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*Housing Authority of the  
City of Vineland*

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



*Board of Commissioners'*

*Meeting*

*December 14, 2023*

*6 p.m.*

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



**Housing Authority  
of the  
City of Vineland**

Administration Building  
191 W. Chestnut Avenue  
Vineland, New Jersey 08360  
  
Telephone: 856-691-4099  
Fax: 856-691-8404  
TTY: 800-852-7899

*Jacqueline S. Jones, Executive Director*

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December 8, 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, December 14, 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, December 14, 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 November 16, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report – Election of Officers
8. Old Business
9. New Business – Mike Thilker, Bowman & Company (Audit FYE 2022)
10. Resolutions:
  - # 2023-63 Monthly Expenses (**updated**)
  - # 2023-64 Approve 2024 Board Meeting Dates
  - # 2023-65 Appoint JIF Fund Commissioner
  - # 2023-66 Appoint Risk Management Consultant
  - # 2023-67 Dispose of Furniture & Equipment Utilizing the Disposition Policy
  - # 2023-68 Designate Public Agency Compliance Officer (P.A.C.O.)
- Executive Session if required*
11. Comments from the press and/or public (*limited to 5 minutes for each speaker*)
12. Comments from Board Members
- The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.*
13. Adjournment

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, November 16, 2023**  
**6:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, November 16, 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	
Chairperson Mario Ruiz-Mesa	

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

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on October 19, 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	(Abstain)
Chairperson Mario Ruiz-Mesa	(Yes)

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the one month ending October 31, 2023. Commissioner Chapman questioned the utilities portion of the financial report. Mrs. Jones stated the financial report was completed early in the month and the utility bills had not been received. Mrs. Jones stated this is the first financial statement of the year and it is normally not seen as a loss either, but there are some reasons for it. In the income area the Capital Funds are budgeted, but they are not always drawn down unless needed. There are also some other items such as Congregate Services income being low because the State just approved the budget. The management fee for RAD is under and there needs to be an adjustment on that line item. The first financial statement of the year typically always looks like this, but it will adjust as the year progresses.

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

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated Ron Miller will update the Board on all the ongoing projects.

Ron stated the Kidston/Olivio elevators are still in the submittals stage. Some of the equipment has been ordered. There is a pending change order which is still under review with the

consultants. There will be a call scheduled regarding this project next week and he will have more information next month.

Regarding the Kidston/Olivio interior renovations project, Ron inspected the property earlier this week. Water systems are installed, but not functioning yet. They are being set up by the vendor on Tuesday next week. This is the only outstanding item on this project.

The fire pump contract was received from counsel and has been sent to vendor for signature.

Mrs. Jones updated the Board on the Scattered Site disposition from her written report. Properties located on Sunset Avenue and Lodge Place are now listed. It takes about 6-8 weeks to go to settlement once we sign the agreement because of the need to wait for HUD to sign off on the Declaration of Trust. It delays the process. The Authority is receiving offers on the homes with septic and wells, but they are low offers in some cases. The Authority is maximizing the sales revenue as much as possible but taking a hit on the homes with septic systems of \$20-25,000 for the replacements. There are 17 houses remaining and the goal is to have them sold by the end of the 2<sup>nd</sup> quarter of 2024.

Mrs. Jones discussed the letter received from HUD in April-May about the Authority's vacancy score. Mrs. Jones responded to the letter a week after receiving the letter and she heard from HUD in August or September. She had a zoom meeting with two people from HUD of the Newark office that were unfamiliar with the Authority's disposition of the scattered sites. This conversation was tabled and Mrs. Jones wrote another letter back to them explaining the issue with the vacancy score. The reason is due to the vacancies of the scattered sites and the time it has taken to dispose of the scattered sites. Mrs. Jones is updating HUD monthly on the status of the Scattered Site disposition. The PHAS score was updated based on the Authority's audit. The Authority's score came up to a score of 82 which is okay. The Authority likes to score at least a 90, but this is not possible due to the physical inspections for the scattered sites. The inspections are difficult and strict. The Authority is in an okay position with HUD, and they understand why the Authority has the score it has. The field office must report to Washington for failing scores.

Ron provided an update on D'Orazio. A draft statement of loss was just received from the insurance carrier. It was sent to JIF. Their meeting is the first week in December and the information was due on Monday this week. The information did not get there by Monday. It got there on Wednesday, but they are still going to put it on their agenda as far as we know. The Authority is still negotiating it and it is not finalized. The Authority sent it anyway because it must get work started on the building. The adjustor and Ron agreed to send it as it and do revisions as needed. The work that the Authority agreed to take on is in progress. The contractor started with what they could do as far as the abatement work. The roof trusses are on site. A considerable number of submittals for the job were received this week. The work has begun, and it will progress further into the 1<sup>st</sup> of the year.

**Committee Report:** Chairman Ruiz-Mesa stated a committee will need to be appointed for the Re-Organization for the coming year for the election of officers. The committee will consist of the senior members of the Board, which are Commissioners Chapman, Asselta and himself. The Committee will report to the Board next month.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2023-58**  
**Resolution to Approve Monthly Expenses**

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,133,467.60. 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)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2023-59**  
**Void Checks not presented for Payment**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2023-59. 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)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2023-60**  
**Accounts Receivable Decead as Uncollectible**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2023-60. 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)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2023-61**  
**Awarding Information Technology Services**

Commissioner Chapman reported the Contract Committee reviewed the bids and scores presented by the staff. Based on the information the Committee recommends awarding the contract to Miles IT Inc. Commissioner Chapman explained the review and ranking process. Chairperson Ruiz-Mesa called for a motion to approve Resolution #2023-61. 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)
Chairperson Mario Ruiz-Mesa	(Yes)

**Resolution #2023-62**  
**Entering into a Contract Agreement with Global Furniture Group  
Dealer of Record Nickerson, NJ**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2023-62. Mrs. Jones stated this agreement is for the purchase of new boardroom chairs and a few other pieces of office furniture needed for the Corbin Center. 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)
Chairperson Mario Ruiz-Mesa	(Yes)

There is no need for an Executive Session.

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

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Porter. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:18 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE TWO MONTHS ENDED NOVEMBER 30, 2023**

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU NOVEMBER</u>	<u>ACTUAL THRU NOVEMBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<b><u>INCOME</u></b>				
TENANT RENT	804,440	134,073	126,437	(7,636)
OTHER INCOME MISC.	8,140	1,357	742	(615)
PHA OPERATING SUBSIDY	404,810	67,468	68,172	704
HUD ASSET REPOSITIONING FEE	29,150	4,858	17,584	12,726
SECTION 8 ADMIN. FEE INCOME	1,092,000	182,000	184,051	2,051
CAPITAL FUNDS	762,740	127,123	0	(127,123)
FSS GRANT-PH	101,820	16,970	16,970	0
CSP-CONGREGATE SERVICES INCOME	83,880	13,980	2,826	(11,154)
INVESTMENT INCOME	1,910	318	2,205	1,887
CF MANAGEMENT FEE	60,170	10,028	0	(10,028)
MGMT FEE-PH	155,160	25,860	22,703	(3,157)
MGMT FEE-SEC 8	138,240	23,040	23,040	0
MGMT FEE-MELROSE	10,200	1,700	1,700	0
MGMT FEE-RAD	450,000	75,000	42,500	(32,500)
BOOKKEEPING FEE	13,910	2,318	2,115	(203)
BOOKKEEPING FEE-SEC 8	86,400	14,400	14,400	0
ASSET MGMT FEE	19,680	3,280	3,270	(10)
SHOP RENT	64,800	10,800	10,802	2
INCOME FROM OTHER AUTHORITIES	330,000	55,000	73,743	18,743
SERVICE INCOME FROM MELROSE	55,000	9,167	8,652	(515)
FRAUD RECOVERY	11,840	1,973	690	(1,283)
MISCELLANEOUS INCOME	9,650	1,608	187	(1,421)
<b>TOTAL INCOME</b>	<b>4,693,940</b>	<b>782,323</b>	<b>622,789</b>	<b>(159,534)</b>
<b><u>EXPENSES</u></b>				
<b>ADMINISTRATION:</b>				
ADMINISTRATIVE SALARIES	1,266,000	211,000	171,036	(39,964)
PAYROLL TAXES	111,500	18,583	12,856	(5,727)
HEALTH BENEFITS	360,700	60,117	47,538	(12,579)
PENSION EXPENSE	141,950	23,658	23,588	(70)
CRIMINAL BACKGROUND CHECKS	8,910	1,485	542	(943)
TNT/EMPL SCREENING	18,600	3,100	13,321	10,221
LEGAL-GENERAL	29,750	4,958	221	(4,737)
LEGAL-OTHER	6,500	1,083	1,962	879
STAFF TRAINING	11,000	1,833	175	(1,658)
TRAVEL	3,750	625	0	(625)
ACCOUNTING	85,000	14,167	14,167	0
AUDITING	50,580	8,430	8,430	0
PORT OUT ADMIN FEES	2,400	400	65	(335)
MANAGEMENT FEES	293,400	48,900	45,743	(3,157)
BOOKKEEPING FEES	100,310	16,718	16,515	(203)
ASSET MGMT FEES	19,680	3,280	3,270	(10)
CF MANAGEMENT FEES	47,500	7,917	0	(7,917)



**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE TWO MONTHS ENDED NOVEMBER 30, 2023**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU NOVEMBER</b>	<b>ACTUAL THRU NOVEMBER</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>CONSULTANTS</b>	11,900	1,983	1,200	(783)
<b>IT CONSULTANTS</b>	46,270	7,712	8,170	458
<b>CONSULTANTS-RAD</b>	8,000	1,333	0	(1,333)
<b>RAD CONVERSION EXPENSES</b>	6,000	1,000	0	(1,000)
<b>MEMBERSHIP DUES/FEES</b>	6,800	1,133	308	(825)
<b>PUBLICATIONS</b>	1,500	250	0	(250)
<b>ADVERTISING</b>	5,000	833	425	(408)
<b>OFFICE SUPPLIES</b>	11,500	1,917	2,419	502
<b>PAPER</b>	4,000	667	0	(667)
<b>COMPUTER &amp; SOFTWARE EXPENSES</b>	164,410	27,402	28,360	958
<b>FUEL-ADMIN</b>	3,000	500	0	(500)
<b>TELEPHONE AND CELL</b>	36,100	6,017	5,807	(210)
<b>POSTAGE</b>	9,400	1,567	1,080	(487)
<b>COPIER SUPPLIES</b>	10,900	1,817	941	(876)
<b>INSPECTION FEES</b>	13,700	2,283	2,229	(54)
<b>COFFEE SUPPLIES</b>	1,200	200	177	(23)
<b>MISCELLANEOUS EXPENSES</b>	21,160	3,527	3,858	331
<b>TOTAL ADMINISTRATION EXPENSES</b>	<u>2,918,370</u>	<u>486,395</u>	<u>414,403</u>	<u>(71,992)</u>
<b>TENANT SERVICES:</b>				
<b>SALARIES-CONGREGATE SERVICES</b>	64,000	10,667	6,028	(4,639)
<b>PAYROLL TAXES</b>	5,640	940	450	(490)
<b>BENEFITS</b>	20,000	3,333	0	(3,333)
<b>FSS ESCROWS-PH</b>	6,890	1,148	0	(1,148)
<b>OTHER</b>	19,450	3,242	7,846	4,604
<b>TOTAL TENANT SERVICES</b>	<u>115,980</u>	<u>19,330</u>	<u>14,324</u>	<u>(5,006)</u>
<b>UTILITIES:</b>				
<b>WATER</b>	37,600	6,267	5,804	(463)
<b>ELECTRIC</b>	161,530	26,922	17,644	(9,278)
<b>GAS</b>	34,610	5,768	3,905	(1,863)
<b>GARBAGAE/TRASH REMOVAL</b>	19,500	3,250	3,250	0
<b>SEWER</b>	62,140	10,357	9,405	(952)
<b>TOTAL UTILITIES EXPENSE</b>	<u>315,380</u>	<u>52,563</u>	<u>40,008</u>	<u>(12,554)</u>
<b>ORDINARY MAINTENANCE AND OPERATIONS:</b>				
<b>MAINTENANCE LABOR</b>	349,000	58,167	56,258	(1,909)
<b>PAYROLL TAXES</b>	30,580	5,097	4,049	(1,048)
<b>HEALTH BENEFITS</b>	60,140	10,023	9,111	(912)
<b>PENSION EXPENSE</b>	37,940	6,323	6,393	70
<b>MAINTENANCE UNIFORMS</b>	2,210	368	248	(120)
<b>VEHICLE GAS, OIL, GREASE</b>	30,550	5,092	2,310	(2,782)
<b>MATERIALS</b>	116,300	19,383	23,824	4,441
<b>CONTRACT-COSTS</b>	146,080	24,347	22,160	(2,187)
<b>REPAIRS-VEHICLES</b>	9,780	1,630	994	(636)

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE TWO MONTHS ENDED NOVEMBER 30, 2023**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU NOVEMBER</b>	<b>ACTUAL THRU NOVEMBER</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>RENT EXPENSE</b>	18,570	3,095	3,096	1
<b>EXTERMINATION</b>	7,800	1,300	1,150	(150)
<b>TRASH REMOVAL</b>	9,600	1,600	1,458	(142)
<b>TOTAL ORDINARY MAINT. &amp; OPERATIONS EXP.</b>	<u>818,550</u>	<u>136,425</u>	<u>131,051</u>	<u>(5,374)</u>
<b>GENERAL EXPENSES:</b>				
<b>BAD DEBTS</b>	18,900	3,150	3,150	0
<b>COMPENSATED ABSENCES</b>	14,000	2,333	2,333	(0)
<b>FSS ESCROWS-SEC 8</b>	30,000	5,000	5,888	888
<b>INSURANCE</b>	158,280	26,380	19,295	(7,085)
<b>OTHER GENERAL EXPENSES</b>	1,500	250	250	0
<b>PAYMENTS IN LIEU OF TAXES</b>	53,810	8,968	9,225	257
<b>PORT-IN HAP EXPENSE</b>	500	83	0	(83)
<b>REPLACEMENT RESERVES</b>	95,000	15,833	15,833	(0)
<b>RETIREE HEALTH BENEFITS</b>	93,520	15,587	13,928	(1,659)
<b>TOTAL GENERAL EXPENSES</b>	<u>465,510</u>	<u>77,585</u>	<u>69,902</u>	<u>(7,683)</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>4,633,790</u>	<u>772,298</u>	<u>669,688</u>	<u>(102,609)</u>
<b>PROFIT (LOSS) EXCLUDING HAP</b>	<u>60,150</u>	<u>10,025</u>	<u>(46,899)</u>	<u>(56,925)</u>
<b>HAP REVENUES</b>	7,824,000	1,304,000	1,133,327	(170,673)
<b>HAP EXPENSES</b>	7,794,000	1,299,000	1,416,115	117,115
<b>NET HAP (LOSS)</b>	<u>30,000</u>	<u>5,000</u>	<u>(282,788) *</u>	<u>(287,788)</u>
<b>GRAND TOTAL PROFIT (LOSS)</b>	<u>90,150</u>	<u>15,025</u>	<u>(329,687)</u>	<u>(344,713)</u>
<b>UNRECONCILED HUD HELD RESERVES AT 11/30/23</b>			<u>410,376</u>	
<b>GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES</b>			<u>80,689</u>	

# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** December 8, 2023

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

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

**SUBJECT:** Monthly Report (Stats for October 2023)

**PERIOD:** November 8, 2023 to December 7, 2023

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### **Rental Assistance Demonstration (RAD) Conversions - Status**

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

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

### **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><b>Tarkiln Acres – Roof Replacements</b></p>	<p><b>In Planning Stage</b></p>	<p>6/2021 – No Update; 9/2021 – A&amp;E proposals received and under review;</p> <p><i>12/2023- Project is in the planning stages with the architects;</i></p>
<p style="text-align: center;"><b>KT/OT – Elevator Refurbishment;</b></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 &amp; 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><b>Bid opening on 5/17/22</b></p> <hr style="width: 20%; margin: 10px 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>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p> <p>11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.</p> <p><i>12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.</i></p>

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

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

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

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

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

Scope of Work	Work Status	Comments
<p style="text-align: center;"><b>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</b></p>	<p style="text-align: center;"><b>July-August 2021 Award Anticipated</b></p>	<p>Pre-bid meeting was held on site May 11, 2021, with potential contractors;          6/2021 - Bids Received on June 10, 2021 – under review;          Resolution to Reject Bids; Bids are Over Budget;          7/2021- Re-bidding project; Bids are due July 15, 2021, a recommendation will be made after the bid opening;          7/2021 – Contract Awarded;          8/2021 – Kick-off meeting held with contractor;          9/2021 – Currently in submittals process with Professional Team;          10/2021 – Submittals in process;          11/2021 Update: Construction to begin in November;          12/2021 Update: Project construction to begin first quarter of 2022;          01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture;          2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval;          3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps &amp; supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G &amp; H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April;          4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G &amp; H risers are complete, and work continues on E &amp; F risers; Residents are temporarily relocating to G &amp; H;          5/2022 Update: Work on E &amp; F risers is in process; it is expected the work will be completed in four weeks &amp; residents can return to their units;</p>

## Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
<p style="text-align: center;"><b>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</b></p> <hr/> <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"> <li>- New domestic water pump replacement – Complete;</li> <li>- Kidston mechanical room piping replacement – Complete;</li> <li>- Water filtration system - Olivio is complete; Kidston – parts are backordered;</li> </ul>		<p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023; 6/2023 Update: No status change; 7/2023 Update: No status change;</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. 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>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly. <i>12/2023 Updated – Close-out process in motion;</i></p>



## **Kidston/Olivio Towers – Fire Pump Replacement**

### **9/2023 - Fire Pump Replacement**

**Project was bid on two occasions –**

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

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

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

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

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

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

## Scattered Site Disposition – Status

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

**SCATTERED SITE HOMES  
STATUS SUMMARY**

<i>Date</i>	<i>Homes</i>	<i>Status</i>	<i>Total Homes</i>
			<b>38 Keeping</b>
<i>May 4, 2022</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD</i>	<i>-1</i>
<i>May 11, 2022</i>	<i>1441 Nylund Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>May 13, 2022</i>	<i>612 Oxford Street</i>	<i>SOLD</i>	<i>-1</i>
<i>June 28, 2022</i>	<i>1137 East Elmer Rd</i>	<i>SOLD</i>	<i>-1</i>
<i>Sept 8, 2022</i>	<i>1409 Brown Road</i>	<i>SOLD</i>	<i>-1</i>
<i>Sept 30, 2022</i>	<i>864 Columbia Avenue</i>	<i>SOLD</i>	<i>-1</i>
<i>Nov 16, 2022</i>	<i>1745 Jackson Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>Dec 12, 2022</i>	<i>4331 Robert Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>Total</i>	<i>(8 Sold)</i>		<i>26 Remaining</i>
<i>Aug-Sept 2023</i>	<i>760 N. Mill Rd</i>	<i>SOLD</i>	<i>-1</i>
<i>Oct 31, 2023</i>	<i>1091 N. Mill Rd</i>	<i>SOLD</i>	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1290 Old Lake Rd</i>	<i>Pending Settlement – Dec 2023</i>	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1479 Brown Rd</i>	<i>Pending Settlement</i>	<i>-1</i>
<i>Sept 2023</i>	<i>930 Charles St</i>	<i>Pending Settlement</i>	<i>-1</i>
<i>October 2023</i>	<i>30 Avon Place</i>	<i>Listed for Sale (10/10/23) Exit Realty</i>	<i>-1</i>
<i>Sept-Oct 2023</i>	<i>5578 High Ridge Rd</i>	<i>Listed for Sale (10/10/23) Vineland Realty</i>	<i>-1</i>
<i>November 2023</i>	<i>2174 Sunset Ave</i>	<i>Listed for Sale (11/10/23) Vineland Realty</i>	<i>-1</i>
<i>November 2023</i>	<i>5599 Lodge Place</i>	<i>Listed for Sale (11/10/23) Exit Realty</i>	<i>-1</i>
<i>November 2023</i>	<i>3188 Hance Bridge Rd</i>	<i>Pending Appraisal</i>	<i>-1</i>
<i>November 2023</i>	<i>5633 High Ridge Rd</i>	<i>Pending Appraisal</i>	<i>-1</i>
<i>November 2023</i>	<i>2961 Athens Way</i>	<i>Pending Appraisal</i>	<i>-1</i>
	<i>November 2023</i>	<i>November 2023</i>	
<i>Total</i>			<i>14 Remaining</i>

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

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

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

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

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

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

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

# Melrose Court

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

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

Commissioner	Training Program Status
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	One class to take – PHAS/SEMAP scheduled for 12/9/23; 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

10/2023 - 9/2024

Nov2023 Oct2023

<b>Tenant Accounts Receivable</b>		
Number of "non-payment of rent" cases referred to the solicitor	4	0
<b>Unit Inspections</b>		
Total number of units to be inspected in fiscal year	600	600
Number of inspections actually completed this month - all sites	8	7
Total number of units inspected year-to-date - all sites	194	186
City Inspections	0	179
<b>Occupancy</b>		
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	95	199
Annual Unit Turnaround Time (For Fiscal Year)	147	199
Monthly - Number of Vacancies Filled (this month)	2	3
Monthly - Average unit turnaround time in days for Lease Up	9	57
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	32	102
PIC Score	98.52	98.52
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	97.17%	97.50%
<b>Public Housing &amp; RAD Waiting List Applicants</b>		
Families - <b>3,4,5,6 bedroom lists open 11/8/23-12/6/23</b>	332	318
Elderly (Seniors - 62+)/Disabled - <b>0 &amp; 1 bedroom lists open 11/8/23-12/6/23</b>	136	96
Average work order turnaround time in days - Tenant Generated	0.1	0.1
Number of routine work orders written this month	491	783
Number of outstanding work orders from previous month	1539	1496
Total number of work orders to be addressed this month	2030	2279
Total number of work orders completed this month	498	740
Total number of work orders left outstanding	1532	1539
Number of emergency work orders written this month	2	0
Total number of work orders written year-to-date	1,274	783
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	8	4
<b>Section 8</b>		
Level of leased units of previous month was:	979	968
Level of leased units this month is:	1002	979
Number of increased leased-units over last month	23	11
Total number of units inspected this month	37	29
<b>Programs (Voucher):</b>		
ABA Utilization %	154.60%	110.67%
Repayment Agreements	29	29
Total repayments due YTD	\$87,129.00	\$87,129.00
Total repayments received YTD	\$1,584.00	\$1,584.00
PIC Score (Oakview added 10/13)	99.59%	99.59%
Section 8 Housing Choice Voucher Waiting List Applicants - <b>CLOSED</b>	1850	1862
Section 8 Project Based Waiting List Applicants- <b>Oakview - OPEN (all br sizes)</b>	327	287
Section 8 Project Based Waiting List Applicants- <b>Buena HA - CLOSED</b>	161	161
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	86%/14%	92%/8%
<b>Department of Social Services - FSS</b>		
<b>Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined</b>		
The number of residents that received "outreach" information about FSS	9	10
The number of residents signed on to the program. (FSS Contracts).	19	15
The number of FSS Participants with established escrow accounts.	14	16
Number of residents in need of employment skills (GED, DL, Job Training.)	3	3
The number of meetings, workshops and case management services	4	2
<b>Congregate Services</b>		

# Program Statistics Report

10/2023 - 9/2024

Nov2023 Oct2023

Number of clients on the Congregate Program	23	23
Number of clients on Meal Program	0	0
Number of clients on Homemaking Program	19	19
Number of clients on Laundry Services (This service is included in housekeeping)	6	16
Number of clients on Shopping Services (This service is included in housekeeping)	6	6
<b>Registered Nurse</b>		
Number of clients served this month	87	141
Blood Pressure Clinics ( clinics) # of residents attending	0	0
Health Assessments/re-assessments	3	6
Meds Supervision	17	32
<b>VHA - (FAMILY SW)</b>		
Number of Residents on ROSS (Family)	40	40
Number of residents that received case management services	4	11
Number of Meetings	4	10
Number of residents enrolled in academic/employment workshops (FSS)	3	2
<b>VHA - (MEDICAL)</b>		
Number of residents received health assessment	3	6
Number of residents health activities of daily living assessments.	3	6
Resident's medicine monitoring/supervision for month	17	32
Self-sufficiency - improved living conditions.	3	6
<b>Community Development Block Grant Program</b>		
<b>Clients Served</b>		
Number of new clients served	0	0
Number of ongoing clients	64	64
Total clients currently being served this month	40	64
<b>Income</b>		
Median Family Income (MFI)	0	0
Moderate 80%-51% (MFI)	22%	22%
Low 50%-31% (MFI)	28%	28%
Very Low 30%-0% (MFI)	50%	50%
<b>Total</b>		<b>100%</b>
<b>Client Demographics</b>		
White	6	6
Black	6	6
American Indian	0	0
Asian	0	0
Other	0	0
Hispanic	48	48
Non-Hispanic	16	16

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

RESOLUTION #2023-63

**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 \$1,133,467.60.

**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:** December 14, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Porter*

**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 December 14, 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



HOUSING AUTHORITY OF THE CITY OF VINELAND  
 BOARD MEETING  
**LIST OF CHECKS**  
 12/14/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	<b>SECTION 8 HAP PROGRAM</b>	\$ 760,479.00
3998 - 4044	LANDLORD/TENANT CHECKS AND OTHER \$	9,893.00
20307-20665;500034-35	DIRECT DEPOSITS-LANDLORDS HAPS \$	750,586.00
	<b>SECTION 8 ADM FEE ACCOUNT</b>	1,065.16
730 - 731	COMPUTER CHECKS- Ocean First	\$1,065.16
-	COMPUTER CHECKS- BB&T	\$0.00
	<b>SECTION 8 NEW HOMEOWNERSHIP</b>	0.00
-	COMPUTER CHECKS	\$0.00
	<b>NEW HOMEOWNERSHIP INVESTMENTS</b>	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	<b>OCEAN FIRST BANK PH SECURITY DEPOSIT</b>	621.50
222 - 223	COMPUTER CHECKS	
	<b>OCEAN FIRST BANK FSS ESCROW</b>	0.00
-	COMPUTER CHECKS	
	<b>CAPITAL BANK GEN/FUND PH</b>	19,891.64
2563 - 2567; 20232980426 & 27	COMPUTER CHECKS	
	<b>COCC CASH ACCOUNT</b>	182,123.79
12486 -12563 ; 563444, 1333045, 1335220, 10312023, 11032023,	COMPUTER CHECKS	
31061951, 2023101801, 20232980433,-34, 20232980438 & 710210232023		
	<b>COCC EXPENDITURES</b>	
	PAYROLL	10/20/23 - 11/3/23 141,639.06
	PAYROLL TAX LIABILITY	10/20/23 - 11/3/23 27,647.45
	<b>TOTAL</b>	<b>\$ 1,133,467.60</b>

### Payment Summary

Bank=sec8hap AND mm/yy=01/2023-12/2023 AND Check Date=11/17/2023-12/14/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	4046	t0001053 - MEDINA	11/21/2023	11-2023	93.00
sec8hap - Section 8 HAP	4047	0ahcpv - AFFORDABLE HOUSING CORPORATION	11/21/2023	11-2023	2,853.00
sec8hap - Section 8 HAP	4048	0ahctaaa - AFFORDABLE HOUSING CORPORATION	11/21/2023	11-2023	2,705.00
sec8hap - Section 8 HAP	4049	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	11/21/2023	11-2023	1,690.00
sec8hap - Section 8 HAP	4050	0melrose - MELROSE COURT LP	11/21/2023	11-2023	1,670.00
sec8hap - Section 8 HAP	4051	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	11/21/2023	11-2023	1,192.00
sec8hap - Section 8 HAP	4052	0housin - VINELAND HOUSING AUTHORITY	11/30/2023	11-2023	3,158.00
sec8hap - Section 8 HAP	4053	0saumar - SAUDERS	12/1/2023	12-2023	641.00
sec8hap - Section 8 HAP	4054	t0000613 - ALEJANDRO	12/1/2023	12-2023	79.00
sec8hap - Section 8 HAP	4055	t0001053 - MEDINA	12/1/2023	12-2023	93.00
sec8hap - Section 8 HAP	4056	t0002922 - LANE	12/1/2023	12-2023	37.00
sec8hap - Section 8 HAP	4057	t0003357 - KENNEDY	12/1/2023	12-2023	81.00
sec8hap - Section 8 HAP	4058	t0003914 - CHEESMAN	12/1/2023	12-2023	56.00
sec8hap - Section 8 HAP	4059	t0004557 - RAMOS	12/1/2023	12-2023	24.00
sec8hap - Section 8 HAP	4060	t0004846 - ROTHMALLER	12/1/2023	12-2023	101.00
sec8hap - Section 8 HAP	4061	t0005188 - MELENDEZ	12/1/2023	12-2023	45.00
sec8hap - Section 8 HAP	4062	t0005231 - REDFERN	12/1/2023	12-2023	81.00
sec8hap - Section 8 HAP	4063	t0005288 - ROSADO	12/1/2023	12-2023	8.00
sec8hap - Section 8 HAP	4064	t0005455 - CESARIO	12/1/2023	12-2023	152.00
sec8hap - Section 8 HAP	4065	t0005571 - CARABALLO	12/1/2023	12-2023	22.00
sec8hap - Section 8 HAP	4066	t0005666 - BALDWIN	12/1/2023	12-2023	182.00
sec8hap - Section 8 HAP	4067	t0005731 - HAROLD	12/1/2023	12-2023	89.00
sec8hap - Section 8 HAP	4068	t0006704 - ORTIZ- RAMOS	12/1/2023	12-2023	37.00
sec8hap - Section 8 HAP	4069	t0006766 - MOSS	12/1/2023	12-2023	188.00
sec8hap - Section 8 HAP	4070	t0007057 - DESAI	12/1/2023	12-2023	63.00
sec8hap - Section 8 HAP	4071	t0008495 - CASTRO	12/1/2023	12-2023	20.00
sec8hap - Section 8 HAP	4072	t0008517 - LUGO	12/1/2023	12-2023	4.00
sec8hap - Section 8 HAP	4073	t0008553 - CARLO	12/1/2023	12-2023	141.00
sec8hap - Section 8 HAP	4074	t0010164 - RIVERA MARTINEZ	12/1/2023	12-2023	48.00
sec8hap - Section 8 HAP	4075	t0010166 - ORTIZ	12/1/2023	12-2023	195.00
sec8hap - Section 8 HAP	4076	t0012267 - ACKLEY	12/1/2023	12-2023	18.00
sec8hap - Section 8 HAP	4077	t0012269 - PEYTON	12/1/2023	12-2023	64.00
sec8hap - Section 8 HAP	4078	t0012292 - ROSARIO	12/1/2023	12-2023	73.00
sec8hap - Section 8 HAP	4079	t0013692 - Rodriguez	12/1/2023	12-2023	55.00
sec8hap - Section 8 HAP	4080	t0013746 - Rodriguez	12/1/2023	12-2023	159.00
sec8hap - Section 8 HAP	4081	t0013888 - Scarbrough	12/1/2023	12-2023	112.00
sec8hap - Section 8 HAP	4082	t0013890 - BASS-TORRES	12/1/2023	12-2023	73.00
sec8hap - Section 8 HAP	4083	t0013930 - Quinones	12/1/2023	12-2023	41.00
sec8hap - Section 8 HAP	4084	t0014022 - Bonano	12/1/2023	12-2023	18.00
sec8hap - Section 8 HAP	4085	t0014378 - HAND	12/1/2023	12-2023	8.00
sec8hap - Section 8 HAP	4086	t0014727 - Rodriguez	12/1/2023	12-2023	197.00
sec8hap - Section 8 HAP	4087	t0014786 - Rivera Viruet	12/1/2023	12-2023	75.00
sec8hap - Section 8 HAP	4088	t0015067 - QUILES	12/1/2023	12-2023	107.00
sec8hap - Section 8 HAP	4089	t0015625 - MACIN	12/1/2023	12-2023	67.00
sec8hap - Section 8 HAP	4090	t0015636 - WILSON	12/1/2023	12-2023	36.00
sec8hap - Section 8 HAP	4091	t0015851 - MIDDLETON	12/1/2023	12-2023	78.00

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	4092	t0015857 - PAYNE	12/1/2023	12-2023	41.00
sec8hap - Section 8 HAP	4093	t0015908 - BEARDSLEY	12/1/2023	12-2023	119.00
sec8hap - Section 8 HAP	4094	t0015929 - ALICEA	12/1/2023	12-2023	79.00
sec8hap - Section 8 HAP	4095	t0018082 - JORDAN	12/1/2023	12-2023	138.00
sec8hap - Section 8 HAP	4096	vfi093 - ORANGE COUNTY HOUSING & C D	12/1/2023	12-2023	1,511.00
sec8hap - Section 8 HAP	20666	0537grap - 529-537 GRAPE STREET,LLC	12/5/2023	12-2023	300.00
sec8hap - Section 8 HAP	20667	0acojor - ACOSTA	12/5/2023	12-2023	1,928.00
sec8hap - Section 8 HAP	20668	0ahcpv - AFFORDABLE HOUSING CORPORATION	12/5/2023	12-2023	10,844.00
sec8hap - Section 8 HAP	20669	0ahctaaa - AFFORDABLE HOUSING CORPORATION	12/5/2023	12-2023	89,291.00
sec8hap - Section 8 HAP	20670	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	12/5/2023	12-2023	75,216.00
sec8hap - Section 8 HAP	20671	0albreb - REBECCA C THOMPSON-ALBERT	12/5/2023	12-2023	301.00
sec8hap - Section 8 HAP	20672	0aljess - ALJESS LLC	12/5/2023	12-2023	641.00
sec8hap - Section 8 HAP	20673	0andcar - ANDUJAR	12/5/2023	12-2023	555.00
sec8hap - Section 8 HAP	20674	0andjon - JONATHAN ANDREOZZI	12/5/2023	12-2023	1,921.00
sec8hap - Section 8 HAP	20675	0andron - RONALD ANDRO	12/5/2023	12-2023	73.00
sec8hap - Section 8 HAP	20676	0aparab - AB APARTMENTS LLC	12/5/2023	12-2023	3,098.00
sec8hap - Section 8 HAP	20677	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS C	12/5/2023	12-2023	5,793.00
sec8hap - Section 8 HAP	20678	0assind - INDEPENDENCE ASSOCIATES LLC	12/5/2023	12-2023	874.00
sec8hap - Section 8 HAP	20679	0asslop - LOPEZ & ASSOCIATES LLC	12/5/2023	12-2023	851.00
sec8hap - Section 8 HAP	20680	0behhar - BEHRENS	12/5/2023	12-2023	350.00
sec8hap - Section 8 HAP	20681	0beredw - EDWIN C & SAVALYN BERGAMO	12/5/2023	12-2023	230.00
sec8hap - Section 8 HAP	20682	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AP	12/5/2023	12-2023	3,915.00
sec8hap - Section 8 HAP	20683	0betalp - ALPHA BETA CAMDEN LLC	12/5/2023	12-2023	1,305.00
sec8hap - Section 8 HAP	20684	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	12/5/2023	12-2023	945.00
sec8hap - Section 8 HAP	20685	0brewst - BREWSTER GARDEN APARTMENTS LLC	12/5/2023	12-2023	982.00
sec8hap - Section 8 HAP	20686	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	12/5/2023	12-2023	17,016.00
sec8hap - Section 8 HAP	20687	0bususa - USA BUSY BEE INC	12/5/2023	12-2023	930.00
sec8hap - Section 8 HAP	20688	0cackim - KIMBERLY A CACCHIOLI	12/5/2023	12-2023	1,137.00
sec8hap - Section 8 HAP	20689	0camnil - NILZA R CAMACHO	12/5/2023	12-2023	1,044.00
sec8hap - Section 8 HAP	20690	0carjos - CARVALHO	12/5/2023	12-2023	702.00
sec8hap - Section 8 HAP	20691	0carmar - SIMOES	12/5/2023	12-2023	769.00
sec8hap - Section 8 HAP	20692	0casros - CASTILLO	12/5/2023	12-2023	637.00
sec8hap - Section 8 HAP	20693	0cbrenta - C & B RENTALS	12/5/2023	12-2023	838.00
sec8hap - Section 8 HAP	20694	0cdgard - CD GARDENS INC.	12/5/2023	12-2023	7,478.00
sec8hap - Section 8 HAP	20695	0chajos - JOSEPH T CHAMBERS	12/5/2023	12-2023	950.00
sec8hap - Section 8 HAP	20696	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	12/5/2023	12-2023	4,778.00
sec8hap - Section 8 HAP	20697	0chuoks - OKSANA CHUMAK	12/5/2023	12-2023	1,525.00
sec8hap - Section 8 HAP	20698	0comfar - ESTATE	12/5/2023	12-2023	1,538.00
sec8hap - Section 8 HAP	20699	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	12/5/2023	12-2023	1,490.00
sec8hap - Section 8 HAP	20700	0corjua - CORTES	12/5/2023	12-2023	1,617.00
sec8hap - Section 8 HAP	20701	0crofre - FBF ASSOCIATES INC	12/5/2023	12-2023	800.00
sec8hap - Section 8 HAP	20702	0damjos - DAMATO	12/5/2023	12-2023	879.00
sec8hap - Section 8 HAP	20703	0dejpaui - PAULINO S DEJESUS	12/5/2023	12-2023	1,975.00
sec8hap - Section 8 HAP	20704	0dejyey - YESENIA DEJESUS	12/5/2023	12-2023	1,700.00
sec8hap - Section 8 HAP	20705	0delwil - WILSON ZUNUN DE LEON	12/5/2023	12-2023	648.00
sec8hap - Section 8 HAP	20706	0dibwil - WILLIAM V DIBIASE	12/5/2023	12-2023	1,191.00

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sec8hap - Section 8 HAP	20707	Odownter - DOWER	12/5/2023	12-2023	1,552.00
sec8hap - Section 8 HAP	20708	Oeas307 - 307 N EAST AVE LLC	12/5/2023	12-2023	751.00
sec8hap - Section 8 HAP	20709	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	12/5/2023	12-2023	677.00
sec8hap - Section 8 HAP	20710	Oedwdip - EDWARD DIPALMA	12/5/2023	12-2023	955.00
sec8hap - Section 8 HAP	20711	Oegbmar - MARY J EGBEH	12/5/2023	12-2023	1,415.00
sec8hap - Section 8 HAP	20712	Oeinmar - MARTIN JAY EINSTEIN	12/5/2023	12-2023	676.00
sec8hap - Section 8 HAP	20713	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	12/5/2023	12-2023	9,065.00
sec8hap - Section 8 HAP	20714	Oequsul - SULLIVAN EQUITIES LLC	12/5/2023	12-2023	1,802.00
sec8hap - Section 8 HAP	20715	Oestros - ESTATE OF LUIS A ROSADO-TORRES	12/5/2023	12-2023	474.00
sec8hap - Section 8 HAP	20716	Ofamfai - Faiola Family LP	12/5/2023	12-2023	221.00
sec8hap - Section 8 HAP	20717	Ofampl - FAIOLA FAMILY LP	12/5/2023	12-2023	1,339.00
sec8hap - Section 8 HAP	20718	Oflodor - FLOWERS	12/5/2023	12-2023	884.00
sec8hap - Section 8 HAP	20719	Og.b.ltd - G B LTD OPER CO INC	12/5/2023	12-2023	1,063.00
sec8hap - Section 8 HAP	20720	Ogarabn - ABNER GARCIA	12/5/2023	12-2023	478.00
sec8hap - Section 8 HAP	20721	Ogarsal - GARCIA	12/5/2023	12-2023	2,342.00
sec8hap - Section 8 HAP	20722	Ogarspr - SPRING GARDENS VINELAND LLC	12/5/2023	12-2023	8,721.00
sec8hap - Section 8 HAP	20723	Ogarvin - VINELAND GARDENS LLC	12/5/2023	12-2023	264.00
sec8hap - Section 8 HAP	20724	Oghebre - BRENDAN G GHEEN	12/5/2023	12-2023	960.00
sec8hap - Section 8 HAP	20725	Ogibjam - GRIBBLE JR	12/5/2023	12-2023	811.00
sec8hap - Section 8 HAP	20726	Ogonabr - GONZALEZ JR	12/5/2023	12-2023	1,012.00
sec8hap - Section 8 HAP	20727	Ogroche - CHERRY GROUP LLC	12/5/2023	12-2023	1,550.00
sec8hap - Section 8 HAP	20728	Ogromad - MADHU GROUP LLC	12/5/2023	12-2023	2,620.00
sec8hap - Section 8 HAP	20729	Ogromic - MICHAEL D RUPPERT JR	12/5/2023	12-2023	887.00
sec8hap - Section 8 HAP	20730	Ohagdan - DANIEL HAGEMAN JR	12/5/2023	12-2023	2,761.00
sec8hap - Section 8 HAP	20731	Ohemtom - BTW 4 LLC	12/5/2023	12-2023	1,150.00
sec8hap - Section 8 HAP	20732	Ohenreu - HENDLER	12/5/2023	12-2023	1,667.00
sec8hap - Section 8 HAP	20733	Ohereri - 123 SOUTH 4TH STREET LLC	12/5/2023	12-2023	3,539.00
sec8hap - Section 8 HAP	20734	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	12/5/2023	12-2023	3,866.00
sec8hap - Section 8 HAP	20735	Ohfprop - HF PROPERTY MANAGEMENT	12/5/2023	12-2023	1,683.00
sec8hap - Section 8 HAP	20736	Oholasm - ASM HOLDINGS LLC	12/5/2023	12-2023	487.00
sec8hap - Section 8 HAP	20737	Oholvin - VINELAND 18 HOLDINGS LLC	12/5/2023	12-2023	1,346.00
sec8hap - Section 8 HAP	20738	Ohomhec - HECS HOMES LLC	12/5/2023	12-2023	962.00
sec8hap - Section 8 HAP	20739	Ohomoa - O&A HOME RENTAL LLC	12/5/2023	12-2023	1,400.00
sec8hap - Section 8 HAP	20740	Ohomsky - SKYLO HOMES LLC	12/5/2023	12-2023	631.00
sec8hap - Section 8 HAP	20741	Ohomtar - TARKILN HOMES LLC	12/5/2023	12-2023	5,666.00
sec8hap - Section 8 HAP	20742	Ohopape - APEX HOPEWELL NJ LLC	12/5/2023	12-2023	610.00
sec8hap - Section 8 HAP	20743	Ohougol - GOLD HOUSING PROVIDERS LLC	12/5/2023	12-2023	1,250.00
sec8hap - Section 8 HAP	20744	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	12/5/2023	12-2023	1,079.00
sec8hap - Section 8 HAP	20745	Ohowkev - KEVIN HOWARD	12/5/2023	12-2023	4,084.00
sec8hap - Section 8 HAP	20746	Oiaplis - LISA A IAPALUCCI	12/5/2023	12-2023	1,479.00
sec8hap - Section 8 HAP	20747	Oingden - INGRALDI	12/5/2023	12-2023	1,133.00
sec8hap - Section 8 HAP	20748	Oinvbot - BOTA INVESTMENTS LLC	12/5/2023	12-2023	1,941.00
sec8hap - Section 8 HAP	20749	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	12/5/2023	12-2023	3,577.00
sec8hap - Section 8 HAP	20750	Oinvweb - WEBER INVESTMENT GROUP LLC	12/5/2023	12-2023	4,075.00
sec8hap - Section 8 HAP	20751	Ojacgar - W JACK	12/5/2023	12-2023	1,741.00
sec8hap - Section 8 HAP	20752	Ojerpri - PRIME JERSEY ESTATES	12/5/2023	12-2023	6,268.00

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sec8hap - Section 8 HAP	20753	Okapala - PANDA REALTY GROUP LLC	12/5/2023	12-2023	1,299.00
sec8hap - Section 8 HAP	20754	Okatjay - JAY-KAT INVESTMENTS, LLC	12/5/2023	12-2023	885.00
sec8hap - Section 8 HAP	20755	Oklc1llc - KLC1 LLC	12/5/2023	12-2023	1,312.00
sec8hap - Section 8 HAP	20756	Olabfel - LABOY	12/5/2023	12-2023	1,712.00
sec8hap - Section 8 HAP	20757	Olandic - LANDICINI 566 LLC	12/5/2023	12-2023	335.00
sec8hap - Section 8 HAP	20758	Olanedw - EDWARD J LANG	12/5/2023	12-2023	1,300.00
sec8hap - Section 8 HAP	20759	Olebzai - LEBRON	12/5/2023	12-2023	1,711.00
sec8hap - Section 8 HAP	20760	Olegmay - MAYERFELD LEGACY TRUST	12/5/2023	12-2023	1,002.00
sec8hap - Section 8 HAP	20761	Olevgab - GABRIELLE LEVITT	12/5/2023	12-2023	507.00
sec8hap - Section 8 HAP	20762	Olhrent - L & H RENTALS	12/5/2023	12-2023	792.00
sec8hap - Section 8 HAP	20763	Olinrob - ROBERT LINDNER	12/5/2023	12-2023	446.00
sec8hap - Section 8 HAP	20764	Ollciig - IIG-1 LLC	12/5/2023	12-2023	871.00
sec8hap - Section 8 HAP	20765	Ollckoo - KOONER LLC	12/5/2023	12-2023	1,707.00
sec8hap - Section 8 HAP	20766	Ollcsn2 - SN 22 LLC	12/5/2023	12-2023	1,931.00
sec8hap - Section 8 HAP	20767	Olocloc - LOCATION LOCATION & TIMING LLC	12/5/2023	12-2023	956.00
sec8hap - Section 8 HAP	20768	Olonrav - DAVID LONGINI	12/5/2023	12-2023	471.00
sec8hap - Section 8 HAP	20769	Olopyad - YADIRA LOPEZ	12/5/2023	12-2023	603.00
sec8hap - Section 8 HAP	20770	Olospro - LOST PROPERTIES LLC	12/5/2023	12-2023	2,949.00
sec8hap - Section 8 HAP	20771	Omalaug - MIKLAVCIC JR	12/5/2023	12-2023	1,248.00
sec8hap - Section 8 HAP	20772	Omapgre - GREENWOOD MAPLE JAY LLC	12/5/2023	12-2023	874.00
sec8hap - Section 8 HAP	20773	Omelrose - MELROSE COURT LP	12/5/2023	12-2023	18,886.00
sec8hap - Section 8 HAP	20774	Omenbre - MENDEZ	12/5/2023	12-2023	245.00
sec8hap - Section 8 HAP	20775	Omillvil - MILLVILLE REALTY CORPORATION	12/5/2023	12-2023	1,813.00
sec8hap - Section 8 HAP	20776	Omiryar - MIRANDA	12/5/2023	12-2023	2,218.00
sec8hap - Section 8 HAP	20777	Omonbry - BRYAN P. MONTEMURRO	12/5/2023	12-2023	622.00
sec8hap - Section 8 HAP	20778	Omrriang - RIVERA	12/5/2023	12-2023	955.00
sec8hap - Section 8 HAP	20779	Oneddav - NEDER	12/5/2023	12-2023	1,777.00
sec8hap - Section 8 HAP	20780	Oneeshr - SHREE NEEL LLC	12/5/2023	12-2023	2,425.00
sec8hap - Section 8 HAP	20781	Onegcar - CARLOS NEGRON JR	12/5/2023	12-2023	766.00
sec8hap - Section 8 HAP	20782	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	12/5/2023	12-2023	28,749.00
sec8hap - Section 8 HAP	20783	Ooyojos - JOSE N OYOLA	12/5/2023	12-2023	536.00
sec8hap - Section 8 HAP	20784	Opaeast - EAST PARK APARTMENTS	12/5/2023	12-2023	7,719.00
sec8hap - Section 8 HAP	20785	Opagang - ANGEL L PAGAN	12/5/2023	12-2023	1,400.00
sec8hap - Section 8 HAP	20786	Opanpar - PARESH PANCHAL	12/5/2023	12-2023	1,940.00
sec8hap - Section 8 HAP	20787	Oparest - PARVIN ESTATES LLC	12/5/2023	12-2023	46.00
sec8hap - Section 8 HAP	20788	Opargle - GLEN PARK APARTMENTS LP	12/5/2023	12-2023	733.00
sec8hap - Section 8 HAP	20789	Oparkto - PARK TOWNE APTS LLC	12/5/2023	12-2023	11,898.00
sec8hap - Section 8 HAP	20790	Opasmar - PASTORE	12/5/2023	12-2023	2,470.00
sec8hap - Section 8 HAP	20791	Opin173 - 173 PINE ST LLC	12/5/2023	12-2023	968.00
sec8hap - Section 8 HAP	20792	Opoisil - SILVER POINT MANAGEMENT LLC	12/5/2023	12-2023	491.00
sec8hap - Section 8 HAP	20793	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	12/5/2023	12-2023	644.00
sec8hap - Section 8 HAP	20794	Oprofam - FAM PROPERTY MANAGEMENT LLC	12/5/2023	12-2023	1,350.00
sec8hap - Section 8 HAP	20795	Oprolha - LHA PROPERTIES LLC	12/5/2023	12-2023	1,790.00
sec8hap - Section 8 HAP	20796	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	12/5/2023	12-2023	7,654.00
sec8hap - Section 8 HAP	20797	Oprotim - TIMARIA PROPERTIES LLC	12/5/2023	12-2023	1,186.00
sec8hap - Section 8 HAP	20798	Oquilou - QUILES	12/5/2023	12-2023	374.00

## Payment Summary

Bank=sec8hap AND mm/yy=01/2023-12/2023 AND Check Date=11/17/2023-12/14/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	20799	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	12/5/2023	12-2023	147,149.00
sec8hap - Section 8 HAP	20800	Oramnic - NICHOLAS P RAMBONE	12/5/2023	12-2023	500.00
sec8hap - Section 8 HAP	20801	Oraymar - RAYMOND HOLDINGS LLP	12/5/2023	12-2023	993.00
sec8hap - Section 8 HAP	20802	Oreahen - REAL ESTATE	12/5/2023	12-2023	1,545.00
sec8hap - Section 8 HAP	20803	Oreajba - JBAR REALTY LLC	12/5/2023	12-2023	911.00
sec8hap - Section 8 HAP	20804	Orealbf - B & F REAL ESTATE HOLDINGS LLC	12/5/2023	12-2023	1,684.00
sec8hap - Section 8 HAP	20805	Orealsa - S & A REALTY ENTERPRISES LLC	12/5/2023	12-2023	628.00
sec8hap - Section 8 HAP	20806	Oreamat - MATURO REALTY INC	12/5/2023	12-2023	1,585.00
sec8hap - Section 8 HAP	20807	Oreamil - MILLVILLE REALTY CORP	12/5/2023	12-2023	1,042.00
sec8hap - Section 8 HAP	20808	Oreasar - SARA REAVES	12/5/2023	12-2023	470.00
sec8hap - Section 8 HAP	20809	Oregche - REGENCY CHESTNUT COURT	12/5/2023	12-2023	11,795.00
sec8hap - Section 8 HAP	20810	Oregeas - REGENCY EAST LLC	12/5/2023	12-2023	2,479.00
sec8hap - Section 8 HAP	20811	Oreisup - SUPERIOR RE INVESTMENTS LLC	12/5/2023	12-2023	1,800.00
sec8hap - Section 8 HAP	20812	Orenaco - ACOSTA RENTAL LLC	12/5/2023	12-2023	2,000.00
sec8hap - Section 8 HAP	20813	Orenokg - K G RENOVATIONS LLC	12/5/2023	12-2023	1,121.00
sec8hap - Section 8 HAP	20814	Orivdie - RIVERA	12/5/2023	12-2023	2,302.00
sec8hap - Section 8 HAP	20815	Oriviri - RIVERA	12/5/2023	12-2023	1,168.00
sec8hap - Section 8 HAP	20816	Orivvic - RIVERA JR	12/5/2023	12-2023	522.00
sec8hap - Section 8 HAP	20817	Ormidprop - R MIDDLETON PROPERTIES LLC	12/5/2023	12-2023	659.00
sec8hap - Section 8 HAP	20818	Orodhen - HENRY RODRIGUEZ	12/5/2023	12-2023	881.00
sec8hap - Section 8 HAP	20819	Orogluc - ROGERS	12/5/2023	12-2023	754.00
sec8hap - Section 8 HAP	20820	Orogsal - SALVATORE W ROGGIO	12/5/2023	12-2023	1,114.00
sec8hap - Section 8 HAP	20821	Orpjpro - RPJ PROPERTIES LLC	12/5/2023	12-2023	13,813.00
sec8hap - Section 8 HAP	20822	Oruppab - RUPERTO	12/5/2023	12-2023	748.00
sec8hap - Section 8 HAP	20823	Osaiger - GERALD M SAINOT JR	12/5/2023	12-2023	1,754.00
sec8hap - Section 8 HAP	20824	Osalasda - DAMIAN & ELAINE SALAS	12/5/2023	12-2023	2,066.00
sec8hap - Section 8 HAP	20825	Osauaud - SAUNDERS	12/5/2023	12-2023	1,800.00
sec8hap - Section 8 HAP	20826	Oschdan - SCHWARTZ	12/5/2023	12-2023	1,845.00
sec8hap - Section 8 HAP	20827	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	12/5/2023	12-2023	736.00
sec8hap - Section 8 HAP	20828	Osenbri - HOUSING PARTNERS LLC	12/5/2023	12-2023	1,273.00
sec8hap - Section 8 HAP	20829	Osennew - NEWCOMB SENIOR APARTMENTS URBAN REI	12/5/2023	12-2023	309.00
sec8hap - Section 8 HAP	20830	Oshabru - BRUCE D SHAW	12/5/2023	12-2023	1,391.00
sec8hap - Section 8 HAP	20831	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	12/5/2023	12-2023	2,344.00
sec8hap - Section 8 HAP	20832	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP L	12/5/2023	12-2023	993.00
sec8hap - Section 8 HAP	20833	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	12/5/2023	12-2023	1,740.00
sec8hap - Section 8 HAP	20834	Osotalb - ALBERTO SOTO	12/5/2023	12-2023	1,069.00
sec8hap - Section 8 HAP	20835	Osqulan - LANDIS SQUARE SR APTS	12/5/2023	12-2023	1,672.00
sec8hap - Section 8 HAP	20836	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	12/5/2023	12-2023	1,695.00
sec8hap - Section 8 HAP	20837	Oswaway - WAYNE SWANSON	12/5/2023	12-2023	607.00
sec8hap - Section 8 HAP	20838	Oswel101 - 101 S WEST LLC	12/5/2023	12-2023	1,710.00
sec8hap - Section 8 HAP	20839	Otayver - TAYLOR	12/5/2023	12-2023	637.00
sec8hap - Section 8 HAP	20840	Othapau - ALBERTA A QUAIROLI ESTATE	12/5/2023	12-2023	1,082.00
sec8hap - Section 8 HAP	20841	Otimsus - SUSAN V TIMMRECK	12/5/2023	12-2023	794.00
sec8hap - Section 8 HAP	20842	Otorism - TORRES	12/5/2023	12-2023	1,794.00
sec8hap - Section 8 HAP	20843	Ovasdap - DAPHNE VASSALOTTI	12/5/2023	12-2023	593.00
sec8hap - Section 8 HAP	20844	Ovashen - VASQUEZ	12/5/2023	12-2023	1,489.00

**Payment Summary**

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	20845	Oveljon - JONATHAN VELEZ	12/5/2023	12-2023	1,411.00
sec8hap - Section 8 HAP	20846	Ovhosri - SRI VHOMES LLC	12/5/2023	12-2023	1,650.00
sec8hap - Section 8 HAP	20847	Ovinlan - VINELAND VILLAGE APTS	12/5/2023	12-2023	6,983.00
sec8hap - Section 8 HAP	20848	Ovirulou - LOUIS A VIRUET	12/5/2023	12-2023	992.00
sec8hap - Section 8 HAP	20849	Owalnut - WALNUT REALTY ASSOCIATES LLC	12/5/2023	12-2023	9,554.00
sec8hap - Section 8 HAP	20850	Owassey - SEYMOUR WASSERSTRUM	12/5/2023	12-2023	1,200.00
sec8hap - Section 8 HAP	20851	Owebic - WEBER	12/5/2023	12-2023	3,067.00
sec8hap - Section 8 HAP	20852	Owhebri - WHEELER SR	12/5/2023	12-2023	472.00
sec8hap - Section 8 HAP	20853	Owhihen - WHITE III	12/5/2023	12-2023	918.00
sec8hap - Section 8 HAP	20854	Owolpro - WOLF PROPERTY HOLDINGS LLC	12/5/2023	12-2023	1,277.00
sec8hap - Section 8 HAP	20855	Owrialf - WRIGHT	12/5/2023	12-2023	1,618.00
sec8hap - Section 8 HAP	500036	vf1033 - SEMINOLE COUNTY	11/20/2023	11-2023	0.00
sec8hap - Section 8 HAP	500037	Oabobab - BABATUNDE O ABORISADE	12/5/2023	12-2023	0.00
sec8hap - Section 8 HAP	500038	Oabrawi - ABRAHAN HEREDIA	12/5/2023	12-2023	0.00
sec8hap - Section 8 HAP	500039	Ochainv - CHAAD INVESTMENTS LLC	12/5/2023	12-2023	0.00
sec8hap - Section 8 HAP	500040	Ovitdor - VITALO	12/5/2023	12-2023	0.00
sec8hap - Section 8 HAP	500041	t0015043 - POWELL	12/1/2023	12-2023	0.00
					<b>739,550.00</b>

**Payment Summary**

Bank=sec8admn AND mm/yy=01/2023-12/2023 AND Check Date=11/17/2023-12/14/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8admn - Section 8 Admi	732	vhapet - Gloria Pomales	11/21/2023	11-2023	990.81
sec8admn - Section 8 Admi	733	vf1093 - ORANGE COUNTY HOUSING & C D	12/1/2023	12-2023	65.16
sec8admn - Section 8 Admi	700003	vf1033 - SEMINOLE COUNTY	11/20/2023	11-2023	0.00
					<b>1,055.97</b>

**Payment Summary**

Bank=capsecdp AND mm/yy=01/2023-12/2023 AND Check Date=11/17/2023-12/14/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capsecdp - PH Sec Dep Acct	224	vha - HOUSING AUTHORITY CITY OF VINELAND	11/30/2023	11-2023	212.57
					<b>212.57</b>

**Payment Summary**

Bank=capgenfd AND mm/yy=01/2023-12/2023 AND Check Date=11/17/2023-12/14/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capgenfd - Public Housing C	2568	b0002471 - HARRIS	11/21/2023	11-2023	50.00
capgenfd - Public Housing C	2569	landis - Landis Sewerage Authority	11/29/2023	11-2023	27,101.00
capgenfd - Public Housing C	2570	b0000817 - CARABALLO	11/29/2023	11-2023	23.49
capgenfd - Public Housing C	668673	vmu - Vineland Municipal Utilities	11/30/2023	11-2023	3,247.73
capgenfd - Public Housing C	546391087	vmu - Vineland Municipal Utilities	11/28/2023	11-2023	1,370.77
					<b>31,792.99</b>

**Payment Summary**

Bank=cocc AND mm/yy=01/2023-12/2023 AND Check Date=11/17/2023-12/14/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
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## Payment Summary

Bank=sec8hap AND mm/yy=01/2023-12/2023 AND Check Date=11/17/2023-12/14/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	12564	marrod - Maria Rodriguez	11/21/2023	11-2023	0.00
cocc - Central Office Cost	12565	marrod - Maria Rodriguez	11/21/2023	11-2023	263.67
cocc - Central Office Cost	12566	axaequ - Equitable	11/21/2023	11-2023	16,739.70
cocc - Central Office Cost	12567	melcthom - MELROSE COURT HOMES LP	11/29/2023	11-2023	0.00
cocc - Central Office Cost	12568	landis - Landis Sewerage Authority	11/29/2023	11-2023	1,114.00
cocc - Central Office Cost	12569	aceplu - Ace Plumbing and Electrical Supplies Inc	12/1/2023	12-2023	1,587.32
cocc - Central Office Cost	12570	amacap - Amazon Capital Services Inc	12/1/2023	12-2023	213.46
cocc - Central Office Cost	12571	aprsup - APR SUPPLY CO	12/1/2023	12-2023	141.09
cocc - Central Office Cost	12572	bolste - Bolster Hardware II LLC	12/1/2023	12-2023	24.29
cocc - Central Office Cost	12573	brownc - Brown & Connery LLP	12/1/2023	12-2023	720.50
cocc - Central Office Cost	12574	centur - Century Water Conditioning & Purification Inc	12/1/2023	12-2023	141.00
cocc - Central Office Cost	12575	coloni - Colonial Electrical Supply	12/1/2023	12-2023	267.80
cocc - Central Office Cost	12576	combus - COMCAST	12/1/2023	12-2023	398.35
cocc - Central Office Cost	12577	cullig - South Jersey Culligan Water	12/1/2023	12-2023	76.92
cocc - Central Office Cost	12578	daily - The Daily Journal	12/1/2023	12-2023	38.94
cocc - Central Office Cost	12579	genelec - Gen X Electrical Contractors LLC	12/1/2023	12-2023	257.50
cocc - Central Office Cost	12580	herald - Cape May County Herald Newspaper	12/1/2023	12-2023	325.00
cocc - Central Office Cost	12581	himina - DELSEA LAUNDROMAT	12/1/2023	12-2023	819.69
cocc - Central Office Cost	12582	homede - Home Depot Credit Services	12/1/2023	12-2023	413.90
cocc - Central Office Cost	12583	inspira - Inspira Health Network Urgent Care, PC	12/1/2023	12-2023	240.00
cocc - Central Office Cost	12584	joskel - JOSEPH KELLY	12/1/2023	12-2023	60.00
cocc - Central Office Cost	12585	kencon - KENNEDY CONCRETE, INC.	12/1/2023	12-2023	4.40
cocc - Central Office Cost	12586	mason - W B Mason Co Inc	12/1/2023	12-2023	60.50
cocc - Central Office Cost	12587	miles - Miles IT Company	12/1/2023	12-2023	2,575.00
cocc - Central Office Cost	12588	pbrese - Reserve Account	12/1/2023	12-2023	1,000.00
cocc - Central Office Cost	12589	peters - Peterson Service Co Inc	12/1/2023	12-2023	1,669.10
cocc - Central Office Cost	12590	sherwi - Sherwin Williams Company	12/1/2023	12-2023	278.60
cocc - Central Office Cost	12591	totsec - Total Security Alarms, LLC.	12/1/2023	12-2023	163.00
cocc - Central Office Cost	12592	univer - Universal Supply Co	12/1/2023	12-2023	55.26
cocc - Central Office Cost	12594	cwa - Communications Workers of America	12/1/2023	12-2023	252.66
cocc - Central Office Cost	12596	fazzalori - VILLA FAZZALORI	12/12/2023	12-2023	1,873.60
cocc - Central Office Cost	12597	aceplu - Ace Plumbing and Electrical Supplies Inc	12/14/2023	12-2023	208.80
cocc - Central Office Cost	12598	adcass - Advanced Cabinetry & Storage Systems LLC	12/14/2023	12-2023	4,623.00
cocc - Central Office Cost	12599	advENV - Advanced Enviro Systems	12/14/2023	12-2023	819.92
cocc - Central Office Cost	12600	amacap - Amazon Capital Services Inc	12/14/2023	12-2023	369.21
cocc - Central Office Cost	12601	aprsup - APR SUPPLY CO	12/14/2023	12-2023	179.00
cocc - Central Office Cost	12602	avena - Linda M Avena CPA	12/14/2023	12-2023	7,083.34
cocc - Central Office Cost	12603	blocklsi - TELESYSTEM	12/14/2023	12-2023	2,018.24
cocc - Central Office Cost	12604	bolste - Bolster Hardware II LLC	12/14/2023	12-2023	214.12
cocc - Central Office Cost	12605	browni - Browns Integrated Pest Management	12/14/2023	12-2023	1,125.00
cocc - Central Office Cost	12606	callexp - Call Experts New Jersey	12/14/2023	12-2023	510.86
cocc - Central Office Cost	12607	canbus - Canon Solutions America Inc	12/14/2023	12-2023	226.43
cocc - Central Office Cost	12608	carahsoft - Carahsoft Technology Corporation	12/14/2023	12-2023	7,861.99
cocc - Central Office Cost	12609	ccia - Cumberland Co Improvement Auth	12/14/2023	12-2023	3,580.18
cocc - Central Office Cost	12610	cintas - Cintas Corporation #100	12/14/2023	12-2023	656.42
cocc - Central Office Cost	12611	cullig - South Jersey Culligan Water	12/14/2023	12-2023	33.00
cocc - Central Office Cost	12612	custom - Custom Graphics Inc	12/14/2023	12-2023	1,651.30
cocc - Central Office Cost	12613	eldpes - ELDER PEST CONTROL, INC.	12/14/2023	12-2023	3,450.00
cocc - Central Office Cost	12614	filevis - FileVision USA, LLC	12/14/2023	12-2023	9,937.00
cocc - Central Office Cost	12615	fiocch - Fiocchi Tire Center Inc	12/14/2023	12-2023	1,556.70
cocc - Central Office Cost	12616	getrai - G & E Trailer Sales LLC	12/14/2023	12-2023	317.75
cocc - Central Office Cost	12617	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	12/14/2023	12-2023	4,287.50
cocc - Central Office Cost	12618	hdsupp - HD Supply Facilities Maintenance LTD	12/14/2023	12-2023	1,914.65
cocc - Central Office Cost	12619	highlan - Highland Carpet Outlet Inc.	12/14/2023	12-2023	2,250.00



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cocc - Central Office Cost	12620	himinha - DELSEA LAUNDROMAT	12/14/2023	12-2023	1,067.50
cocc - Central Office Cost	12621	homest - HP Homestead Plumbing and Heating Inc	12/14/2023	12-2023	1,267.07
cocc - Central Office Cost	12622	hompro - Home Depot Pro	12/14/2023	12-2023	5,619.27
cocc - Central Office Cost	12623	jccupa - JC'S Custom Painting	12/14/2023	12-2023	780.00
cocc - Central Office Cost	12624	jdrcon - JDR Construction LLC	12/14/2023	12-2023	11,682.00
cocc - Central Office Cost	12625	joskel - JOSEPH KELLY	12/14/2023	12-2023	60.00
cocc - Central Office Cost	12626	liifor - LILLISTON FORD, INC.	12/14/2023	12-2023	120.26
cocc - Central Office Cost	12627	madmonk - Mad Monkey Wrapz LLC	12/14/2023	12-2023	500.00
cocc - Central Office Cost	12628	maxcom - Max Communications Inc	12/14/2023	12-2023	2,178.29
cocc - Central Office Cost	12629	mazza - Frank Mazza & Son Inc.	12/14/2023	12-2023	4,509.12
cocc - Central Office Cost	12630	miles - Miles IT Company	12/14/2023	12-2023	5,636.87
cocc - Central Office Cost	12631	mjroof - M & J ROOFING LLC	12/14/2023	12-2023	500.00
cocc - Central Office Cost	12632	natten - National Tenant Network	12/14/2023	12-2023	240.00
cocc - Central Office Cost	12633	njdep - Treasurer State of NJ, Div of Revenue	12/14/2023	12-2023	108.00
cocc - Central Office Cost	12634	njfire - Div of Fire Safety	12/14/2023	12-2023	3,093.00
cocc - Central Office Cost	12635	njmvcc - NJ Motor Vehicle Commission	12/14/2023	12-2023	150.00
cocc - Central Office Cost	12636	pbrese - Reserve Account	12/14/2023	12-2023	1,000.00
cocc - Central Office Cost	12637	pdq - PDQ Supply Inc	12/14/2023	12-2023	1,123.90
cocc - Central Office Cost	12638	sermas - ServiceMaster Of The Shore Area	12/14/2023	12-2023	395.00
cocc - Central Office Cost	12639	sherwi - Sherwin Williams Company	12/14/2023	12-2023	732.46
cocc - Central Office Cost	12640	shred - Shred-It USA LLC	12/14/2023	12-2023	72.88
cocc - Central Office Cost	12641	sjglas - South Jersey Glass & Door Company	12/14/2023	12-2023	49.00
cocc - Central Office Cost	12642	staadv - Staples, Inc.	12/14/2023	12-2023	645.08
cocc - Central Office Cost	12643	totsec - Total Security Alarms, LLC.	12/14/2023	12-2023	408.00
cocc - Central Office Cost	12644	univer - Universal Supply Co	12/14/2023	12-2023	786.60
cocc - Central Office Cost	12645	vann - Vann Dodge Chrysler LLC	12/14/2023	12-2023	229.35
cocc - Central Office Cost	12646	vercon - Verizon Connect Fleet USA LLC	12/14/2023	12-2023	414.85
cocc - Central Office Cost	12647	verwi - Verizon Wireless	12/14/2023	12-2023	1,244.05
cocc - Central Office Cost	12648	vldhea - City of Vineland Health Department	12/14/2023	12-2023	275.00
cocc - Central Office Cost	12649	weaequ - Weaver Equipment Sales & Service	12/14/2023	12-2023	110.41
cocc - Central Office Cost	1339618	axaequ - Equitable	12/4/2023	12-2023	2,015.00
cocc - Central Office Cost	1101202	afiac - AFLAC	12/11/2023	12-2023	28.56
cocc - Central Office Cost	3351248	pers - Public Employees Retirement System	12/5/2023	12-2023	14,604.36
cocc - Central Office Cost	202311290	paychex - Paychex of New York LLC	12/1/2023	12-2023	449.67
cocc - Central Office Cost	546111026	sjgas - South Jersey Gas Company	11/28/2023	11-2023	458.82
cocc - Central Office Cost	9100002276	wex - WEX Bank	11/21/2023	11-2023	2,885.82
					<b>152,089.85</b>

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

**RESOLUTION #2024-64**

**A Resolution Approving Dates for 2024 Board Meetings**

**WHEREAS**, the Board of Commissioners of the Housing Authority of the City of Vineland officially meets on the third Thursday of each month at 6 p.m. unless otherwise noted below.; and,

**WHEREAS**, the list of dates below identifies those Thursdays throughout the year, 2024, on which Board meetings have been scheduled; and,

Thursday, January 18, 2024  
Thursday, February 15, 2024  
Thursday, March 21, 2024  
Thursday, April 18, 2024  
Thursday, May 16, 2024  
Thursday, June 20, 2024  
Thursday, July 18, 2024  
Thursday, August 15, 2024  
Thursday, September 19, 2024  
Thursday, October 17, 2024  
Thursday, November 21, 2024  
Thursday, December 19, 2024

**WHEREAS**, this list will be forwarded to the City of Vineland's Clerk and will be published in *The Daily Journal* and *The Press* well in advance of the January 2024 meetings.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby approves the schedule of dates as listed above for the year 2024.

**ADOPTED:** December 14, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

Porter

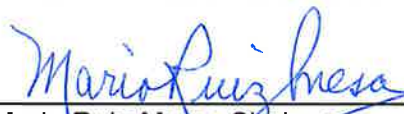
Resolution seconded by Commissioner

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 December 14, 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  
County of Cumberland  
State of New Jersey

RESOLUTION #2023-65

Resolution Appointing Jacqueline S. Jones as the Housing Authority of the City of Vineland's Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund (JIF) for the Fund Year 2024

**WHEREAS**, the Housing Authority of the City of Vineland is a member of the New Jersey Public Housing Joint Insurance Fund; and,

**WHEREAS**, the bylaws of said Fund require that each member Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its' representative to said Fund; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Vineland hereby appoints Jacqueline S. Jones as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2024.

**ADOPTED:** December 14, 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 December 14, 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  
County of Cumberland  
State of New Jersey**

**RESOLUTION #2023-66**

**Appointing Risk Management Consultant**

**WHEREAS**, the Vineland Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund, and;

**WHEREAS**, the bylaws of the New Jersey Public Housing Authority Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Funds require that each municipality appoint a Risk Management Consultant to perform various professional services as detailed in the By-laws; and;

**WHEREAS**, the bylaws indicate a fee not to exceed six percent (6%) of the municipal assessment which expenditures represents reasonable compensation for the services required and was included the cost considered by the governing body, and;

**WHEREAS**, NJSA 40A:11-5(1)(m), specifically exempts the hiring of insurance consultants from competitive bidding as an extraordinary unspcifiable service and;

**WHEREAS**, the experience, knowledge of public insurance and risk management issues and judgmental nature required of a Risk Management Consultant are clearly an extraordinary unspcifiable service which therefore render competitive bidding impractical;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Vineland does hereby appoint Thomas H. Heist Insurance Agency as its Risk Management Consultant for the calendar year 2024 in accordance with 40A:11-5; and

**BE IT FURTHER RESOLVED** that the governing body is hereby authorized and directed to execute the Consultant's Agreement annexed hereto and to cause a notice of this decision to be published according to NJSA:11-5(1), (a), (i).

**ADOPTED:** December 14, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

*Asselta*

Resolution seconded by Commissioner

*Porter*

**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 December 14, 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

## **RISK MANAGEMENT CONSULTANT'S AGREEMENT**

***THIS AGREEMENT*** entered into this 1st day of January, 24 between the Vineland Housing Authority (hereinafter referred to as the **AUTHORITY**) and Thomas H. Heist Insurance Agency (hereinafter referred to as the **CONSULTANT**).

**WHEREAS**, the **CONSULTANT** has offered to the **AUTHORITY** professional risk management consulting services as required in the bylaws of the New Jersey Public Housing Authority Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Funds, and;

**WHEREAS**, the **AUTHORITY** desires these professional services pursuant to the resolution adopted by the governing body of the **AUTHORITY** at a meeting held on December 14, 2023 and;

**NOW, THEREFORE**, the parties in consideration of the mutual promises and covenants set forth herein, agree as follows:

1. For and in consideration of the amount stated hereinafter, the **CONSULTANT** shall:
  - a. Assist the **AUTHORITY** in identifying its insurable Property & Casualty exposures and to recommend professional methods to reduce, assume or transfer the risk or loss.
  - b. Assist the **AUTHORITY** in understanding the various coverages available from the New Jersey Public Housing Authority Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Fund.
  - c. Review with the **AUTHORITY** any additional coverages that the **CONSULTANT** feels should be carried but are not available from the **FUND** and subject to the **AUTHORITY**'s authorization, place such coverage outside the **FUND**.
  - d. Assist the **AUTHORITY** in the preparation of applications, statements of values, and similar documents requested by the **FUND**, it being understood that this Agreement does not include any appraisal work by the **CONSULTANT**.
  - e. Review Certificates of Insurance from contractors, vendors and professionals when requested by the **AUTHORITY**.
  - f. Review the **AUTHORITY**'s assessment as prepared by the **FUND** and assist the **AUTHORITY** in the preparation of its annual insurance budget.
  - g. Review the loss and engineering reports and generally assist the safety committee in its loss containment objectives. Also, attend no less than one (1) Authority safety committee meeting per annum to promote the safety objectives and goals of the **AUTHORITY** and the **FUND**.
  - h. Assist where needed in the settlement of claims, with the understanding that the scope of the **CONSULTANT**'s involvement does not include the work normally done by a public adjuster.
  - i. Perform any other risk management related services required by the **FUND**'s bylaws.



2. In exchange for the above services, the CONSULTANT shall be compensated in the following manner:
  - a. The AUTHORITY authorizes the FUND to pay its CONSULTANT compensation for services rendered, an amount equal to six percent (6%) of the AUTHORITY's annual assessment as promulgated by the FUNDS. Said fee shall be paid to the CONSULTANT within thirty (30) days of payment of the AUTHORITY's assessment.
  - b. For any insurance coverage authorized by the AUTHORITY to be placed outside the FUND, the CONSULTANT shall receive as compensation the normal brokerage commissions paid by the insurance company. The premiums for said policies shall not be added to the FUND's assessment in computing the fee outlined in 2 (a).
  - c. If the AUTHORITY shall require of the CONSULTANT extra services other than those outlined above, the CONSULTANT shall be paid by the AUTHORITY a fee at the rate of \$100 per hour, in addition to actual expenses incurred.
  
3. The of this Agreement shall be one (1) year beginning on 1st day of January, 2024 and ending on 31st day of December, 2024. However, this agreement may be terminated by either party at any time by mailing to the other written notice, certified mail return receipt, calling for termination at not less than thirty (30) days thereafter. In the event of termination of this Agreement, the CONSULTANT's fees outlined in 2 (a) above shall be prorated to date of termination.

**ATTEST:**

*Georia Pomaes*

**AUTHORITY:**

*Jaqueline S. Jones*

**ATTEST:**

*Thomas N. Reist* <sup>®</sup>

**CONSULTANT:**

*Kim Kim*

**Note:** This sample has been promulgated by the JIF/MEL to assist municipalities or authorities in preparing or negotiating agreements with their risk managers. It does not represent an official statement of JIF/MEL policy, nor is it an endorsement of any form or amount of compensation. Careful consideration at the local level should be given to determine how the document may be amended to meet a community's or authority's unique needs or desires. Prior to use, the sample should also be reviewed by the local attorney for form, consistency with local JIF bylaws, inclusion of affirmative action language, etc.

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

RESOLUTION #2023-67

Resolution to Dispose of Furniture and Equipment  
Utilizing the Disposition Policy

**WHEREAS**, it is necessary from time to time for the Housing Authority of the City of Vineland to dispose of surplus property; and

**WHEREAS**, the Authority owns furniture and equipment (a complete list of same is attached as **Exhibit "A"**), which is obsolete; and

**WHEREAS**, the Authority no longer has use for the aforesaid furniture and equipment;  
and

**WHEREAS**, the Authority wishes to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority's Disposition Policy; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Vineland that the Executive Director is directed to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority's Disposition Policy.

**ADOPTED:** December 14, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

*Asselta*

Resolution seconded by Commissioner

*Porter*

**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 December 14, 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





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

**RESOLUTION #2023-68**

**Resolution Appointing Ronald Miller as the Housing Authority of the City of Vineland's  
Public Agency Compliance Officer (P.A.C.O.)**

**WHEREAS**, the Housing Authority of the City of Vineland as a Public Agency is required by law to designate a Public Agency Compliance Officer (P.A.C.O.) every year; and,

**WHEREAS**, the individual designated to serve as the P.A.C.O. will be the point of contact for all matters concerning the implementation and administration of the legal requirements of the Equal Opportunity Monitoring Program; and,

**WHEREAS**, the P.A.C.O. is also responsible for administering contracting procedures pertaining to equal employment regarding both the Public Agency and its service providers; and,

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Vineland hereby appoints Ronald Miller as its Public Agency Compliance Officer (P.A.C.O.).

**ADOPTED:** December 14, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

*Asselta*

Resolution seconded by Commissioner

*Porter*

**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 December 14, 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