i>-1</i>
Total			19 Remaining

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.

Melrose Court

The property currently has one (1) vacancy and is financially sound. The waiting list is strong with applicants.

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
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	Registered for (2) Classes; Ethics & Financial; Classes must be completed by 4/28/2024
Iris Acosta-Jimenez	Completed with Certificate
Vacant	

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



Center for Government Services

Housing Authority Commissioners

Housing authority commissioners must complete five courses within 18 months of appointment. Commissioners for housing authorities that also are redevelopment agencies must complete a sixth course, Principles of Redevelopment.

One Course can be an elective with the five (5) required courses listed below:

Required Courses:

- **Ethics**
- **Financial Issues and Procedures**
- **Public Housing Assessment System and Section 8 Management Assessment Program (PHAS and SEMAP)**
- **Skills for Commissioners**

Program Statistics Report

10/2022 - 10/2023

Sep2023

Aug2023

Jul2023

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	4	0	5
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	49	91	20
Total number of units inspected year-to-date - all sites	293	256	230
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	190	34	214
Annual Unit Turnaround Time (For Fiscal Year)	141	136	146
Monthly - Number of Vacancies Filled (this month)	4	5	11
Monthly - Average unit turnaround time in days for Lease Up	11	6	59
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	45	13	109
PIC Score	97.86%	98.58%	92.86%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	97.83%	97.67%	97.67%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed.	329	331	333
Elderly (Seniors - 62+)/Disabled - Lists closed 7/11/2023.	103	105	137
Section 8			
Average work order turnaround time in days - Tenant Generated	0.09	0.08	0.09
Number of routine work orders written this month	521	717	553
Number of outstanding work orders from previous month	1341	1064	979
Total number of work orders to be addressed this month	1862	1781	1532
Total number of work orders completed this month	356	440	468
Total number of work orders left outstanding	1506	1341	1064
Number of emergency work orders written this month	0	4	0
Total number of work orders written year-to-date	7,155	6,634	5,917
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	4	0	7
Section 8			
Level of leased units of previous month was:	966	961	954
Level of leased units this month is:	970	966	961
Number of increased leased-units over last month	4	5	7
Total number of units inspected this month	35	36	35
Programs (Voucher):			
ABA Utilization %	100.29%	100.16%	98.29%
Repayment Agreements	28	28	28
Total repayments due YTD	\$90,503	\$90,503	\$90,503
Total repayments received YTD	\$6,725	\$6,725	\$6,725
PIC Score (Oakview added 10/13)	99.27%	98.44%	101.18%
Section 8 Housing Choice Voucher Waiting List Applicants - OPEN 9/15/23 - 10/9/23	869	566	567
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	284	249	249
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	161	161	170
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	83%/17%	83%/17%	80%/20%
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	11	20	25
The number of residents signed on to the program. (FSS Contracts).	17	17	17
The number of FSS Participants with established escrow accounts.	16	16	16
Number of residents in need of employment skills (GED, DL, Job Training.)	3	2	2
The number of meetings, workshops and case management services	4	10	6

Program Statistics Report

10/2022 - 10/2023

Sep2023

Aug2023

Jul2023

Congregate Services			
Number of clients on the Congregate Program	23	19	18
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	19	19	18
Number of clients on Laundry Services (This service is included in housekeeping)	15	16	16
Number of clients on Shopping Services (This service is included in housekeeping)	6	5	5
Registered Nurse			
Number of clients served this month	138	142	114
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	8	10	11
Meds Supervision	41	45	43
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	40	80	40
Number of residents that received case management services	11	20	10
Number of Meetings	0	0	0
Number of residents enrolled in academic/employment workshops (FSS)	10	10	2
VHA - (MEDICAL)			
Number of residents received health assessment	8	10	11
Number of residents health activities of daily living assessments.	8	10	11
Resident's medicine monitoring/supervision for month	38	30	43
Self-sufficiency - improved living conditions.	3	4	5
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	64	80	25
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	22%	22%	22%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	50%	50%	50%
Total	100%	100%	100%
Client Demographics			
White	6	9	6
Black	6	7	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2023-53

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 \$1,392,087.13

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 19, 2023

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


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
 LIST OF CHECKS
 10/19/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 755,746.00
3947 - 3997	LANDLORD/TENANT CHECKS AND OTHER	\$ 86,148.00
20137 -20306; 500031-33	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 669,598.00
	SECTION 8 ADM FEE ACCOUNT	150,316.66
728 - 729; 20232690385	COMPUTER CHECKS- Ocean First	\$150,316.66
	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	0.00
	COMPUTER CHECKS- Ocean First	\$0.00
	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	0.00
	COMPUTER CHECKS	
	OCEAN FIRST BANK FSS ESCROW	0.00
	COMPUTER CHECKS	
	CAPITAL BANK GEN/FUND PH	163,316.23
2557 - 2562; 5466510902, 5467248027, 20232690386, 20232690391 & 20232690396	COMPUTER CHECKS	
	COCC CASH ACCOUNT	165,132.63
12420 - 12485; 131385, 1329076, 10052023, 10062023, 27961936, 2023092001, 5461672379, 20232690397 & 710209262023	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	09/22/23 - 10/6/23 131,712.53
	PAYROLL TAX LIABILITY	09/22/23 - 10/6/23 25,863.08
	TOTAL	\$ 1,392,087.13

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	3947	0counina - COURTER	10/2/2023	10-2023	1,042.00
sec8hap - Section 8 HAP	3948	t0000613 - ALEJANDRO	10/2/2023	10-2023	79.00
sec8hap - Section 8 HAP	3949	t0000660 - COLON	10/2/2023	10-2023	101.00
sec8hap - Section 8 HAP	3950	t0001053 - MEDINA	10/2/2023	10-2023	93.00
sec8hap - Section 8 HAP	3951	t0003357 - KENNEDY	10/2/2023	10-2023	81.00
sec8hap - Section 8 HAP	3952	t0004557 - RAMOS	10/2/2023	10-2023	24.00
sec8hap - Section 8 HAP	3953	t0004802 - MORRIS	10/2/2023	10-2023	15.00
sec8hap - Section 8 HAP	3954	t0004846 - ROTHMALLER	10/2/2023	10-2023	101.00
sec8hap - Section 8 HAP	3955	t0005188 - MELENDEZ	10/2/2023	10-2023	45.00
sec8hap - Section 8 HAP	3956	t0005231 - REDFERN	10/2/2023	10-2023	81.00
sec8hap - Section 8 HAP	3957	t0005571 - CARABALLO	10/2/2023	10-2023	22.00
sec8hap - Section 8 HAP	3958	t0005666 - BALDWIN	10/2/2023	10-2023	182.00
sec8hap - Section 8 HAP	3959	t0005731 - HAROLD	10/2/2023	10-2023	89.00
sec8hap - Section 8 HAP	3960	t0006338 - SAEZ	10/2/2023	10-2023	15.00
sec8hap - Section 8 HAP	3961	t0006766 - MOSS	10/2/2023	10-2023	188.00
sec8hap - Section 8 HAP	3962	t0007057 - DESAI	10/2/2023	10-2023	63.00
sec8hap - Section 8 HAP	3963	t0008517 - LUGO	10/2/2023	10-2023	4.00
sec8hap - Section 8 HAP	3964	t0008553 - CARLO	10/2/2023	10-2023	282.00
sec8hap - Section 8 HAP	3965	t0010164 - RIVERA MARTINEZ	10/2/2023	10-2023	48.00
sec8hap - Section 8 HAP	3966	t0010166 - ORTIZ	10/2/2023	10-2023	195.00
sec8hap - Section 8 HAP	3967	t0012267 - ACKLEY	10/2/2023	10-2023	18.00
sec8hap - Section 8 HAP	3968	t0012269 - PEYTON	10/2/2023	10-2023	64.00
sec8hap - Section 8 HAP	3969	t0012270 - MERCADO	10/2/2023	10-2023	1.00
sec8hap - Section 8 HAP	3970	t0012280 - LOPEZ	10/2/2023	10-2023	2.00
sec8hap - Section 8 HAP	3971	t0012529 - IRIZARRY	10/2/2023	10-2023	5.00
sec8hap - Section 8 HAP	3972	t0012866 - YOUNG	10/2/2023	10-2023	10.00
sec8hap - Section 8 HAP	3973	t0012962 - MORALES	10/2/2023	10-2023	9.00
sec8hap - Section 8 HAP	3974	t0013607 - CROSBY	10/2/2023	10-2023	9.00
sec8hap - Section 8 HAP	3975	t0013692 - Rodriguez	10/2/2023	10-2023	55.00
sec8hap - Section 8 HAP	3976	t0013888 - Scarbrough	10/2/2023	10-2023	172.00
sec8hap - Section 8 HAP	3977	t0013930 - Quinones	10/2/2023	10-2023	41.00
sec8hap - Section 8 HAP	3978	t0014378 - Hand	10/2/2023	10-2023	8.00
sec8hap - Section 8 HAP	3979	t0014859 - HALL	10/2/2023	10-2023	68.00
sec8hap - Section 8 HAP	3980	t0015067 - QUILES	10/2/2023	10-2023	107.00
sec8hap - Section 8 HAP	3981	t0015625 - MACIN	10/2/2023	10-2023	73.00
sec8hap - Section 8 HAP	3982	t0015636 - WILSON	10/2/2023	10-2023	36.00
sec8hap - Section 8 HAP	3983	t0015851 - MIDDLETON	10/2/2023	10-2023	78.00
sec8hap - Section 8 HAP	3984	t0015857 - PAYNE	10/2/2023	10-2023	41.00
sec8hap - Section 8 HAP	3985	t0015908 - BEARDSLEY	10/2/2023	10-2023	119.00
sec8hap - Section 8 HAP	3986	t0015929 - ALICEA	10/2/2023	10-2023	79.00
sec8hap - Section 8 HAP	3987	vfi093 - ORANGE COUNTY HOUSING & C D	10/2/2023	10-2023	1,511.00
sec8hap - Section 8 HAP	3988	0ahcpv - AFFORDABLE HOUSING CORPORATION	9/29/2023	09-2023	0.00
sec8hap - Section 8 HAP	3989	0ahctaaa - AFFORDABLE HOUSING CORPORATION	9/29/2023	09-2023	23,674.00
sec8hap - Section 8 HAP	3990	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	9/29/2023	09-2023	26,439.00

Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3991	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	9/29/2023	09-2023	1,923.00	
sec8hap - Section 8 HAP	3992	0melrose - MELROSE COURT LP	9/29/2023	09-2023	6,457.00	
sec8hap - Section 8 HAP	3993	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	9/29/2023	09-2023	9,701.00	
sec8hap - Section 8 HAP	3994	0radoak - RADIANT OAKVIEW APARTMENTS LLC	9/29/2023	09-2023	12,421.00	
sec8hap - Section 8 HAP	3995	0radoak - RADIANT OAKVIEW APARTMENTS LLC	10/2/2023	10-2023	9.00	
sec8hap - Section 8 HAP	3996	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELANI	9/30/2023	09-2023	268.00	
sec8hap - Section 8 HAP	3997	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	9/30/2023	09-2023	0.00	
sec8hap - Section 8 HAP	20137	0537grap - 529-537 GRAPE STREET,LLC	10/3/2023	10-2023	300.00	
sec8hap - Section 8 HAP	20138	0abobab - BABATUNDE O ABORISADE	10/3/2023	10-2023	877.00	
sec8hap - Section 8 HAP	20139	0acojor - ACOSTA	10/3/2023	10-2023	2,579.00	
sec8hap - Section 8 HAP	20140	0ahcpv - AFFORDABLE HOUSING CORPORATION	10/3/2023	10-2023	11,702.00	
sec8hap - Section 8 HAP	20141	0ahctaaa - AFFORDABLE HOUSING CORPORATION	10/3/2023	10-2023	88,353.00	
sec8hap - Section 8 HAP	20142	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELANI	10/3/2023	10-2023	78,253.00	
sec8hap - Section 8 HAP	20143	0albreb - REBECCA C THOMPSON-ALBERT	10/3/2023	10-2023	301.00	
sec8hap - Section 8 HAP	20144	0aljess - ALJESS LLC	10/3/2023	10-2023	451.00	
sec8hap - Section 8 HAP	20145	0andcar - ANDUJAR	10/3/2023	10-2023	555.00	
sec8hap - Section 8 HAP	20146	0andjon - JONATHAN ANDREOZZI	10/3/2023	10-2023	1,921.00	
sec8hap - Section 8 HAP	20147	0andron - RONALD ANDRO	10/3/2023	10-2023	73.00	
sec8hap - Section 8 HAP	20148	0aparab - AB APARTMENTS LLC	10/3/2023	10-2023	3,052.00	
sec8hap - Section 8 HAP	20149	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	10/3/2023	10-2023	6,444.00	
sec8hap - Section 8 HAP	20150	0assind - INDEPENDENCE ASSOCIATES LLC	10/3/2023	10-2023	874.00	
sec8hap - Section 8 HAP	20151	0behhar - BEHRENS	10/3/2023	10-2023	350.00	
sec8hap - Section 8 HAP	20152	0beredw - EDWIN C & SAVALYN BERGAMO	10/3/2023	10-2023	230.00	
sec8hap - Section 8 HAP	20153	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	10/3/2023	10-2023	3,210.00	
sec8hap - Section 8 HAP	20154	0betalp - ALPHA BETA CAMDEN LLC	10/3/2023	10-2023	1,440.00	
sec8hap - Section 8 HAP	20155	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	10/3/2023	10-2023	783.00	
sec8hap - Section 8 HAP	20156	0brewst - BREWSTER GARDEN APARTMENTS LLC	10/3/2023	10-2023	982.00	
sec8hap - Section 8 HAP	20157	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	10/3/2023	10-2023	16,976.00	
sec8hap - Section 8 HAP	20158	0bususa - USA BUSY BEE INC	10/3/2023	10-2023	930.00	
sec8hap - Section 8 HAP	20159	0cackim - KIMBERLY A CACCHIOLI	10/3/2023	10-2023	1,256.00	
sec8hap - Section 8 HAP	20160	0camnil - NILZA R CAMACHO	10/3/2023	10-2023	1,066.00	
sec8hap - Section 8 HAP	20161	0carjos - CARVALHO	10/3/2023	10-2023	702.00	
sec8hap - Section 8 HAP	20162	0carmar - SIMOES	10/3/2023	10-2023	791.00	
sec8hap - Section 8 HAP	20163	0casros - CASTILLO	10/3/2023	10-2023	637.00	
sec8hap - Section 8 HAP	20164	0cbrenta - C & B RENTALS	10/3/2023	10-2023	838.00	
sec8hap - Section 8 HAP	20165	0cdgard - CD GARDENS INC.	10/3/2023	10-2023	2,458.00	
sec8hap - Section 8 HAP	20166	0chajos - JOSEPH T CHAMBERS	10/3/2023	10-2023	950.00	
sec8hap - Section 8 HAP	20167	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	10/3/2023	10-2023	4,728.00	
sec8hap - Section 8 HAP	20168	0chuoks - OKSANA CHUMAK	10/3/2023	10-2023	1,525.00	
sec8hap - Section 8 HAP	20169	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	10/3/2023	10-2023	1,490.00	
sec8hap - Section 8 HAP	20170	0corjua - CORTES	10/3/2023	10-2023	2,695.00	
sec8hap - Section 8 HAP	20171	0crofre - FBF ASSOCIATES INC	10/3/2023	10-2023	800.00	
sec8hap - Section 8 HAP	20172	0damjos - DAMATO	10/3/2023	10-2023	879.00	
sec8hap - Section 8 HAP	20173	0dejpa - PAULINO S DEJESUS	10/3/2023	10-2023	1,624.00	

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	20174	Odejyres - YESENIA DEJESUS	10/3/2023	10-2023	1,700.00
sec8hap - Section 8 HAP	20175	Odelwil - WILSON ZUNUN DE LEON	10/3/2023	10-2023	648.00
sec8hap - Section 8 HAP	20176	Odibwil - WILLIAM V DIBIASE	10/3/2023	10-2023	1,191.00
sec8hap - Section 8 HAP	20177	Oeas307 - 307 N EAST AVE LLC	10/3/2023	10-2023	751.00
sec8hap - Section 8 HAP	20178	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	10/3/2023	10-2023	677.00
sec8hap - Section 8 HAP	20179	Oedwdip - EDWARD DIPALMA	10/3/2023	10-2023	955.00
sec8hap - Section 8 HAP	20180	Oegbmar - MARY J EGBEH	10/3/2023	10-2023	1,534.00
sec8hap - Section 8 HAP	20181	Oeinmar - MARTIN JAY EINSTEIN	10/3/2023	10-2023	676.00
sec8hap - Section 8 HAP	20182	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	10/3/2023	10-2023	8,627.00
sec8hap - Section 8 HAP	20183	Oestros - ESTATE OF LUIS A ROSADO-TORRES	10/3/2023	10-2023	474.00
sec8hap - Section 8 HAP	20184	Ofamfai - Faiola Family LP	10/3/2023	10-2023	221.00
sec8hap - Section 8 HAP	20185	Ofamlp - FAIOLA FAMILY LP	10/3/2023	10-2023	2,678.00
sec8hap - Section 8 HAP	20186	Oflodor - FLOWERS	10/3/2023	10-2023	884.00
sec8hap - Section 8 HAP	20187	Og.b.ltd - G B LTD OPER CO INC	10/3/2023	10-2023	1,063.00
sec8hap - Section 8 HAP	20188	Ogarabn - ABNER GARCIA	10/3/2023	10-2023	478.00
sec8hap - Section 8 HAP	20189	Ogarsal - GARCIA	10/3/2023	10-2023	1,968.00
sec8hap - Section 8 HAP	20190	Ogarspr - SPRING GARDENS VINELAND LLC	10/3/2023	10-2023	7,340.00
sec8hap - Section 8 HAP	20191	Ogarvin - VINELAND GARDENS LLC	10/3/2023	10-2023	1,126.00
sec8hap - Section 8 HAP	20192	Oghebre - BRENDAN G GHEEN	10/3/2023	10-2023	960.00
sec8hap - Section 8 HAP	20193	Ogibjam - GRIBBLE JR	10/3/2023	10-2023	811.00
sec8hap - Section 8 HAP	20194	Ogroche - CHERRY GROUP LLC	10/3/2023	10-2023	1,550.00
sec8hap - Section 8 HAP	20195	Ogromad - MADHU GROUP LLC	10/3/2023	10-2023	2,620.00
sec8hap - Section 8 HAP	20196	Ogromic - MICHAEL D RUPPERT JR	10/3/2023	10-2023	1,774.00
sec8hap - Section 8 HAP	20197	Ohagdan - DANIEL HAGEMAN JR	10/3/2023	10-2023	2,761.00
sec8hap - Section 8 HAP	20198	Ohemtom - BTW 4 LLC	10/3/2023	10-2023	1,150.00
sec8hap - Section 8 HAP	20199	Ohereri - 123 SOUTH 4TH STREET LLC	10/3/2023	10-2023	3,948.00
sec8hap - Section 8 HAP	20200	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	10/3/2023	10-2023	3,191.00
sec8hap - Section 8 HAP	20201	Ohfprop - HF PROPERTY MANAGEMENT	10/3/2023	10-2023	1,683.00
sec8hap - Section 8 HAP	20202	Oholasm - ASM HOLDINGS LLC	10/3/2023	10-2023	487.00
sec8hap - Section 8 HAP	20203	Oholvin - VINELAND 18 HOLDINGS LLC	10/3/2023	10-2023	1,346.00
sec8hap - Section 8 HAP	20204	Ohomhec - HECS HOMES LLC	10/3/2023	10-2023	962.00
sec8hap - Section 8 HAP	20205	Ohomoa - O&A HOME RENTAL LLC	10/3/2023	10-2023	1,400.00
sec8hap - Section 8 HAP	20206	Ohomsky - SKYLO HOMES LLC	10/3/2023	10-2023	631.00
sec8hap - Section 8 HAP	20207	Ohomtar - TARKILN HOMES LLC	10/3/2023	10-2023	5,484.00
sec8hap - Section 8 HAP	20208	Ohougol - GOLD HOUSING PROVIDERS LLC	10/3/2023	10-2023	1,250.00
sec8hap - Section 8 HAP	20209	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	10/3/2023	10-2023	401.00
sec8hap - Section 8 HAP	20210	Ohowkev - KEVIN HOWARD	10/3/2023	10-2023	4,202.00
sec8hap - Section 8 HAP	20211	Oiaplis - LISA A IAPALUCCI	10/3/2023	10-2023	1,479.00
sec8hap - Section 8 HAP	20212	Oingden - INGRALDI	10/3/2023	10-2023	1,133.00
sec8hap - Section 8 HAP	20213	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	10/3/2023	10-2023	1,577.00
sec8hap - Section 8 HAP	20214	Oinwweb - WEBER INVESTMENT GROUP LLC	10/3/2023	10-2023	2,000.00
sec8hap - Section 8 HAP	20215	Ojerpri - PRIME JERSEY ESTATES	10/3/2023	10-2023	3,120.00
sec8hap - Section 8 HAP	20216	Okapala - PANDA REALTY GROUP LLC	10/3/2023	10-2023	1,271.00
sec8hap - Section 8 HAP	20217	Okatjay - JAY-KAT INVESTMENTS, LLC	10/3/2023	10-2023	885.00

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	20218	0k1c1llc - KLC1 LLC	10/3/2023	10-2023	1,354.00
sec8hap - Section 8 HAP	20219	0labfel - LABOY	10/3/2023	10-2023	2,625.00
sec8hap - Section 8 HAP	20220	0landic - LANDICINI 566 LLC	10/3/2023	10-2023	335.00
sec8hap - Section 8 HAP	20221	0lanedw - EDWARD J LANG	10/3/2023	10-2023	1,300.00
sec8hap - Section 8 HAP	20222	0lebza - LEBRON	10/3/2023	10-2023	1,711.00
sec8hap - Section 8 HAP	20223	0legmay - MAYERFELD LEGACY TRUST	10/3/2023	10-2023	1,002.00
sec8hap - Section 8 HAP	20224	0levgab - GABRIELLE LEVITT	10/3/2023	10-2023	850.00
sec8hap - Section 8 HAP	20225	0lhrent - L & H RENTALS	10/3/2023	10-2023	792.00
sec8hap - Section 8 HAP	20226	0linrob - ROBERT LINDNER	10/3/2023	10-2023	446.00
sec8hap - Section 8 HAP	20227	0llici - IIG-1 LLC	10/3/2023	10-2023	871.00
sec8hap - Section 8 HAP	20228	0llckoo - KOONER LLC	10/3/2023	10-2023	1,707.00
sec8hap - Section 8 HAP	20229	0llcsn2 - SN 22 LLC	10/3/2023	10-2023	1,931.00
sec8hap - Section 8 HAP	20230	0locloc - LOCATION LOCATION & TIMING LLC	10/3/2023	10-2023	956.00
sec8hap - Section 8 HAP	20231	0londav - DAVID LONGINI	10/3/2023	10-2023	471.00
sec8hap - Section 8 HAP	20232	0lopyad - YADIRA LOPEZ	10/3/2023	10-2023	603.00
sec8hap - Section 8 HAP	20233	0lospro - LOST PROPERTIES LLC	10/3/2023	10-2023	2,961.00
sec8hap - Section 8 HAP	20234	0mapgre - GREENWOOD MAPLE JAY LLC	10/3/2023	10-2023	874.00
sec8hap - Section 8 HAP	20235	0melrose - MELROSE COURT LP	10/3/2023	10-2023	18,477.00
sec8hap - Section 8 HAP	20236	0menbre - MENDEZ	10/3/2023	10-2023	245.00
sec8hap - Section 8 HAP	20237	0millvil - MILLVILLE REALTY CORPORATION	10/3/2023	10-2023	1,813.00
sec8hap - Section 8 HAP	20238	0miryar - MIRANDA	10/3/2023	10-2023	2,637.00
sec8hap - Section 8 HAP	20239	0monbry - BRYAN P. MONTEMURRO	10/3/2023	10-2023	622.00
sec8hap - Section 8 HAP	20240	0neeshr - SHREE NEEL LLC	10/3/2023	10-2023	2,425.00
sec8hap - Section 8 HAP	20241	0negcar - CARLOS NEGRON JR	10/3/2023	10-2023	766.00
sec8hap - Section 8 HAP	20242	0ochabv - OCEAN CITY HSING AUTH- BVM/SPEITEL	10/3/2023	10-2023	29,501.00
sec8hap - Section 8 HAP	20243	0oyojos - JOSE N OYOLA	10/3/2023	10-2023	536.00
sec8hap - Section 8 HAP	20244	0paeast - EAST PARK APARTMENTS	10/3/2023	10-2023	7,409.00
sec8hap - Section 8 HAP	20245	0pagang - ANGEL L PAGAN	10/3/2023	10-2023	1,400.00
sec8hap - Section 8 HAP	20246	0panpar - PARESH PANCHAL	10/3/2023	10-2023	2,975.00
sec8hap - Section 8 HAP	20247	0parest - PARVIN ESTATES LLC	10/3/2023	10-2023	46.00
sec8hap - Section 8 HAP	20248	0pargle - GLEN PARK APARTMENTS LP	10/3/2023	10-2023	762.00
sec8hap - Section 8 HAP	20249	0parkto - PARK TOWNE APTS LLC	10/3/2023	10-2023	12,324.00
sec8hap - Section 8 HAP	20250	0pasmr - PASTORE	10/3/2023	10-2023	1,070.00
sec8hap - Section 8 HAP	20251	0poisil - SILVER POINT MANAGEMENT LLC	10/3/2023	10-2023	341.00
sec8hap - Section 8 HAP	20252	0proexc - EXCEL PROPERTY MANAGEMENT LLC	10/3/2023	10-2023	644.00
sec8hap - Section 8 HAP	20253	0profam - FAM PROPERTY MANAGEMENT LLC	10/3/2023	10-2023	1,280.00
sec8hap - Section 8 HAP	20254	0prolha - LHA PROPERTIES LLC	10/3/2023	10-2023	2,745.00
sec8hap - Section 8 HAP	20255	0protim - TIMARIA PROPERTIES LLC	10/3/2023	10-2023	1,557.00
sec8hap - Section 8 HAP	20256	0quilou - QUILES	10/3/2023	10-2023	374.00
sec8hap - Section 8 HAP	20257	0radoak - RADIANT OAKVIEW APARTMENTS LLC	10/3/2023	10-2023	136,538.00
sec8hap - Section 8 HAP	20258	0ramnic - NICHOLAS P RAMBONE	10/3/2023	10-2023	1,224.00
sec8hap - Section 8 HAP	20259	0raymar - RAYMOND HOLDINGS LLP	10/3/2023	10-2023	2,225.00
sec8hap - Section 8 HAP	20260	0reajba - JBAR REALTY LLC	10/3/2023	10-2023	911.00
sec8hap - Section 8 HAP	20261	0realbf - B & F REAL ESTATE HOLDINGS LLC	10/3/2023	10-2023	1,610.00

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	20262	Oreala - S & A REALTY ENTERPRISES LLC	10/3/2023	10-2023	628.00
sec8hap - Section 8 HAP	20263	Oreamat - MATURO REALTY INC	10/3/2023	10-2023	2,091.00
sec8hap - Section 8 HAP	20264	Oreasar - SARA REAVES	10/3/2023	10-2023	470.00
sec8hap - Section 8 HAP	20265	Oregche - REGENCY CHESTNUT COURT	10/3/2023	10-2023	10,260.00
sec8hap - Section 8 HAP	20266	Oregeas - REGENCY EAST LLC	10/3/2023	10-2023	2,479.00
sec8hap - Section 8 HAP	20267	Oreisup - SUPERIOR RE INVESTMENTS LLC	10/3/2023	10-2023	1,800.00
sec8hap - Section 8 HAP	20268	Orenaco - ACOSTA RENTAL LLC	10/3/2023	10-2023	2,000.00
sec8hap - Section 8 HAP	20269	Orenokg - K G RENOVATIONS LLC	10/3/2023	10-2023	1,121.00
sec8hap - Section 8 HAP	20270	Orivdie - DIEGO A RIVERA	10/3/2023	10-2023	3,320.00
sec8hap - Section 8 HAP	20271	Oriviri - IRIS J RIVERA	10/3/2023	10-2023	1,091.00
sec8hap - Section 8 HAP	20272	Orivvic - VICTORIANO RIVERA JR	10/3/2023	10-2023	522.00
sec8hap - Section 8 HAP	20273	Ormidprop - R MIDDLETON PROPERTIES LLC	10/3/2023	10-2023	659.00
sec8hap - Section 8 HAP	20274	Orodhen - HENRY RODRIGUEZ	10/3/2023	10-2023	881.00
sec8hap - Section 8 HAP	20275	Orogluc - ROGERS	10/3/2023	10-2023	754.00
sec8hap - Section 8 HAP	20276	Orogsal - SALVATORE W ROGGIO	10/3/2023	10-2023	702.00
sec8hap - Section 8 HAP	20277	Orpjpro - RPJ PROPERTIES LLC	10/3/2023	10-2023	13,504.00
sec8hap - Section 8 HAP	20278	Oruppab - RUPERTO	10/3/2023	10-2023	1,175.00
sec8hap - Section 8 HAP	20279	Osaiger - GERALD M SAINOT JR	10/3/2023	10-2023	1,758.00
sec8hap - Section 8 HAP	20280	Osalasda - DAMIAN & ELAINE SALAS	10/3/2023	10-2023	797.00
sec8hap - Section 8 HAP	20281	Osauaud - SAUNDERS	10/3/2023	10-2023	1,800.00
sec8hap - Section 8 HAP	20282	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	10/3/2023	10-2023	736.00
sec8hap - Section 8 HAP	20283	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LL	10/3/2023	10-2023	404.00
sec8hap - Section 8 HAP	20284	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	10/3/2023	10-2023	309.00
sec8hap - Section 8 HAP	20285	Oshabru - BRUCE D SHAW	10/3/2023	10-2023	1,251.00
sec8hap - Section 8 HAP	20286	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	10/3/2023	10-2023	2,119.00
sec8hap - Section 8 HAP	20287	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	10/3/2023	10-2023	1,740.00
sec8hap - Section 8 HAP	20288	Ototalb - ALBERTO SOTO	10/3/2023	10-2023	1,090.00
sec8hap - Section 8 HAP	20289	Osqulan - LANDIS SQUARE SR APTS	10/3/2023	10-2023	2,087.00
sec8hap - Section 8 HAP	20290	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	10/3/2023	10-2023	1,695.00
sec8hap - Section 8 HAP	20291	Oswaway - WAYNE SWANSON	10/3/2023	10-2023	607.00
sec8hap - Section 8 HAP	20292	Oswel101 - 101 S WEST LLC	10/3/2023	10-2023	2,984.00
sec8hap - Section 8 HAP	20293	Otayver - TAYLOR	10/3/2023	10-2023	637.00
sec8hap - Section 8 HAP	20294	Othapau - ALBERTA A QUAIROLI ESTATE	10/3/2023	10-2023	1,082.00
sec8hap - Section 8 HAP	20295	Otimsus - SUSAN V TIMMRECK	10/3/2023	10-2023	794.00
sec8hap - Section 8 HAP	20296	Otorism - TORRES	10/3/2023	10-2023	1,794.00
sec8hap - Section 8 HAP	20297	Ovasdap - DAPHNE VASSALOTTI	10/3/2023	10-2023	593.00
sec8hap - Section 8 HAP	20298	Ovhosri - SRI VHOMES LLC	10/3/2023	10-2023	1,650.00
sec8hap - Section 8 HAP	20299	Ovinlan - VINELAND VILLAGE APTS	10/3/2023	10-2023	6,860.00
sec8hap - Section 8 HAP	20300	Ovirulou - LOUIS A VIRUET	10/3/2023	10-2023	992.00
sec8hap - Section 8 HAP	20301	Ovitdor - VITALO	10/3/2023	10-2023	885.00
sec8hap - Section 8 HAP	20302	Owalnut - WALNUT REALTY ASSOCIATES LLC	10/3/2023	10-2023	10,460.00
sec8hap - Section 8 HAP	20303	Owassey - SEYMOUR WASSERSTRUM	10/3/2023	10-2023	1,200.00
sec8hap - Section 8 HAP	20304	Owhehri - WHEELER SR	10/3/2023	10-2023	472.00
sec8hap - Section 8 HAP	20305	Owolpro - WOLF PROPERTY HOLDINGS LLC	10/3/2023	10-2023	1,277.00

Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	20306	Owrialf - WRIGHT	10/3/2023	10-2023	680.00	
sec8hap - Section 8 HAP	500031	Ovelmal - MALADA CRESPO VELEZ	9/27/2023	09-2023	0.00	
sec8hap - Section 8 HAP	500032	Oabrawi - ABRAHAN HEREDIA	10/3/2023	10-2023	0.00	
sec8hap - Section 8 HAP	500033	Ochainv - CHAAD INVESTMENTS LLC	10/3/2023	10-2023	0.00	
					755,746.00	

Payment Summary

erty=.all AND Bank=sec8adm AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Cl

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8adm - Section 8 Admi	728	vfi093 - ORANGE COUNTY HOUSING & C D	10/2/2023	10-2023	65.16	
sec8adm - Section 8 Admi	729	vha - HOUSING AUTHORITY CITY OF VINELAND	9/29/2023	09-2023	93,151.50	
sec8adm - Section 8 Admi	20232690385	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	57,100.00	9/29/2023
					150,316.66	

Payment Summary

erty=.all AND Bank=capgenfd AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Cl

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2557	Osalela - SALAS	9/26/2023	09-2023	2,700.00	
capgenfd - Public Housing C	2558	b0000830 - MOLINA	9/26/2023	09-2023	1,150.00	
capgenfd - Public Housing C	2559	vmu - Vineland Municipal Utilities	9/29/2023	09-2023	11,809.70	
capgenfd - Public Housing C	2560	b0000802 - REESE	10/13/2023	10-2023	290.32	
capgenfd - Public Housing C	2561	b0000817 - CARABALLO	10/17/2023	10-2023	1,150.00	
capgenfd - Public Housing C	2562	Ogonabr - GONZALEZ JR	10/18/2023	10-2023	1,205.00	
capgenfd - Public Housing C	5466510902	sjgas - South Jersey Gas Company	9/29/2023	09-2023	109.66	
capgenfd - Public Housing C	5467248027	sjgas - South Jersey Gas Company	9/29/2023	09-2023	522.13	
capgenfd - Public Housing C	20232690386	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	128,700.00	
capgenfd - Public Housing C	20232690391	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	1,542.00	
capgenfd - Public Housing C	20232690396	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	14,137.42	
					163,316.23	

Payment Summary

operty=.all AND Bank=cocc AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Chec

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	12420	vmu - Vineland Municipal Utilities	9/29/2023	09-2023	3,134.70	
cocc - Central Office Cost	12421	bobaut - BOB'S AUTO SUPPLY, INC	9/29/2023	09-2023	89.00	
cocc - Central Office Cost	12422	ccia - Cumberland Co Improvement Auth	9/29/2023	09-2023	38.97	
cocc - Central Office Cost	12423	cintron - MIGDALIA CINTRON	9/29/2023	09-2023	93.00	
cocc - Central Office Cost	12424	coloni - Colonial Electrical Supply	9/29/2023	09-2023	78.90	
cocc - Central Office Cost	12425	genelec - Gen X Electrical Contractors LLC	9/29/2023	09-2023	142.50	
cocc - Central Office Cost	12426	hompro - Home Depot Pro	9/29/2023	09-2023	2,527.16	
cocc - Central Office Cost	12427	jdrcn - JDR Construction LLC	9/29/2023	09-2023	2,414.00	
cocc - Central Office Cost	12428	mazza - Frank Mazza & Son Inc.	9/29/2023	09-2023	5,542.53	
cocc - Central Office Cost	12429	miles - Miles IT Company	9/29/2023	09-2023	3,664.00	
cocc - Central Office Cost	12430	pbrese - Reserve Account	9/29/2023	09-2023	1,000.00	
cocc - Central Office Cost	12431	staadv - Staples, Inc.	9/29/2023	09-2023	807.21	
cocc - Central Office Cost	12432	weaequ - Weaver Equipment Sales & Service	9/29/2023	09-2023	154.95	
cocc - Central Office Cost	12433	cwa - Communications Workers of America	9/29/2023	09-2023	228.60	
cocc - Central Office Cost	12434	broste - Stefan Browne Court Officer	10/11/2023	10-2023	82.00	
cocc - Central Office Cost	12435	acehar - Vineland Ace Hardware East	10/19/2023	10-2023	89.98	

Payment Summary

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Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	12436	amacap - Amazon Capital Services Inc	10/19/2023	10-2023	1,670.17
cocc - Central Office Cost	12437	ambcom - Ambient Comfort	10/19/2023	10-2023	1,349.00
cocc - Central Office Cost	12438	aprsup - APR SUPPLY CO	10/19/2023	10-2023	90.19
cocc - Central Office Cost	12439	avena - Linda M Avena CPA	10/19/2023	10-2023	7,083.26
cocc - Central Office Cost	12440	barret - Barretta Plumbing Heating Cooling	10/19/2023	10-2023	1,198.00
cocc - Central Office Cost	12441	blocklsi - TELESYSTEM	10/19/2023	10-2023	2,033.28
cocc - Central Office Cost	12442	bobaut - BOB'S AUTO SUPPLY, INC	10/19/2023	10-2023	543.19
cocc - Central Office Cost	12443	bowman - BOWMAN & COMPANY, LLP	10/19/2023	10-2023	7,000.00
cocc - Central Office Cost	12444	callexp - Call Experts New Jersey	10/19/2023	10-2023	433.95
cocc - Central Office Cost	12445	canbus - Canon Solutions America Inc	10/19/2023	10-2023	187.18
cocc - Central Office Cost	12446	ccia - Cumberland Co Improvement Auth	10/19/2023	10-2023	3,561.84
cocc - Central Office Cost	12447	centur - Century Water Conditioning & Purification Inc	10/19/2023	10-2023	1,493.92
cocc - Central Office Cost	12448	chute - Chute Master Services Inc	10/19/2023	10-2023	1,770.00
cocc - Central Office Cost	12449	cintas - Cintas Corporation #100	10/19/2023	10-2023	698.31
cocc - Central Office Cost	12450	coloni - Colonial Electrical Supply	10/19/2023	10-2023	9.52
cocc - Central Office Cost	12451	cullig - South Jersey Culligan Water	10/19/2023	10-2023	33.00
cocc - Central Office Cost	12452	ekrise - KRISE ELECTRICAL CONTRACTOR LLC	10/19/2023	10-2023	1,191.04
cocc - Central Office Cost	12453	eldpes - ELDER PEST CONTROL, INC.	10/19/2023	10-2023	1,237.50
cocc - Central Office Cost	12454	fedex - Federal Express	10/19/2023	10-2023	34.02
cocc - Central Office Cost	12455	gabage - Eisenstat Gabage and Furman PC	10/19/2023	10-2023	1,185.00
cocc - Central Office Cost	12456	genelec - Gen X Electrical Contractors LLC	10/19/2023	10-2023	475.00
cocc - Central Office Cost	12457	hdsupp - HD Supply Facilities Maintenance LTD	10/19/2023	10-2023	1,067.45
cocc - Central Office Cost	12458	hill - Ronald Hill	10/19/2023	10-2023	1,125.00
cocc - Central Office Cost	12459	himinha - DELSEA LAUNDROMAT	10/19/2023	10-2023	745.00
cocc - Central Office Cost	12460	homest - HP Homestead Plumbing and Heating Inc	10/19/2023	10-2023	1,231.44
cocc - Central Office Cost	12461	hompro - Home Depot Pro	10/19/2023	10-2023	4,269.41
cocc - Central Office Cost	12462	inspira - Inspira Health Network Urgent Care, PC	10/19/2023	10-2023	60.00
cocc - Central Office Cost	12463	irrsj - Conserva Irrigation of South Jersey	10/19/2023	10-2023	1,200.00
cocc - Central Office Cost	12464	joskel - JOSEPH KELLY	10/19/2023	10-2023	60.00
cocc - Central Office Cost	12465	lilfor - LILLISTON FORD, INC.	10/19/2023	10-2023	15.86
cocc - Central Office Cost	12466	miles - Miles IT Company	10/19/2023	10-2023	12,322.00
cocc - Central Office Cost	12467	natten - National Tenant Network	10/19/2023	10-2023	864.00
cocc - Central Office Cost	12468	pbrese - Reserve Account	10/19/2023	10-2023	1,000.00
cocc - Central Office Cost	12469	pcrich - P C Richard and Son Builders Div	10/19/2023	10-2023	1,797.00
cocc - Central Office Cost	12470	peters - Peterson Service Co Inc	10/19/2023	10-2023	1,620.00
cocc - Central Office Cost	12471	pitneq - Pitney Bowes Global Financial Services, LLC.	10/19/2023	10-2023	574.26
cocc - Central Office Cost	12472	purewa - Pure Water Solutions Inc	10/19/2023	10-2023	253.00
cocc - Central Office Cost	12473	quapri - Quality Printing	10/19/2023	10-2023	460.00
cocc - Central Office Cost	12474	riggin - Riggins Inc	10/19/2023	10-2023	259.18
cocc - Central Office Cost	12475	rpmlan - RPM Landscape Contractor LLC	10/19/2023	10-2023	1,575.00
cocc - Central Office Cost	12476	rutgers - Rutgers, The State University of New Jersey	10/19/2023	10-2023	175.00
cocc - Central Office Cost	12477	sermas - ServiceMaster Of The Shore Area	10/19/2023	10-2023	1,185.00
cocc - Central Office Cost	12478	sherwi - Sherwin Williams Company	10/19/2023	10-2023	145.98
cocc - Central Office Cost	12479	sjappra - South Jersey Appraisal Associates LLC	10/19/2023	10-2023	1,800.00
cocc - Central Office Cost	12480	sousid - South Side Auto Body	10/19/2023	10-2023	985.00
cocc - Central Office Cost	12481	totsec - Total Security Alarms, LLC.	10/19/2023	10-2023	570.25
cocc - Central Office Cost	12482	ulbric - Ulbrich-Scull Investigations LLC	10/19/2023	10-2023	1,866.20
cocc - Central Office Cost	12483	verivi - Verizon Wireless	10/19/2023	10-2023	1,023.65
cocc - Central Office Cost	12484	vldins - City of Vineland, Division of Code Enforcement	10/19/2023	10-2023	39,600.00
cocc - Central Office Cost	12485	waeaqu - Weaver Equipment Sales & Service	10/19/2023	10-2023	52.18

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cocc - Central Office Cost	131385	axaequ - Equitable	10/10/2023	10-2023	2,015.00
cocc - Central Office Cost	1329076	axaequ - Equitable	9/22/2023	09-2023	2,015.00
cocc - Central Office Cost	10052023	aflac - AFLAC	10/5/2023	10-2023	156.00
cocc - Central Office Cost	10062023	paychex - Paychex of New York LLC	10/6/2023	10-2023	448.11
cocc - Central Office Cost	27961936	pers - Public Employees Retirement System	10/10/2023	10-2023	17,484.20
cocc - Central Office Cost	2023092001	paychex - Paychex of New York LLC	9/22/2023	09-2023	473.29
cocc - Central Office Cost	5461672379	sjgas - South Jersey Gas Company	9/29/2023	09-2023	117.44
cocc - Central Office Cost	20232690397	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	7,913.00
cocc - Central Office Cost	710209262023	wex - WEX Bank	9/26/2023	09-2023	3,243.86
					165,132.63

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

RESOLUTION #2023-54

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 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

Chapman

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

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
OMNIA Partners - US Communities Contract, Fresno Unified School District, CA, Contract #22-07	Home Depot Pro	Maintenance and Hardware Supplies	10/31/2025
OMNIA Partners - US Communities Contract, County of Fairfax, Virginia Contract #:4400006644	Insight Public Sector	Technology Products and Solutions	4/30/2023
Sourcewell Contract #081419-CDW	CDW-G Technology Solutions	Technology & Communications Solutions	10/30/2024
Sourcewell Contract#: #080620-WEX	Wright Express Financial Services Corp	Fuel Card Services	9/10/2024
OMNIA Partners - US Communities Contract, Prince William County Public Schools, Virginia, Contract R-BB-19002	CINTAS	Uniform Services	10/31/2027
Sourcewell - Contract#: 121218-WWG	Grainger	Facilities & Maintenance Repair	1/25/2023
Sourcewell - Contract Number: 192163	Grainger	Maintenance, Repair and Operations (MRO) Supplies, Parts, Equipment, Materials, and Related Services	12/31/2024
OMNIA - Contract Number: 2018.000207	Grainger	Maintenance, Repair, Operations (MRO) Supplies and Related Services	6/30/2024
OMNIA Partners - US Communities Contract, Prince William County Public Schools, VA Contract#:R-TC-17006	Amazon Business	Online Marketplace	1/18/2028
OMNIA Partners - Contract 02-147	Sherwin Williams	Paint and Related Supplies	4/30/2028
Sourcewell Contract #030421-SCS STANLEY Integrated Security Solutions	Stanley Access Technologies	Integrated Systems, Services and Equipment	4/22/2025
Sourcewell Contract #080420-TKE Thyssenkrupp Elevator	TK Elevator	Elevators, Escalators, and Moving Walks with Related Equipment, Services	8/28/2024
Sourcewell Contract #012320-SCC - Staples	Staples	Office Supplies	4/6/2024
Sourcewell Contract #030421-JHN - Johnson Controls	Johnson Controls	Facility Security Systems	4/22/2025
Sourcewell Contract #070121-JHN - Johnson Controls	Johnson Controls (tyco)	HVAC Systems	8/12/2025
OMNIA Partners - US Communities - Contract Number: R192006 Region 4 ESC	Lowe's	Maintenance, Repair & Operations Supplies and Related Services	3/31/2024
OMNIA Partners - National IPA - Contract Number: FI-R0251-18	Canon	Multi-Function Copier Devices and Service Solutions	3/31/2024
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	Google Products, Services and Solutions	10/31/2023
OMNIA Partners - US Communities Contract - Contract #2019001564	KONE	Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services	9/30/2024
OMNIA Partners - US Communities Contract - Contract #R200502	TK Elevator Corp	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2024
OMNIA Partners - US Communities Contract - Contract #R200501	Schindler Group	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2023
OMNIA Partners - US Communities Contract - Contract #2019001563	OTIS	Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services	9/30/2024
OMNIA Partners - US Communities Contract - Contract #R190601	GovDeals	Auctioneer Services and Related Products	1/31/2025
OMNIA Partners - US Communities Contract - Contract #18-6320	Shred-it	Document and Media Destruction Services	5/14/2024
Sourcewell Contract #012320-SCC - Staples	Staples	Office Supply Catalog Solutions	4/6/2024
OMNIA Partners - US Communities Contract - Contract #2020002148	Mannington Commercial	Systemwide Flooring	4/14/2025
OMNIA Partners - US Communities Contract - Contract #2020002149	Mohawk Carpet Distribution, Inc.	Systemwide Flooring	4/14/2025

Sourcewell Contract #031121-DAC - Deere and Company	Deere and Company	Grounds Maintenance Equipment	4/30/2025
Sourcewell Contract #091422-FAS - Fastenal Company	Fastenal Company	Facility MRO	11/8/2026
Sourcewell Contract #070121-HNY - Honeywell	Honeywell	Building Management Systems	8/12/2025
Sourcewell Contract #121919-KII - KI Furniture	KI Furniture	Furniture	2/18/2024
Sourcewell Contract #011322-PIT - Pitney Bowes	Pitney Bowes	Mailing & Shipping Software & Solutions	2/28/2026
Sourcewell Contract #121919-STI - Steelcase	Steelcase	Furniture	2/18/2024
OMNIA Partners - US Communities Contract - Contract #2019001568	Lerch Bates Inc.	Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization	9/30/2024
OMNIA Partners - US Communities Contract - Contract #3341	Trane	HVAC Products, Installation, Labor Based Solutions, and Related Products and Services	8/31/2027
OMNIA Partners - US Communities Contract - Contract #22601702	Panasonic	Mobile Computing Solutions Including Ruggedized Laptops, Tablets, Accessories and Related Technology Products and Services	4/13/2025
Sourcewell Contract #121919-TKN - Teknion	Teknion	Public Sector & Education Furnishings	2/18/2024
OMNIA Partners - US Communities Contract - Contract #R191811	National Office Furniture	Furniture, Installation and Related Services	4/30/2025
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	4/30/2025
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
Sourcewell Contract # - 091422	Grainger	Facility MRO Solution, PPE Safety supplies	11/8/2026
Sourcewell Contract # - 101320-SCC	Grainger	Facilities equipment &supplies	11/16/2024
Sourcewell Contract # - RFP#010720	Panasonic	Equipment, Products, Or Services	2/21/2024
Educational Services Commission of New Jersey - BID: ESCNJ 22/23-23	All-Risk	Disaster Recovery Services	11/15/2024

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

RESOLUTION #2023-55

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 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

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

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

NJ State Contract Vendors

Contract Information	Vendor	Products\Services	Expiration
NJ State Contract #:19-TELE-00656	DELL MARKETING LP	M0483 - COMPUTER EQUIPMENT, PERIPHERALS & RELATED SERVICES	10/31/2023
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	8/11/2024
NJ State Contract #:0000003	W B MASON COMPANY INC	T0052 Office Supplies and Recycled Copy Paper Statewide	5/6/2024
NJ State Contract #:88692	MARLEE CONTRACTORS	HVAC, REFRIGERATION AND BOILER SERVICES	10/31/2023
NJ State Contract #:21-FOOD-01747	PEMBERTON ELECTRICAL SUPPLY CO	ELECTRICAL EQUIPMENT AND SUPPLIES	9/30/2024
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	3/17/2024
NJ State Contract #:88272	Creston Hydraulics Inc.	T0085 - SNOW PLOW PARTS, AND GRADER AND LOADER BLADES	1/19/2024
NJ State Contract #:19-FOOD-01328	South Jersey Paper Products	T0012 Food Service Items: Disposable, Paper and Plastic for Distribution and Support Services	10/31/2023
NJ State Contract #: 43029	Laurel Lawn Mower	PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2023
NJ State Contract #:19-FLEET-00677	Grainger	M0002 CUSTOM ORDERS Facilities Maintenance and Repair & Operations (MRO) and Industrial Supplies	6/30/2024
NJ State Contract #:19-FLEET-00566	Grainger	Facilities Maintenance and Repair & Operations (MRO) and Industrial Supplies	6/30/2024
NJ State Contract #: 43037	Central Jersey Equipment	T2187 - PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2024
NJ State Contract #: 43022	Cherry Valley Tractor Sales	T2187 - PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2024
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 #2023-56

Resolution to Award Fire Pump Replacement at Kidston & Olivio Towers

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for the Fire Pump Replacement at Kidston and Olivio Towers; and

WHEREAS, bids were advertised pursuant to section 4 of P.L.1971, c.198 (C.40A:11-4) on two occasions; and

WHEREAS, the first occasion of advertisement for bids for the Fire Pump Replacement at Kidston and Olivio Towers was on May 2, 2023, received on June 1, 2023 and no bids were received; and

WHEREAS, the second occasion of advertisement for bids for the Fire Pump Replacement at Kidston and Olivio Towers was on June 6, 2023, received on June 21, 2023 and one bid was received; and

WHEREAS, the bid submission exceeds the project budget; and

WHEREAS, the governing body determined that such bid was not responsive and reasonable as to pricing; and

WHEREAS, the governing body authorized the Purchasing Agent to re-bid or negotiate the project (Resolution 2023-37, July 20, 2023); and

WHEREAS, a contract has been negotiated with J.H. Williams Enterprise, Inc. of Moorestown, NJ; and,

WHEREAS, the Authority recommends the contract be awarded to J.H. Williams Enterprise, Inc.; and,

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby awards the contract for Fire Pump Replacement at Kidston and Olivio Towers and approves the expenditure of funds in the amount of \$558,900 to J.H. Williams Enterprise, Inc..

ADOPTED: October 19, 2023

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

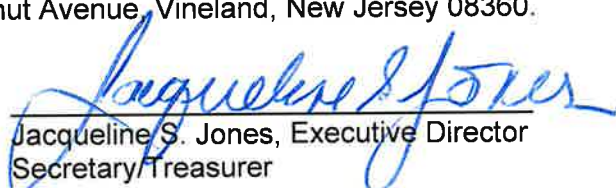


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

Fire Pump Replacement at Kidston and Olivio Towers

from the Home Ownership Funds. The line item to be charged for the above expenditure is Account # 1400-06-000.


Wendy M. Hughes
Certifying Financial Officer

10/19/2023
Date

d

October 17, 2023

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

Re: Kidston and Olivio Towers Fire Pump Replacement
Recommendation to Award

Dear Ms. Jones,

On Wednesday, June 21st, 2023 a bid was publicly opened and read aloud for the above referenced project. One (1) contractor submitted bids for the project. The only bid was submitted by J. H. Williams Enterprises, Inc. of Moorestown, New Jersey in the amount of \$735,000.00. The contract was subsequently negotiated in the amount of \$558,900.00. Our office has evaluated the negotiated contract and believe it to be responsive and complete. Therefore, we recommend the board of the Vineland Housing Authority award a construction contract to J. H. Williams Enterprises, Inc.

Thank you for the opportunity to be of service. We look forward to the successful completion of this project with you.

Sincerely,



Michael R. Donovan, AIA

donovan
a r c h i t e c t s

9 TANNER ST. | SUITE 201
HADDONFIELD NJ 08033
donovanarchitects.com

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: JH Williams Enterprises, Inc.
- B. Project Name: Kidston & Olivio Towers Fire Pump Replacement.
 - 1. Project Location: 1040 – 1044 E. Landis Ave, Vineland, NJ 08360.
- C. Owner: Vineland Housing Authority, 191 W Chestnut Ave, Vineland, NJ 08360
- D. Architect: Donovan Architects LLC, 9 Tanner Street, Suite 201, Haddonfield, NJ, 08033.
- E. Architect Project Number: 22-033.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Haley Donovan LLC and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
 - 1. five hundred fifty-eight thousand nine hundred Dollars (\$ 558,900.00).
 - 2. The above amount may be modified by amounts indicated by the Bidder on the attached Document 004323 "Alternates Form."

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting ten percent (10%) of the Base Bid amount above (not to exceed \$20,000):
 - 1. twenty thousand Dollars (\$ 20,000.00).
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Owner, and shall fully complete the Work within 180 calendar days.

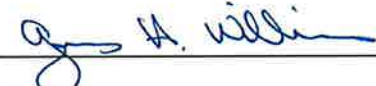
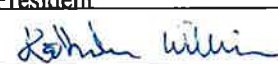
1.5 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and are attached hereto.
1. Bid Form Supplement - Bid Bond Form (AIA Document A310).
 2. Bid Form Supplement – Proposed Schedule of Values Form
 3. Bid Form Supplement – Bid Guarantee
 4. Bid Form Supplement – Stockholder’s Disclosure
 5. Bid Form Supplement – List of Prime Sub-Contractors
 6. Bid Form Supplement – Acknowledgement of Receipt of Addenda
 7. Bid Form Supplement – Alternates Form

1.6 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in Vineland, State of New Jersey and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.7 SUBMISSION OF BID

- A. Respectfully submitted this 12 day of October, 2023.
- B. Submitted By: JH Williams Enterprises, Inc. (Name of bidding firm or corporation).
- C. Authorized Signature:  (Handwritten signature).
- D. Signed By: James H. Williams (Type or print name).
- E. Title: President (Owner/Partner/President/Vice President).
- F. Witness By:  (Handwritten signature).
- G. Attest: _____ (Handwritten signature).
- H. By: Kathleen Williams (Type or print name).
- I. Title: Secretary (Corporate Secretary or Assistant Secretary).
- J. Street Address: 513 Pleasant Valley Ave.
- K. City, State, Zip: Moorestown, NJ, 08057
- L. Phone: 856-793-7114

M. License No.: 13VH00294700

N. Federal ID No.: 223773797 (Affix Corporate Seal Here).

END OF DOCUMENT 004113

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

RESOLUTION #2023-57

A RESOLUTION APPROVING THE ADOPTION OF THE HOUSING AUTHORITY OF THE CITY OF VINELAND'S PERSONNEL POLICY AND EMPLOYEE MANUAL

WHEREAS, the Housing Authority of the City of Vineland (the "Authority") has promulgated Personnel Policies and an Employee Manual, with codified policies and procedures applicable to its employees, volunteers, and appointed officials (the "Personnel Policies");

WHEREAS, the Authority is a member of the New Jersey Municipal Excess Liability Joint Insurance Fund ("NJ MEL");

WHEREAS, the Authority has implemented the NJ MEL's model employment practices risk control program ("Risk Control Program");

WHEREAS, the NJ MEL's Risk Control Program requires the Authority to make certain updates to its Personnel Policies, every two years;

WHEREAS, the NJ MEL has provided required and recommended policies for New Jersey municipalities and authorities, which contains the most recent updates to the Risk Control Program, in accordance with recent developments and enactments under New Jersey and federal law; and

WHEREAS, the Authority's Board of Commissioners has determined that updated Personnel Policies should be adopted so that the Authority can implement and promulgate the NJ MEL's most recent updates and suggestions regarding the Risk Control Program; and

WHEREAS, the members of the Authority's Board of Commissioners have been provided with a copy of the updated Personnel Policies.

NOW, THEREFORE BE IT ADOPTED by the Board of Commissioners of the Housing Authority of the City of Vineland that the Authority shall adopt and distribute to all employees, volunteers, and appointed officials, the aforementioned updated Personnel Policies and Employee Manual;

BE IT FURTHER ADOPTED that the Authority and its Executive Director, in consultation with the Authority Labor and Employment Attorney, shall be authorized to make additional and non-material revisions to the Personnel Policies and Employee Manual, prior to the Personnel Policies being issued to Authority employees, volunteers, and appointed officials.

BE IT FURTHER ADOPTED that the final version of the Authority's Personnel Policies and Employee Manual shall be distributed to Authority employees, volunteers, and appointed officials on or by November 1, 2023.

This Resolution shall become effective October 19, 2023.

ADOPTED: October 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Chapman

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


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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