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*Housing Authority of the  
City of Vineland*

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



*Board of Commissioners'*

*Meeting*

*January 16, 2025*

*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  
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*Jacqueline S. Jones, Executive Director*

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January 10, 2025


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, January 16, 2025 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, January 16, 2025

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 December 19, 2024
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Reports
8. Old Business
9. New Business
10. Resolutions:
  - # 2025-01 Monthly Expenses (**updated**)
  - # 2025-02 Official Newspapers for Business Related Matters and Contracting Purposes
  - # 2025-03 Approving Change Order #7 for Construction Renovations at D'Orazio Terrace
  - # 2025-04 Entering into a Contract Agreement with Nielsen of Morristown

*Executive Session if required*

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

12. Comments from Board Members

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

13. Adjournment

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, December 19, 2024**  
**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, December 19, 2024, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on August 15, 2024. A motion was made by Commissioner Porter and seconded by Commissioner Asselta. The following vote was taken:

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

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on November 21, 2024. A motion was made by Commissioner Porter and seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Chairperson Ruiz-Mesa changed the order of the meeting.

**New Business:** Chairperson Ruiz-Mesa moved the order of the meeting and requested the audit report from Mike Thilker of Bowman and Company. Mr. Thilker presented the Audit for FYE 2023. The audit was sent to the Board via email for review. Pertinent pages of the Audit were printed for the Commissioner's for the meeting.

Mr. Thilker stated the Standard Auditor's Report is template language, indicating there were no modifications, no findings, no management letter, and no issues in the audit that needed to be communicated to management. For the purpose of discussion this evening, Mr. Thilker wanted to focus on the Financial Statements. Mr. Thilker reviewed the Financial Statement line items of the Audit. Brief discussion on HUD HAP payment and its timing issue. Mr. Thilker discussed the foot notes of the audit as well as the new accounting standards that were adopted. The new accounting standards are changes to the accounting framework that they did not have last year. Mrs. Jones stated the Authority is ahead of the GASB rule on compensated absences reporting. The Single Audit Report and Yellow Book Report were explained. These reports were clean with no issues.

Mrs. Jones stated the full audit was emailed to the Board and it is understood they may not have had the time to review it in its entirety. Mr. Thilker is available for questions. There is a resolution this evening requiring all the Commissioners to sign. If they are uncomfortable signing it tonight it can be signed next month if need be.

Mr. Thilker thanked Jackie, Wendy, Ron, Gloria, and all the VHA staff for their assistance with the audit.

**Fee Account's Report:**

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the two months ending November 30, 2024.

**Executive Director's Report:**

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones requested an update from Ron Miller on the construction renovation projects. Ron Miller reported all elevators are in service at Kidston and Olivio Towers. Olivio Tower's elevator just passed inspection from the state this week. The elevator refurbishment project is in the punch list stage. This project should be completely wrapped up in the next 3-4 weeks.

There is no update on the water filtration system at this time. The fire pump project is substantially complete. There is a change order on the agenda tonight and it will be explained in the resolution section of the meeting.

In regard to D'Orazio Terrace there is a lot of site work being completed. There are a lot of adjustments being made to the site drainage and water proofing around the building as well as new concrete. The Occupancy Staff has been directed to prepare for lease up for February 1, 2025, for all 10 units. At this point it is on track to meet that deadline. The D'Orazio Community Room is on hold pending the appointment of Architectural and Engineering Services.

Community Outreach had a significant turnout for the food giveaway at all of the properties provided by the food bank. This was all handled internally by our VHA Staff. It was remarkably successful. There is a Holiday Party scheduled for tomorrow for the children and will be held at the Corbin Center. Ron will provide updates along with pictures of the party. Toys will be distributed to the children as well.

Mrs. Jones stated there are holiday parties scheduled for the senior sites. They are all scheduled with the Social Services Department.

Mrs. Jones discussed the ability of touring D'Orazio. She suggested the possibility of touring next month prior to meeting at 5 p.m. and limited to three commissioners at a time.

Mrs. Jones provided an update on the Scattered Sites. Since last month, there were two closings. There are two homes left to sell. Both homes are under agreement of sale.

Mrs. Jones discussed funding for next year. Due to the new administration, she is not sure what will happen other than most likely cuts to public housing. The new administration will want housing authorities to move to RAD and move away from Public Housing. Cuts are expected in Operating Subsidy for D'Orazio and the remaining Scattered Sites as well as possible cuts in the Capital Fund. The good news is that about 20 years ago the VHA took out a bond and the bond payment came out of the Capital Fund for the last 20 years. There are only two payments left, and it will be paid off. This will mean more funds available to use at D'Orazio.

Discussed financing and funding. There is no federal budget that has been approved. There is a continuing resolution which expires tomorrow. There may be a shutdown. If there is a shutdown, the VHA will still operate because we are local government employees. Mrs. Jones stated the Section 8 Program is funded currently for January and February. The VHA knows it will receive the HAP funding to pay the subsidies for Section 8 for January and February. She does not know beyond that. The Authority does not have any reserves to pay landlords past February. If this got to the point where it became February and we do not have a continuing resolution, the Authority would send a letter to the landlords explaining the situation. There is an anticipated cut to the Section 8 Program as well for next year. This is what the industry groups are saying, and the Authority does not know this for sure but rather than funding it at 100%, Section 8 may be funded at 97%. The VHA has leased up 99-100% and last year it was a little over 100% because it was not getting the funding from HUD. HUD has caught up with us at this point, but the VHA has received a few letters from us warning not to over lease, watch on leasing units, watch renewals as far increases landlords may be requesting because it all matters. Last year the Authority was under a shortfall because HUD had not caught up to the authorized level of leasing and the prediction was that the Authority would not have enough funds to pay HAPs through the end of the year. Funds were taken from other Authorities who were not spending their Section 8 Funds. And the funding was given to the Authorities in a shortfall. In order to be considered for short fall funding for 2025, we cannot lease up until we are told we can. We cannot absorb any vouchers. The Authority is looking at its current level of leasing and how it will renew the voucher contracts. Section 8 is a one-year contract between the landlord, the tenant, and the housing authority. If the Authority does not have the funding at the time of renewal, it cannot sign the contract. Several years ago, there was a similar shortfall, and the Board passed an amendment to its policy on what to do if there are no funds. Someone would have to come of the program and who will it be. It was decided that those that are elderly or disabled/handicap would be subsidized and not be terminated. It was decided that the families that are on the program the longest would be the ones to go off the program first. The Authority is trying to avoid that as much as possible. The Authority believes it will be ok if it does not have a lot of requests for increases in rent from the landlords. If the Authority stays at its current levels, Mrs. Jones estimates that there will be 20-25 families that could lose subsidy if the government only funds the VHA at 97%. The VHA will avoid this as much as possible. Very few people leave the program on their own, but if they leave the program, the Authority is not issuing new vouchers. Regarding not receiving funding for Public Housing from HUD, the VHA has different pockets of money that can be used to survive for a while. Mrs. Jones will keep the Board updated on this situation.

**Committee Report:** Commissioner Chapman stated the committee met regarding awarding the Architectural and Engineering professionals services contract. The recommendation to the Board is to award the Architectural and Engineering professional services contract to J.W. Pederson Architect.

Commissioner Chapman stated the Re-Organization Committee met. It is the recommendation of the committee to nominate Mario Ruiz-Mesa as the Chairperson again and himself as Vice Chairperson. Chairperson Ruiz-Mesa turned the meeting over to the attorney, Michael Watson.

Mr. Watson stated tonight the election is for Chairperson and Vice Chairperson. By statute, Jacqueline Jones is the Secretary/Treasurer in her capacity as the Executive Director. A vote will be held to publicly show the board's approval. Nomination from the reorganization committee was Mario Ruiz-Mesa for Chairperson and Chris Chapman for Vice Chairperson.

Mr. Watson asked for any other nominations for the position of Chairperson. With no other nominations for Chairperson; Commissioner Porter motioned for Mario Ruiz-Mesa for Chairperson. Nominations were closed.

With no other nominations 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)

Mr. Watson asked for any other nominations for the position of Vice Chairperson. With no other nominations for Chairperson; Commissioner Asselta motioned for Chris Chapman for Vice Chairperson. Nominations were closed.

With no other nominations 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)

Mr. Watson stated we will let the record reflect that pursuant to the State Statute the Executive Director, Jacqueline S. Jones, assumes the position of Secretary and Treasurer.

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)

Mr. Watson turned the meeting over to Chairperson Ruiz-Mesa.

**Old Business:** None.

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

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

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-44. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

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

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-45. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Mr. Watson thanked the Board for the appointment of General and Labor Relations Counsel. It is an honor and privilege for the firm and for him to work with the VHA team.

**Resolution #2024-63**  
**Resolution to Approve Monthly Expenses**

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,572,939.55. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes) – abstain on Brown & Connery invoices.
Commissioner Albert Porter	(Yes) – abstain on Brown & Connery invoices.
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)



**Resolution #2024-64**  
**Approval of 2025 Board Meeting Dates**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-64. 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 #2024-65**  
**Appointing JIF Fund Commissioner**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-65. 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 #2024-66**  
**Appointing Risk Management Consultant**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-66. 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 #2024-67**  
**Designate Public Agency Compliance Office (P.A.C.O.)**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-67. Ron provided a brief explanation. 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 #2024-68**  
**Audit Review Certificate FYE 2023**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-68. 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 #2024-69**  
**Approving Change Order # 3 for the Fire Pump Replacement Project  
at Kidston and Olivio Towers**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-69. 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 #2024-70**  
**Awarding Architectural & Engineering Services Contract**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-70. 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 #2024-71**  
**Approving One-Time Compensation Bonus Payments to Certain Authority  
Employees Based on Increase Hours and Responsibilities in Connection with the  
Authority’s Shared Services Agreements, Management Agreements  
and Housing Assistance Payment Agreements**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-71. 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)

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 Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:47 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE THREE MONTHS ENDED DECEMBER 31, 2024**

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU DECEMBER</u>	<u>ACTUAL THRU DECEMBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<b><u>INCOME</u></b>				
TENANT RENT	678,010	169,503	174,310	4,808
OTHER INCOME MISC.	11,090	2,773	819	(1,954)
PHA OPERATING SUBSIDY	398,660	99,665	89,894	(9,771)
SECTION 8 ADMIN. FEE INCOME	1,320,000	330,000	282,697	(47,303)
CAPITAL FUNDS	655,000	163,750	216,000	52,250
FSS GRANT-PH	106,920	26,730	26,730	0
CSP-CONGREGATE SERVICES INCOME	50,820	12,705	12,288	(417)
INVESTMENT INCOME	17,830	4,458	9,003	4,546
CF MANAGEMENT FEE	60,000	15,000		(15,000)
MGMT FEE-PH	130,260	32,565	31,845	(720)
MGMT FEE-SEC 8	146,450	36,613	36,864	252
MGMT FEE-MELROSE	12,090	3,023	3,024	2
MGMT FEE-RAD	450,000	112,500	112,500	0
BOOKKEEPING FEE	12,130	3,033	2,895	(138)
BOOKKEEPING FEE-SEC 8	91,530	22,883	23,040	158
ASSET MGMT FEE	16,680	4,170	4,290	120
SHOP RENT	61,420	15,355	15,357	2
INCOME FROM OTHER AUTHORITIES	481,500	120,375	170,057	49,682
SERVICE INCOME FROM MELROSE	69,390	17,348	13,953	(3,395)
FRAUD RECOVERY	15,000	3,750	20,539	16,789
MISCELLANEOUS INCOME	1,200	300	2,769	2,469
<b>TOTAL INCOME</b>	<b>4,785,980</b>	<b>1,196,495</b>	<b>1,248,874</b>	<b>52,379</b>
<b><u>EXPENSES</u></b>				
<b>ADMINISTRATION:</b>				
ADMINISTRATIVE SALARIES	1,386,650	346,663	491,885	145,223
PAYROLL TAXES	124,800	31,200	37,625	6,425
HEALTH BENEFITS	520,780	130,195	69,605	(60,590)
CRIMINAL BACKGROUND CHECKS	6,500	1,625	1,916	291
TNT/EMPL SCREENING	22,490	5,623	7,824	2,202
LEGAL-GENERAL	24,510	6,128	2,397	(3,731)
LEGAL-OTHER	4,500	1,125	462	(663)
STAFF TRAINING	7,000	1,750	944	(806)
TRAVEL	3,000	750	1,048	298
ACCOUNTING	87,550	21,888	21,888	1
AUDITING	47,780	11,945	11,945	0
PORT OUT ADMIN FEES	2,400	600	1,315	715
MANAGEMENT FEES	273,150	68,288	68,708	421
BOOKKEEPING FEES	103,010	25,753	25,935	183
ASSET MGMT FEES	16,680	4,170	4,290	120
CF MANAGEMENT FEES	60,000	15,000	0	(15,000)
CONSULTANTS	7,100	1,775	0	(1,775)
IT CONSULTANTS	33,680	8,420	10,168	1,748

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE THREE MONTHS ENDED DECEMBER 31, 2024**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU DECEMBER</b>	<b>ACTUAL THRU DECEMBER</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>CONSULTANTS-RAD</b>	6,000	1,500	0	(1,500)
<b>MEMBERSHIP DUES/FEES</b>	4,900	1,225	478	(747)
<b>PUBLICATIONS</b>	1,300	325	0	(325)
<b>ADVERTISING</b>	4,800	1,200	571	(629)
<b>OFFICE SUPPLIES</b>	17,800	4,450	1,602	(2,848)
<b>PAPER</b>	4,000	1,000	566	(434)
<b>COMPUTER &amp; SOFTWARE EXPENSES</b>	158,290	39,573	51,123	11,551
<b>FUEL-ADMIN</b>	2,200	550	0	(550)
<b>TELEPHONE AND CELL</b>	39,500	9,875	7,830	(2,045)
<b>POSTAGE</b>	24,500	6,125	2,640	(3,485)
<b>COPIER SUPPLIES</b>	8,400	2,100	1,228	(872)
<b>INTERNET</b>	7,000	1,750	1,119	(631)
<b>GPS VEHICLE TRACKING</b>	1,400	350	238	(112)
<b>INSPECTION FEES</b>	10,730	2,683	2,675	(8)
<b>COFFEE SUPPLIES</b>	1,500	375	181	(194)
<b>MISCELLANEOUS EXPENSES</b>	18,700	4,675	9,727	5,052
<b>TOTAL ADMINISTRATION EXPENSES</b>	<u>3,042,600</u>	<u>760,650</u>	<u>837,933</u>	<u>77,283</u>
<b>TENANT SERVICES:</b>				
<b>SALARIES-CONGREGATE SERVICES</b>	26,080	6,520	11,465	4,945
<b>PAYROLL TAXES</b>	2,350	588	877	290
<b>TENANT CONTRACT SERVICES</b>	9,500	2,375	3,612	1,237
<b>OTHER</b>	6,000	1,500	1,997	497
<b>TOTAL TENANT SERVICES</b>	<u>43,930</u>	<u>10,983</u>	<u>17,951</u>	<u>6,969</u>
<b>UTILITIES:</b>				
<b>WATER</b>	29,590	7,398	4,502	(2,896)
<b>ELECTRIC</b>	155,610	38,903	19,189	(19,714)
<b>GAS</b>	24,000	6,000	4,745	(1,255)
<b>GARBAGAE/TRASH REMOVAL</b>	10,900	2,725	2,017	(708)
<b>SEWER</b>	55,350	13,838	13,838	1
<b>TOTAL UTILITIES EXPENSE</b>	<u>275,450</u>	<u>68,863</u>	<u>44,291</u>	<u>(24,571)</u>
<b>ORDINARY MAINTENANCE AND OPERATIONS:</b>				
<b>MAINTENANCE LABOR</b>	386,610	96,653	52,028	(44,625)
<b>PAYROLL TAXES</b>	34,790	8,698	3,979	(4,719)
<b>HEALTH BENEFITS</b>	111,670	27,918	13,380	(14,538)
<b>MAINTENANCE UNIFORMS</b>	2,270	568	1,194	627
<b>VEHICLE GAS, OIL, GREASE</b>	19,740	4,935	3,687	(1,248)
<b>MATERIALS</b>	94,190	23,548	15,230	(8,318)
<b>CONTRACT-COSTS</b>	105,910	26,478	21,477	(5,001)
<b>REPAIRS-VEHICLES</b>	7,610	1,903	4,318	2,416
<b>RENT EXPENSE</b>	15,190	3,798	3,798	1
<b>EXTERMINATION</b>	6,460	1,615	1,540	(75)
<b>TRASH REMOVAL</b>	8,890	2,223	2,258	36

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE THREE MONTHS ENDED DECEMBER 31, 2024**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU DECEMBER</b>	<b>ACTUAL THRU DECEMBER</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>TOTAL ORDINARY MAINT. &amp; OPERATIONS EXP.</b>	793,330	198,333	122,889	(75,444)
<b>GENERAL EXPENSES:</b>				
<b>BAD DEBTS</b>	5,980	1,495	1,495	0
<b>COMPENSATED ABSENCES</b>	14,000	3,500	3,500	0
<b>FSS ESCROWS-SEC 8</b>	72,000	18,000	10,230	(7,770)
<b>INSURANCE</b>	199,000	49,750	45,527	(4,223)
<b>PAYMENTS IN LIEU OF TAXES</b>	44,940	11,235	13,710	2,475
<b>PENSION - ANNUAL PAYMENT</b>	167,750	41,938	41,938	1
<b>REPLACEMENT RESERVES</b>	95,000	23,750	23,750	0
<b>RETIREE HEALTH BENEFITS</b>	97,260	24,315	15,842	(8,473)
<b>TOTAL GENERAL EXPENSES</b>	<u>695,930</u>	<u>173,983</u>	<u>155,992</u>	<u>(17,991)</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>4,851,240</u>	<u>1,212,810</u>	<u>1,179,056</u>	<u>(33,753)</u>
<b>PROFIT (LOSS) EXCLUDING HAP</b>	<u>(65,260)</u>	<u>(16,315)</u>	<u>69,818</u>	<u>86,132</u>
<b>HAP REVENUES</b>	8,241,000	2,060,250	2,456,100	395,850
<b>HAP EXPENSES</b>	8,169,000	2,042,250	2,447,180	404,930
<b>NET HAP (LOSS)</b>	<u>72,000</u>	<u>18,000</u>	<u>8,920 *</u>	<u>(9,080)</u>
<b>GRAND TOTAL PROFIT (LOSS)</b>	<u>6,740</u>	<u>1,685</u>	<u>78,738</u>	<u>77,052</u>
<b>UNRECONCILED HUD HELD RESERVES AT 12/31/24</b>			<u>104,883</u>	
<b>GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES</b>			<u>183,621</u>	

# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** January 9, 2025

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

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

**SUBJECT:** Monthly Report (Stats for December 2024)

**PERIOD:** December 12, 2024 to January 9, 2025

### **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>7/24/2024</b>	<b>TBD</b>	<b>TBD</b>
<b>D’Orazio</b>	<b>12/07/2018 (Rescinded)</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 the close-out of the current construction project and the award of the fire-pump project. **Quotations for community room furniture are being obtained from a State Contract vendor.**

# Renovation Projects

Scope of Work	Work Status	Comments
<b>Tarkiln Acres – Roof Replacements</b>	<b>In Planning Stage</b>	<i>Jan 2025 – project is currently in the planning stages with JW Pedersen Architect, a project kicking off meeting is anticipated to take place in January.</i>
<p><b>KT/OT – Elevator Refurbishment;</b></p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p> <p>11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.</p> <p>12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.</p> <p>1/2024 – A change order is needed to replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received.</p>	<p style="text-align: center;"><b>Bid opening on 5/17/22</b></p> <hr/> <p>2/2024 – Equipment for the modernization is pending delivery from the manufacturer.</p> <p>04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of-service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.</p> <p>05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.</p> <p>6/2021 – No Update;            9/2021 – A&amp;E proposals received and under review;            12/2023- Project is in the planning stages with the architects;            1/2024 –Architect is preparing a proposal for this project; The plan is to move forward in 2024;            2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process;            9/2024 – No change in project status;            06/2024 – Modernization work on elevators in both Kidston &amp; Olivio continues; One elevator remains in service at both buildings;</p> <p>7/2024 - –The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers – Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers – Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings. A further explanation at the Board meeting regarding Kidston Towers.</p>	<p>8/2024-Kidston Towers –Car #1 will be taken out of service for modernization starting mid-August. Olivio Towers – Car #2 is scheduled for completion and inspection at the end of August, once completed work will begin on elevator Car #1. One elevator car remains in service and operational at both buildings.</p> <p>09/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers –Car #1 will be taken out of service for modernization once Car #2 is operational. Olivio Towers – Car #2 is delayed – the contractor is working to obtain fire alarm devices that are required for proper operation of the car. One elevator car remains in service and operational at both buildings.</p> <p>10/2024 - –The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers –Car #1 is out of service for modernization. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at both buildings. A change order will be presented to request an extension in time to complete the project.</p> <p>11/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers –Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.</p> <p>12/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers –Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.</p> <p><i>1/2025- All elevator cars are operational at Kidston Towers &amp; Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.</i></p>



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

Scope of Work	Work Status	Comments
<p><b>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</b></p>	<p><b>July-August 2021 Award Anticipated</b></p>	<p>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> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;                  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;                  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>

## 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>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</p> <p>12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p>		<p>02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p>06/2024 – New vendor for water filtration system on schedule for an on-site visit;</p> <p>7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. <u>No update.</u></p> <p>9/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p><i>01/2025 – No update on this project.</i></p>

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

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

**Project was bid on two occasions –**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11/2024 – The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project. A change order will be presented, a further explanation will be provided at the Board Meeting.

12/2024 – The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project. A change order will be presented, a further explanation will be provided at the Board Meeting.

***01/2025 – No update on this project.***

## Scattered Site Disposition – Status

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

## SCATTERED SITE HOMES – STATUS SUMMARY

<i>Date</i>	<i>Addresses</i>	<i>Status</i>	<i>Total Homes</i>
			<b>39 Keeping</b>
<i>2022 Activity</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD – 5/4/22</i>	
	<i>1441 Nylund Drive</i>	<i>SOLD – 05/10/22</i>	
	<i>612 Oxford Street</i>	<i>SOLD – 5/16/22</i>	
	<i>1137 East Elmer Rd</i>	<i>SOLD – 6/28/22</i>	
	<i>864 Columbia Avenue</i>	<i>SOLD – 9/30/22</i>	
	<i>1409 Brown Road</i>	<i>SOLD – 9/8/22</i>	
	<i>1745 Jackson Drive</i>	<i>SOLD – 11/10/22</i>	
	<i>4331 Robert Drive</i>	<i>SOLD – 2/12/22</i>	<i>8 Sold in 2022</i>
<i>2023 Activity</i>	<i>760 N. Mill Rd</i>	<i>SOLD – 12/1/23</i>	
	<i>1091 N. Mill Rd</i>	<i>SOLD – 10/31/23</i>	
	<i>1290 Old Lake Rd</i>	<i>SOLD – 12/29/23</i>	
	<i>930 Charles St</i>	<i>SOLD – 1/11/2024</i>	
	<i>30 Avon Place</i>	<i>SOLD – 1/31/2024</i>	
	<i>5578 High Ridge Rd</i>	<i>SOLD – 1/31/2024</i>	
	<i>1479 Brown Rd</i>	<i>SOLD – 2/21/2024</i>	
	<i>2174 Sunset Ave</i>	<i>SOLD – 4/04/2024</i>	
	<i>5599 Lodge Place</i>	<i>SOLD – 7/01/2024</i>	<i>9 Sold in 2023</i>
<i>2024 Activity</i>	<i>3188 Hance Bridge Rd</i>	<i>SOLD 4/22/2024</i>	
	<i>5633 High Ridge Rd</i>	<i>SOLD – 5/2024</i>	
	<i>721 S. Valley Ave</i>	<i>SOLD – 5/30/2024</i>	
	<i>2961 Athens Way</i>	<i>SOLD – 6/19/2024</i>	
	<i>4630 Bernard Rd</i>	<i>SOLD – 7/02/2024</i>	
	<i>1659 Venus Drive</i>	<i>SOLD – 6/20/2024</i>	
	<i>4509 Noel Drive</i>	<i>SOLD – 5/28/2024</i>	
	<i>38 Victory Lane</i>	<i>SOLD 7/17/24</i>	
	<i>4511 Robin Road</i>	<i>SOLD 8/30/24</i>	
	<i>1460 Neptune Terr</i>	<i>SOLD 9/20/24</i>	
	<i>2935 Athens Way</i>	<i>SOLD 9/16/24</i>	
	<i>1306 Brown Rd</i>	<i>November 2023 SOLD – 9/30/24</i>	
	<i>1017 Alexander Dr</i>	<i>SOLD – 12/19/24</i>	
	<i>5691 High Ridge Rd</i>	<i>Settlement Scheduled for Fe-HUD docs</i>	
	<i>4486 Robin Road</i>	<i>SOLD 12/13/24</i>	<i>14 Sold in 2024</i>
	<i>2149 Berkley Dr</i>	<i>Settlement Anticipated Feb/March-HUD docs</i>	<i>2 Agreements</i>
		<i>33 Houses being sold;</i>	<i>End of List</i>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**December 2024 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. Site work is scheduled to begin.**

*January /2025 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. Site work is underway. A more detailed update will be provided at the Board meeting. Occupancy of the building is scheduled for February; however, weather conditions may affect the completion of the site work.*

## D’Orazio Terrace – Community Room

*January 2025 - Update – Project is currently in the planning stages with JW Pedersen Architect, a project kicking off meeting is anticipated to take place in January.*

## Melrose Court

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

## Community Outreach

*On December 23, 2024, the staff hosted a toy giveaway for the family sites and scattered sites. During the event, pizza, sodas, cookies, and chips were provided to the families who participated.*

*The initiative was well received, and we believe it was a huge success. Looking ahead, we’re confident that next year’s event will benefit from even more positive feedback and increased participation from tenants. The families who joined in truly enjoyed the time spent together during the activity.*





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

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

**Program Statistics Report**

**10/2024 - 10/2025**

**Dec2024**

**Nov2024**

**Oct2024**

<b>Tenant Accounts Receivable</b>			
Number of "non-payment of rent" cases referred to the solicitor	0	0	2
<b>Unit Inspections</b>			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	40	29	10
Total number of units inspected year-to-date - all sites	234	169	120
City Inspections	25	20	110
<b>Occupancy</b>			
Monthly Unit Turnaround Time (Avg) (Down,Prep & Leasup Time)	41	11	45
Annual Unit Turnaround Time (For Fiscal Year)	32	28	45
Monthly - Number of Vacancies (at start of month)	2	2	7
Monthly - Number of Vacancies Filled (this month)	1	3	9
Monthly - Average unit turnaround time in days for Lease Up	6	5	6
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	26	4	21
Monthly - Annual Average Number of Vacancies (at start of month)	4	5	7
PIC Score	100.00	100.00	100.00
Occupancy Rate	99.30%	99.30%	99.12%
<b>Public Housing &amp; RAD Waiting List Applicants 0,1,4,5,6 bedroom lists open.</b>			
Families - With Local Preference	118	112	112
Families - Without Local Preference	362	354	347
Elderly (Seniors - 62+)/Disabled - With Local preference	165	143	139
Elderly (Seniors - 62+)/Disabled - Without Local preference	315	284	270
0/1 Bedroom	480	427	409
2 Bedroom	154	154	154
3 Bedroom	90	89	91
4 Bedroom	173	162	156
5 Bedroom	55	53	50
6 Bedroom	8	8	8
Success Rate	25%	25%	25%
Average work order turnaround time in days - Tenant Generated	0.09	0.15	0.11
Number of routine work orders written this month	570	443	574
Number of outstanding work orders from previous month	1,308	1,261	1,206
Total number of work orders to be addressed this month	1,878	1,704	1,780
Total number of work orders completed this month	500	396	519
Total number of work orders left outstanding	1,378	1,308	1,261
Number of emergency work orders written this month	1	2	1
Total number of work orders written year-to-date	1,587	1,017	574
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	2	4	1
<b>Section 8</b>			
Level of leased units of previous month was:	1024	1023	1023
Level of leased units this month is:	1025	1025	1023
Number of increased leased-units over last month	1	2	0
Total number of units inspected this month	29	22	26
<b>Programs (Voucher):</b>			
ABA Utilization %	89.60%	99.23%	100.11%
Repayment Agreements	46	45	46
Total repayments due YTD	\$148,008	\$152,652	\$154,123
Total repayments received YTD	\$4,842	\$3,830	\$2,359
PIC Score (Oakview added 10/13)	101.18%	100.29%	100.88%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - <b>CLOSED</b>	631	631	630
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - <b>CLOSED</b>	1214	1214	1215
Section 8 Project Based Waiting List Applicants- <b>Oakview - OPEN (2-4br lists open)</b>	712	704	704
Section 8 Project Based Waiting List Applicants- With Local Preference - <b>Buena HA - OPEN</b>	2	0	0
Section 8 Project Based Waiting List Applicants- Without Local Preference - <b>Buena HA - OPEN</b>	61	28	31
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	73%/27%	75%/25%	80%/20%
Section 8 - Choice Mobiltiy List	111	111	111
<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	10	15	10
The number of residents signed on to the program. (FSS Contracts).	26	27	28

**Program Statistics Report**

**10/2024 - 10/2025**

**Dec2024**

**Nov2024**

**Oct2024**

The number of FSS Participants with established escrow accounts.	15	15	14
Number of residents in need of employment skills (GED, DL, Job Training.)	4	4	4
The number of meetings, workshops and case management services	1	15	6
<b>Congregate Services</b>			
Number of clients on the Congregate Program	33	39	38
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	17	15	14
Number of clients on Laundry Services	21	19	20
Number of clients on Shopping Services	5	5	4
<b>Registered Nurse</b>			
Number of clients served this month	97	26	106
Blood Pressure Clinics ( clinics) # of residents attending	1	1	1
Health Assessments/re-assessments	9	5	8
Meds Supervision	27	30	22
<b>VHA - (FAMILY SW)</b>			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	10	15	13
Number of Meetings	75	15	6
Number of residents enrolled in academic/employment workshops (FSS)	4	4	4
<b>VHA - (MEDICAL)</b>			
Number of residents received health assessment	9	5	8
Number of residents health activities of daily living assessments.	31	26	7
Resident's medicine monitoring/supervision for month	27	30	22
Self-sufficiency - improved living conditions.	10	7	7
<b>Community Development Block Grant Program</b>			
<b>Clients Served</b>			
Number of new clients served	0	0	1
Number of ongoing clients	64	64	63
Total clients currently being served this month	75	60	64
<b>Income</b>			
Median Family Income (MFI)			
Moderate 80%-51% (MFI)	15	15	15
Low 50%-31% (MFI)	18	18	18
Very Low 30%-0% (MFI)	31	31	31
<b>Total</b>	<b>64</b>	<b>64</b>	<b>64</b>
<b>Client Demographics</b>			
White	9	9	9
Black	7	7	7
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

**RESOLUTION #2025-01**

**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 \$2,311,581.41.

**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:** January 16, 2025

**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 January 16, 2025 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  
 1/16/25

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
4720 - 4773	<b>SECTION 8 HAP PROGRAM</b> LANDLORD/TENANT CHECKS AND OTHER	\$ 845,738.00
		\$47,232.00
23267 - 23470; 500069	DIRECT DEPOSITS-LANDLORDS HAPS	\$798,506.00
776 - 779; 20243550428 & 20250030389	<b>SECTION 8 ADM FEE ACCOUNT</b> COMPUTER CHECKS- Ocean First	\$ 15,626.78
	COMPUTER CHECKS- Tuist	\$15,626.78 \$0.00
	<b>SECTION 8 NEW HOMEOWNERSHIP</b> COMPUTER CHECKS	\$ 0.00 \$0.00
120 - 121	<b>NEW HOMEOWNERSHIP INVESTMENTS</b> COMPUTER CHECKS- Ocean First COMPUTER CHECKS- Truist	\$ 415,489.62 \$0.00 \$415,489.62
235	<b>OCEAN FIRST BANK PH SECURITY DEPOSIT</b> COMPUTER CHECKS	\$ 432.63 \$432.63
	<b>OCEAN FIRST BANK FSS ESCROW</b> COMPUTER CHECKS	\$ 0.00 \$0.00
2650; 20243550427, 20243650611, 20243650618, 20250030388, 20250080461, 20250080462, 20250080473 & 20250100312	<b>CAPITAL BANK GEN/FUND PH</b> COMPUTER CHECKS	\$ 257,441.05
13733 - 13796; 221716, 532417, 1102025, 1405432, 1408113, 12272024, 12312024, 20243620143, 20243620151-52, 20250030115	<b>COCC CASH ACCOUNT</b> COMPUTER CHECKS	\$ 426,329.47
	<b>COCC EXPENDITURES</b> PAYROLL	12/27/24 - 01/10/2025 \$ 317,166.06
	PAYROLL TAX LIABILITY	12/27/24 - 01/10/2025 \$ 33,357.80
	<b>TOTAL</b>	<b>\$ 2,311,581.41</b>

### Payment Summary

Bank=sec8hap AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	4720	0apabar - BARCLAY APARTMENTS VENTURES LP	1/3/2025	01-2025	1,351.00
sec8hap - Section 8 HAP	4721	0cbrenta - C & B RENTALS	1/3/2025	01-2025	1,767.00
sec8hap - Section 8 HAP	4722	0coryol - CORTES	1/3/2025	01-2025	3,856.00
sec8hap - Section 8 HAP	4723	0invfai - INVESTMENT GROUP LLC	1/3/2025	01-2025	1,887.00
sec8hap - Section 8 HAP	4724	t0000066 - CORTES	1/3/2025	01-2025	56.00
sec8hap - Section 8 HAP	4725	t0000623 - FREEMAN	1/3/2025	01-2025	3.00
sec8hap - Section 8 HAP	4726	t0001053 - MEDINA	1/3/2025	01-2025	137.00
sec8hap - Section 8 HAP	4727	t0001073 - PETERSON	1/3/2025	01-2025	5.00
sec8hap - Section 8 HAP	4728	t0004557 - RAMOS	1/3/2025	01-2025	68.00
sec8hap - Section 8 HAP	4729	t0004672 - CRUZ	1/3/2025	01-2025	84.00
sec8hap - Section 8 HAP	4730	t0004893 - BALL	1/3/2025	01-2025	165.00
sec8hap - Section 8 HAP	4731	t0005562 - GASKINS	1/3/2025	01-2025	170.00
sec8hap - Section 8 HAP	4732	t0005715 - VAZQUEZ	1/3/2025	01-2025	134.00
sec8hap - Section 8 HAP	4733	t0005884 - RUIZ	1/3/2025	01-2025	145.00
sec8hap - Section 8 HAP	4734	t0006492 - MOORE	1/3/2025	01-2025	50.00
sec8hap - Section 8 HAP	4735	t0006704 - ORTIZ - RAMOS	1/3/2025	01-2025	5.00
sec8hap - Section 8 HAP	4736	t0006766 - MOSS	1/3/2025	01-2025	273.00
sec8hap - Section 8 HAP	4737	t0007021 - SHIELDS	1/3/2025	01-2025	6.00
sec8hap - Section 8 HAP	4738	t0007057 - DESAI	1/3/2025	01-2025	78.00
sec8hap - Section 8 HAP	4739	t0007315 - PENDELTON	1/3/2025	01-2025	37.00
sec8hap - Section 8 HAP	4740	t0008077 - PEREZ	1/3/2025	01-2025	104.00
sec8hap - Section 8 HAP	4741	t0008553 - CARLO	1/3/2025	01-2025	53.00
sec8hap - Section 8 HAP	4742	t0010164 - RIVERA MARTINEZ	1/3/2025	01-2025	63.00
sec8hap - Section 8 HAP	4743	t0010166 - ORTIZ	1/3/2025	01-2025	60.00
sec8hap - Section 8 HAP	4744	t0012267 - ACKLEY	1/3/2025	01-2025	6.00
sec8hap - Section 8 HAP	4745	t0012269 - PEYTON	1/3/2025	01-2025	44.00
sec8hap - Section 8 HAP	4746	t0012280 - LOPEZ	1/3/2025	01-2025	3.00
sec8hap - Section 8 HAP	4747	t0013742 - Thomas	1/3/2025	01-2025	71.00
sec8hap - Section 8 HAP	4748	t0013765 - Samuel	1/3/2025	01-2025	83.00
sec8hap - Section 8 HAP	4749	t0013870 - Harris	1/3/2025	01-2025	1.00
sec8hap - Section 8 HAP	4750	t0013888 - SCARBROUGH	1/3/2025	01-2025	223.00
sec8hap - Section 8 HAP	4751	t0013930 - Quinones	1/3/2025	01-2025	26.00
sec8hap - Section 8 HAP	4752	t0013995 - VIERA	1/3/2025	01-2025	90.00
sec8hap - Section 8 HAP	4753	t0014175 - Chavez	1/3/2025	01-2025	15.00
sec8hap - Section 8 HAP	4754	t0014378 - HAND	1/3/2025	01-2025	52.00
sec8hap - Section 8 HAP	4755	t0014727 - Rodriguez	1/3/2025	01-2025	140.00
sec8hap - Section 8 HAP	4756	t0014784 - ARNOLD	1/3/2025	01-2025	159.00
sec8hap - Section 8 HAP	4757	t0014786 - Rivera Viruet	1/3/2025	01-2025	96.00
sec8hap - Section 8 HAP	4758	t0015043 - POWELL	1/3/2025	01-2025	154.00
sec8hap - Section 8 HAP	4759	t0015601 - LLOYD	1/3/2025	01-2025	13.00
sec8hap - Section 8 HAP	4760	t0015625 - MACIN	1/3/2025	01-2025	100.00
sec8hap - Section 8 HAP	4761	t0015634 - DICKS	1/3/2025	01-2025	52.00
sec8hap - Section 8 HAP	4762	t0015636 - WILSON	1/3/2025	01-2025	63.00
sec8hap - Section 8 HAP	4763	t0015850 - PURNELL	1/3/2025	01-2025	92.00
sec8hap - Section 8 HAP	4764	t0015908 - BEARDSLEY	1/3/2025	01-2025	103.00
sec8hap - Section 8 HAP	4765	t0015929 - ALICEA	1/3/2025	01-2025	121.00
sec8hap - Section 8 HAP	4766	t0016512 - DUNSTON MARRERO	1/3/2025	01-2025	92.00
sec8hap - Section 8 HAP	4767	t0018082 - JORDAN	1/3/2025	01-2025	90.00
sec8hap - Section 8 HAP	4768	t0018174 - TURNER	1/3/2025	01-2025	31.00
sec8hap - Section 8 HAP	4769	vf093 - ORANGE COUNTY HOUSING & C D	1/3/2025	01-2025	3,898.00

### Payment Summary

Bank=sec8hap AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	4770	vnj058 - SALEM HOUSING AUTHORITY	1/3/2025	01-2025	977.00	
sec8hap - Section 8 HAP	4771	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	1/3/2025	01-2025	5,301.00	
sec8hap - Section 8 HAP	4772	0housin - VINELAND HOUSING AUTHORITY	1/13/2025	01-2025	3,977.00	
sec8hap - Section 8 HAP	4773	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	1/15/2025	01-2025	20,602.00	
sec8hap - Section 8 HAP	23267	0537grap - 529-537 GRAPE STREET,LLC	1/3/2025	01-2025	580.00	
sec8hap - Section 8 HAP	23268	0abobab - BABATUNDE O ABORISADE	1/3/2025	01-2025	1,479.00	
sec8hap - Section 8 HAP	23269	0abrawi - ABRAHAN HEREDIA	1/3/2025	01-2025	662.00	
sec8hap - Section 8 HAP	23270	0acojol - ACOSTA III	1/3/2025	01-2025	840.00	
sec8hap - Section 8 HAP	23271	0acojor - ACOSTA	1/3/2025	01-2025	2,027.00	
sec8hap - Section 8 HAP	23272	0ahcpv - AFFORDABLE HOUSING CORPORATION	1/3/2025	01-2025	13,828.00	
sec8hap - Section 8 HAP	23273	0ahctaaa - AFFORDABLE HOUSING CORPORATON	1/3/2025	01-2025	93,044.00	
sec8hap - Section 8 HAP	23274	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	1/3/2025	01-2025	84,689.00	
sec8hap - Section 8 HAP	23275	0albreb - REBECCA C THOMPSON-ALBERT	1/3/2025	01-2025	355.00	
sec8hap - Section 8 HAP	23276	0aljess - ALJESS LLC	1/3/2025	01-2025	847.00	
sec8hap - Section 8 HAP	23277	0andcar - ANDUJAR	1/3/2025	01-2025	1,145.00	
sec8hap - Section 8 HAP	23278	0andjon - JONATHAN ANDREOZZI	1/3/2025	01-2025	1,725.00	
sec8hap - Section 8 HAP	23279	0andron - RONALD ANDRO	1/3/2025	01-2025	683.00	
sec8hap - Section 8 HAP	23280	0aparab - AB APARTMENTS LLC	1/3/2025	01-2025	3,687.00	
sec8hap - Section 8 HAP	23281	0apgava - VALLEY GARDEN APARTMENTS LLC	1/3/2025	01-2025	985.00	
sec8hap - Section 8 HAP	23282	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	1/3/2025	01-2025	256.00	
sec8hap - Section 8 HAP	23283	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	1/3/2025	01-2025	6,512.00	
sec8hap - Section 8 HAP	23284	0assind - INDEPENDENCE ASSOCIATES LLC	1/3/2025	01-2025	892.00	
sec8hap - Section 8 HAP	23285	0asslop - LOPEZ & ASSOCIATES LLC	1/3/2025	01-2025	814.00	
sec8hap - Section 8 HAP	23286	0augdav - DAVID AUGUSTINE	1/3/2025	01-2025	1,666.00	
sec8hap - Section 8 HAP	23287	0banvan - CAMPOS BANDALA	1/3/2025	01-2025	1,193.00	
sec8hap - Section 8 HAP	23288	0behant - ANTHONY BEHRENS	1/3/2025	01-2025	782.00	
sec8hap - Section 8 HAP	23289	0beredw - EDWIN C & SAVALYN BERGAMO	1/3/2025	01-2025	322.00	
sec8hap - Section 8 HAP	23290	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AP	1/3/2025	01-2025	4,261.00	
sec8hap - Section 8 HAP	23291	0betalp - ALPHA BETA CAMDEN LLC	1/3/2025	01-2025	1,425.00	
sec8hap - Section 8 HAP	23292	0biaent - BIA ENTERPRISES LLC	1/3/2025	01-2025	633.00	
sec8hap - Section 8 HAP	23293	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	1/3/2025	01-2025	1,031.00	
sec8hap - Section 8 HAP	23294	0brewst - BREWSTER GARDEN APARTMENTS LLC	1/3/2025	01-2025	1,076.00	
sec8hap - Section 8 HAP	23295	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	1/3/2025	01-2025	18,240.00	
sec8hap - Section 8 HAP	23296	0bususa - USA BUSY BEE INC	1/3/2025	01-2025	944.00	
sec8hap - Section 8 HAP	23297	0cackim - KIMBERLY A CACCHIOLI	1/3/2025	01-2025	1,084.00	
sec8hap - Section 8 HAP	23298	0camnil - NILZA R CAMACHO	1/3/2025	01-2025	1,057.00	
sec8hap - Section 8 HAP	23299	0carjos - CARVALHO	1/3/2025	01-2025	781.00	
sec8hap - Section 8 HAP	23300	0carmar - SIMOES	1/3/2025	01-2025	781.00	
sec8hap - Section 8 HAP	23301	0casros - CASTILLO	1/3/2025	01-2025	747.00	
sec8hap - Section 8 HAP	23302	0cdgard - CD GARDENS INC.	1/3/2025	01-2025	4,944.00	
sec8hap - Section 8 HAP	23303	0chajos - JOSEPH T CHAMBERS	1/3/2025	01-2025	950.00	
sec8hap - Section 8 HAP	23304	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	1/3/2025	01-2025	4,964.00	
sec8hap - Section 8 HAP	23305	0chuoks - OKSANA CHUMAK	1/3/2025	01-2025	1,632.00	
sec8hap - Section 8 HAP	23306	0clafir - FIRST CLASS RENTAL PROPERTIES LLC	1/3/2025	01-2025	1,394.00	
sec8hap - Section 8 HAP	23307	0comfar - ESTATE	1/3/2025	01-2025	519.00	
sec8hap - Section 8 HAP	23308	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	1/3/2025	01-2025	1,861.00	
sec8hap - Section 8 HAP	23309	0damjos - DAMATO	1/3/2025	01-2025	883.00	
sec8hap - Section 8 HAP	23310	0decant - ANTHONY P DECESERO	1/3/2025	01-2025	587.00	
sec8hap - Section 8 HAP	23311	0dejyes - YESENIA DEJESUS	1/3/2025	01-2025	1,850.00	
sec8hap - Section 8 HAP	23312	0delwil - WILSON ZUNUN DE LEON	1/3/2025	01-2025	639.00	

### Payment Summary

Bank=sec8hap AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	23313	Odownter - DOWER	1/3/2025	01-2025	1,850.00	
sec8hap - Section 8 HAP	23314	Oeas307 - 307 N EAST AVE LLC	1/3/2025	01-2025	599.00	
sec8hap - Section 8 HAP	23315	Oedwdip - EDWARD DIPALMA	1/3/2025	01-2025	1,047.00	
sec8hap - Section 8 HAP	23316	Oegbmar - MARY J EGBEH	1/3/2025	01-2025	1,336.00	
sec8hap - Section 8 HAP	23317	Oeinmar - MARTIN JAY EINSTEIN	1/3/2025	01-2025	718.00	
sec8hap - Section 8 HAP	23318	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	1/3/2025	01-2025	6,785.00	
sec8hap - Section 8 HAP	23319	Oequsul - SULLIVAN EQUITIES LLC	1/3/2025	01-2025	1,041.00	
sec8hap - Section 8 HAP	23320	Oestros - ESTATE OF LUIS A ROSADO-TORRES	1/3/2025	01-2025	479.00	
sec8hap - Section 8 HAP	23321	Ofamfai - Faiola Family LP	1/3/2025	01-2025	476.00	
sec8hap - Section 8 HAP	23322	Ofamfp - FAIOLA FAMILY LP	1/3/2025	01-2025	1,379.00	
sec8hap - Section 8 HAP	23323	Oflodor - FLOWERS	1/3/2025	01-2025	1,046.00	
sec8hap - Section 8 HAP	23324	Oforraf - RAFAEL EDUARDO DILONE FORTUNA	1/3/2025	01-2025	1,125.00	
sec8hap - Section 8 HAP	23325	Og.b.ltd - G B LTD OPER CO INC	1/3/2025	01-2025	1,055.00	
sec8hap - Section 8 HAP	23326	Ogarabn - ABNER GARCIA	1/3/2025	01-2025	426.00	
sec8hap - Section 8 HAP	23327	Ogarsal - GARCIA	1/3/2025	01-2025	2,934.00	
sec8hap - Section 8 HAP	23328	Ogarspr - SPRING GARDENS VINELAND LLC	1/3/2025	01-2025	7,703.00	
sec8hap - Section 8 HAP	23329	Ogarvin - VINELAND GARDENS LLC	1/3/2025	01-2025	180.00	
sec8hap - Section 8 HAP	23330	Ogibjam - GRIBBLE JR	1/3/2025	01-2025	954.00	
sec8hap - Section 8 HAP	23331	Ogolrob - ROBERT D GALBIATI	1/3/2025	01-2025	1,220.00	
sec8hap - Section 8 HAP	23332	Ogonabr - GONZALEZ JR	1/3/2025	01-2025	1,019.00	
sec8hap - Section 8 HAP	23333	Ogonlil - GONZALEZ	1/3/2025	01-2025	3,480.00	
sec8hap - Section 8 HAP	23334	Ogroche - CHERRY GROUP LLC	1/3/2025	01-2025	1,579.00	
sec8hap - Section 8 HAP	23335	Ogromad - MADHU GROUP LLC	1/3/2025	01-2025	2,783.00	
sec8hap - Section 8 HAP	23336	Ogromic - MICHAEL D RUPPERT JR	1/3/2025	01-2025	1,076.00	
sec8hap - Section 8 HAP	23337	Ogruedi - EDISON GRULLON	1/3/2025	01-2025	1,940.00	
sec8hap - Section 8 HAP	23338	Ohagdan - DANIEL HAGEMAN JR	1/3/2025	01-2025	1,070.00	
sec8hap - Section 8 HAP	23339	Ohemtom - BTW 4 LLC	1/3/2025	01-2025	582.00	
sec8hap - Section 8 HAP	23340	Ohereri - 123 SOUTH 4TH STREET LLC	1/3/2025	01-2025	2,685.00	
sec8hap - Section 8 HAP	23341	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	1/3/2025	01-2025	3,673.00	
sec8hap - Section 8 HAP	23342	Ohfprop - HF PROPERTY MANAGEMENT	1/3/2025	01-2025	1,831.00	
sec8hap - Section 8 HAP	23343	Oholasm - ASM HOLDINGS LLC	1/3/2025	01-2025	674.00	
sec8hap - Section 8 HAP	23344	Oholgle - GLEN PARK HOLDINGS LLC	1/3/2025	01-2025	2,686.00	
sec8hap - Section 8 HAP	23345	Oholvin - VINELAND 18 HOLDINGS LLC	1/3/2025	01-2025	1,627.00	
sec8hap - Section 8 HAP	23346	Ohomhec - HECS HOMES LLC	1/3/2025	01-2025	929.00	
sec8hap - Section 8 HAP	23347	Ohomsky - SKYLO HOMES LLC	1/3/2025	01-2025	630.00	
sec8hap - Section 8 HAP	23348	Ohomtar - TARKILN HOMES LLC	1/3/2025	01-2025	6,516.00	
sec8hap - Section 8 HAP	23349	Ohopape - APEX HOPEWELL NJ LLC	1/3/2025	01-2025	632.00	
sec8hap - Section 8 HAP	23350	Ohougol - GOLD HOUSING PROVIDERS LLC	1/3/2025	01-2025	1,500.00	
sec8hap - Section 8 HAP	23351	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	1/3/2025	01-2025	477.00	
sec8hap - Section 8 HAP	23352	Oingden - INGRALDI	1/3/2025	01-2025	1,078.00	
sec8hap - Section 8 HAP	23353	Oinvbot - BOTA INVESTMENTS LLC	1/3/2025	01-2025	3,883.00	
sec8hap - Section 8 HAP	23354	Oinvday - DAY INVESTMENTS LLP	1/3/2025	01-2025	483.00	
sec8hap - Section 8 HAP	23355	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	1/3/2025	01-2025	3,808.00	
sec8hap - Section 8 HAP	23356	Oinvens - EMSIG INVESTMENTS LLC	1/3/2025	01-2025	1,201.00	
sec8hap - Section 8 HAP	23357	Oinvtra - T-RAY INVESTMENTS LLC	1/3/2025	01-2025	2,336.00	
sec8hap - Section 8 HAP	23358	Oinvweb - WEBER INVESTMENT GROUP LLC	1/3/2025	01-2025	6,194.00	
sec8hap - Section 8 HAP	23359	Ojacgar - W JACK	1/3/2025	01-2025	2,043.00	
sec8hap - Section 8 HAP	23360	Ojerpri - PRIME JERSEY ESTATES	1/3/2025	01-2025	11,050.00	
sec8hap - Section 8 HAP	23361	Okatjay - JAY-KAT INVESTMENTS, LLC	1/3/2025	01-2025	589.00	
sec8hap - Section 8 HAP	23362	Oklc1llc - KLC1 LLC	1/3/2025	01-2025	1,728.00	



## Payment Summary

Bank=sec8hap AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	23363	Okorcou - COURTER-KORFF LLC	1/3/2025	01-2025	1,430.00
sec8hap - Section 8 HAP	23364	Olabfel - LABOY	1/3/2025	01-2025	1,740.00
sec8hap - Section 8 HAP	23365	Olandic - LANDICINI 566 LLC	1/3/2025	01-2025	398.00
sec8hap - Section 8 HAP	23366	Olanedw - EDWARD J LANG	1/3/2025	01-2025	1,300.00
sec8hap - Section 8 HAP	23367	Olebzai - LEBRON	1/3/2025	01-2025	2,610.00
sec8hap - Section 8 HAP	23368	Olegmay - MAYERFELD LEGACY TRUST	1/3/2025	01-2025	152.00
sec8hap - Section 8 HAP	23369	Olevgab - GABRIELLE LEVITT	1/3/2025	01-2025	962.00
sec8hap - Section 8 HAP	23370	Olhrent - L & H RENTALS	1/3/2025	01-2025	798.00
sec8hap - Section 8 HAP	23371	Olinrob - ROBERT LINDNER	1/3/2025	01-2025	0.00
sec8hap - Section 8 HAP	23372	Olickoo - KOONER LLC	1/3/2025	01-2025	1,694.00
sec8hap - Section 8 HAP	23373	Ollcsn2 - SN 22 LLC	1/3/2025	01-2025	2,041.00
sec8hap - Section 8 HAP	23374	Olocloc - LOCATION LOCATION & TIMING LLC	1/3/2025	01-2025	1,047.00
sec8hap - Section 8 HAP	23375	Olondav - DAVID LONGINI	1/3/2025	01-2025	473.00
sec8hap - Section 8 HAP	23376	Olopyad - YADIRA LOPEZ	1/3/2025	01-2025	710.00
sec8hap - Section 8 HAP	23377	Olospro - LOST PROPERTIES LLC	1/3/2025	01-2025	3,089.00
sec8hap - Section 8 HAP	23378	Omalaug - MIKLAVCIC JR	1/3/2025	01-2025	2,898.00
sec8hap - Section 8 HAP	23379	Omanarc - MANAGEMENT LLC	1/3/2025	01-2025	378.00
sec8hap - Section 8 HAP	23380	Omanrub - RUBY MANAGEMENT	1/3/2025	01-2025	2,350.00
sec8hap - Section 8 HAP	23381	Omapgre - GREENWOOD MAPLE JAY LLC	1/3/2025	01-2025	1,174.00
sec8hap - Section 8 HAP	23382	Omelrose - MELROSE COURT LP	1/3/2025	01-2025	17,513.00
sec8hap - Section 8 HAP	23383	Omenbre - MENDEZ	1/3/2025	01-2025	272.00
sec8hap - Section 8 HAP	23384	Omillvil - MILLVILLE REALTY CORPORATION	1/3/2025	01-2025	2,295.00
sec8hap - Section 8 HAP	23385	Omiryar - MIRANDA	1/3/2025	01-2025	2,386.00
sec8hap - Section 8 HAP	23386	Omonbry - BRYAN P. MONTEMURRO	1/3/2025	01-2025	618.00
sec8hap - Section 8 HAP	23387	Omriang - RIVERA	1/3/2025	01-2025	846.00
sec8hap - Section 8 HAP	23388	Omulqua - QUALITY MULTI BR RENTALS LLC	1/3/2025	01-2025	1,963.00
sec8hap - Section 8 HAP	23389	Oneddav - NEDER	1/3/2025	01-2025	1,589.00
sec8hap - Section 8 HAP	23390	Oneeshr - SHREE NEEL LLC	1/3/2025	01-2025	2,641.00
sec8hap - Section 8 HAP	23391	Onegcar - CARLOS NEGRON JR	1/3/2025	01-2025	774.00
sec8hap - Section 8 HAP	23392	Onottop - TOP NOTCH REAL ESTATE LLC	1/3/2025	01-2025	1,448.00
sec8hap - Section 8 HAP	23393	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	1/3/2025	01-2025	33,335.00
sec8hap - Section 8 HAP	23394	Opaeast - EAST PARK APARTMENTS	1/3/2025	01-2025	8,254.00
sec8hap - Section 8 HAP	23395	Opanpar - PARESH PANCHAL	1/3/2025	01-2025	1,940.00
sec8hap - Section 8 HAP	23396	Oparest - PARVIN ESTATES LLC	1/3/2025	01-2025	68.00
sec8hap - Section 8 HAP	23397	Oparkto - PARK TOWNE APTS LLC	1/3/2025	01-2025	267.00
sec8hap - Section 8 HAP	23398	Opasmar - PASTORE	1/3/2025	01-2025	1,092.00
sec8hap - Section 8 HAP	23399	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	1/3/2025	01-2025	3,927.00
sec8hap - Section 8 HAP	23400	Opoisil - SILVER POINT MANAGEMENT LLC	1/3/2025	01-2025	1,085.00
sec8hap - Section 8 HAP	23401	Oproall - ALL PRO GROUP LLC	1/3/2025	01-2025	2,155.00
sec8hap - Section 8 HAP	23402	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	1/3/2025	01-2025	620.00
sec8hap - Section 8 HAP	23403	Oprolha - LHA PROPERTIES LLC	1/3/2025	01-2025	1,618.00
sec8hap - Section 8 HAP	23404	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	1/3/2025	01-2025	729.00
sec8hap - Section 8 HAP	23405	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	1/3/2025	01-2025	15,209.00
sec8hap - Section 8 HAP	23406	Oprotim - TIMARIA PROPERTIES LLC	1/3/2025	01-2025	1,572.00
sec8hap - Section 8 HAP	23407	Oquilou - QUILES	1/3/2025	01-2025	291.00
sec8hap - Section 8 HAP	23408	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	1/3/2025	01-2025	164,884.00
sec8hap - Section 8 HAP	23409	Oramnic - NICHOLAS P RAMBONE	1/3/2025	01-2025	358.00
sec8hap - Section 8 HAP	23410	Oraymar - RAYMOND HOLDINGS LLP	1/3/2025	01-2025	1,347.00
sec8hap - Section 8 HAP	23411	Oreabrt - BRT REAL ESTATE LLC	1/3/2025	01-2025	728.00
sec8hap - Section 8 HAP	23412	Oreadcb - Realty LLC	1/3/2025	01-2025	788.00

### Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	23413	Oreahen - REAL ESTATE	1/3/2025	01-2025	1,581.00
sec8hap - Section 8 HAP	23414	Oreajba - JBAR REALTY LLC	1/3/2025	01-2025	1,049.00
sec8hap - Section 8 HAP	23415	Orealbf - B & F REAL ESTATE HOLDINGS LLC	1/3/2025	01-2025	2,000.00
sec8hap - Section 8 HAP	23416	Oreala - S & A REALTY ENTERPRISES LLC	1/3/2025	01-2025	638.00
sec8hap - Section 8 HAP	23417	Oreamat - MATURO REALTY INC	1/3/2025	01-2025	2,331.00
sec8hap - Section 8 HAP	23418	Oreamil - MILLVILLE REALTY CORP	1/3/2025	01-2025	1,082.00
sec8hap - Section 8 HAP	23419	Oreasar - SARA REAVES	1/3/2025	01-2025	865.00
sec8hap - Section 8 HAP	23420	Oregche - REGENCY CHESTNUT COURT	1/3/2025	01-2025	12,017.00
sec8hap - Section 8 HAP	23421	Oregeas - REGENCY EAST LLC	1/3/2025	01-2025	3,307.00
sec8hap - Section 8 HAP	23422	Oreisup - SUPERIOR RE INVESTMENTS LLC	1/3/2025	01-2025	1,889.00
sec8hap - Section 8 HAP	23423	Orenaco - ACOSTA RENTAL LLC	1/3/2025	01-2025	2,049.00
sec8hap - Section 8 HAP	23424	Orenokg - K G RENOVATIONS LLC	1/3/2025	01-2025	439.00
sec8hap - Section 8 HAP	23425	Orensup - SUPERIOR RENTALS LLC	1/3/2025	01-2025	1,417.00
sec8hap - Section 8 HAP	23426	Orivdie - RIVERA	1/3/2025	01-2025	2,409.00
sec8hap - Section 8 HAP	23427	Oriviri - RIVERA	1/3/2025	01-2025	1,508.00
sec8hap - Section 8 HAP	23428	Orodhen - HENRY RODRIGUEZ	1/3/2025	01-2025	885.00
sec8hap - Section 8 HAP	23429	Orogluc - ROGERS	1/3/2025	01-2025	802.00
sec8hap - Section 8 HAP	23430	Orogsal - SALVATORE W ROGGIO	1/3/2025	01-2025	888.00
sec8hap - Section 8 HAP	23431	Orpjpro - RPJ PROPERTIES LLC	1/3/2025	01-2025	12,811.00
sec8hap - Section 8 HAP	23432	Orunind - INDIAN RUN APARTMENTS LP	1/3/2025	01-2025	820.00
sec8hap - Section 8 HAP	23433	Oruppab - RUPERTO	1/3/2025	01-2025	1,245.00
sec8hap - Section 8 HAP	23434	Osaiger - GERALD M SAINOT JR	1/3/2025	01-2025	1,311.00
sec8hap - Section 8 HAP	23435	Osalasda - DAMIAN & ELAINE SALAS	1/3/2025	01-2025	2,322.00
sec8hap - Section 8 HAP	23436	Osauaud - SAUNDERS	1/3/2025	01-2025	1,800.00
sec8hap - Section 8 HAP	23437	Osaumar - SAUDERS	1/3/2025	01-2025	652.00
sec8hap - Section 8 HAP	23438	Osaunma - SAUNDERS	1/3/2025	01-2025	1,985.00
sec8hap - Section 8 HAP	23439	Oschdan - SCHWARTZ	1/3/2025	01-2025	2,000.00
sec8hap - Section 8 HAP	23440	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	1/3/2025	01-2025	743.00
sec8hap - Section 8 HAP	23441	Osenbri - HOUSING PARTNERS LLC	1/3/2025	01-2025	2,336.00
sec8hap - Section 8 HAP	23442	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	1/3/2025	01-2025	210.00
sec8hap - Section 8 HAP	23443	Oshabru - BRUCE D SHAW	1/3/2025	01-2025	1,420.00
sec8hap - Section 8 HAP	23444	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	1/3/2025	01-2025	2,117.00
sec8hap - Section 8 HAP	23445	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP L	1/3/2025	01-2025	1,048.00
sec8hap - Section 8 HAP	23446	Osolmay - MAY SOLUTIONS LLC	1/3/2025	01-2025	876.00
sec8hap - Section 8 HAP	23447	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	1/3/2025	01-2025	3,951.00
sec8hap - Section 8 HAP	23448	Ototalb - ALBERTO SOTO	1/3/2025	01-2025	1,090.00
sec8hap - Section 8 HAP	23449	Osquian - LANDIS SR URBAN RENEWAL PARTNERS LLC	1/3/2025	01-2025	2,180.00
sec8hap - Section 8 HAP	23450	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	1/3/2025	01-2025	1,285.00
sec8hap - Section 8 HAP	23451	Oswaway - WAYNE SWANSON	1/3/2025	01-2025	1,171.00
sec8hap - Section 8 HAP	23452	Oswe101 - 101 S WEST LLC	1/3/2025	01-2025	1,898.00
sec8hap - Section 8 HAP	23453	Otayver - TAYLOR	1/3/2025	01-2025	733.00
sec8hap - Section 8 HAP	23454	Othapau - ALBERTA A QUAIROLI ESTATE	1/3/2025	01-2025	1,219.00
sec8hap - Section 8 HAP	23455	Otorism - TORRES	1/3/2025	01-2025	1,548.00
sec8hap - Section 8 HAP	23456	Otowpar - PARK TOWNE APARTMENTS LLC	1/3/2025	01-2025	13,298.00
sec8hap - Section 8 HAP	23457	Ovasdap - DAPHNE VASSALOTTI	1/3/2025	01-2025	698.00
sec8hap - Section 8 HAP	23458	Ovashen - VASQUEZ	1/3/2025	01-2025	979.00
sec8hap - Section 8 HAP	23459	Oveljon - JONATHAN VELEZ	1/3/2025	01-2025	1,830.00
sec8hap - Section 8 HAP	23460	Ovhosri - SRI VHOMES LLC	1/3/2025	01-2025	1,650.00
sec8hap - Section 8 HAP	23461	Ovinlan - VINELAND VILLAGE APTS	1/3/2025	01-2025	3,411.00
sec8hap - Section 8 HAP	23462	Ovirulou - LOUIS A VIRUET	1/3/2025	01-2025	1,064.00

### Payment Summary

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sec8hap - Section 8 HAP	23463	Owalnut - WALNUT REALTY ASSOCIATES LLC	1/3/2025	01-2025		7,288.00
sec8hap - Section 8 HAP	23464	Owassey - SEYMOUR WASSERSTRUM	1/3/2025	01-2025		1,091.00
sec8hap - Section 8 HAP	23465	Owebtric - WEBER	1/3/2025	01-2025		2,000.00
sec8hap - Section 8 HAP	23466	Owhihen - WHITE III	1/3/2025	01-2025		914.00
sec8hap - Section 8 HAP	23467	Owolpro - WOLF PROPERTY HOLDINGS LLC	1/3/2025	01-2025		1,661.00
sec8hap - Section 8 HAP	23468	Owrialf - WRIGHT	1/3/2025	01-2025		1,586.00
sec8hap - Section 8 HAP	23469	Oyasmia - YASMIA 3 LLC	1/3/2025	01-2025		1,361.00
sec8hap - Section 8 HAP	23470	Olinkar - KAREN LINDNER	1/15/2025	01-2025		461.00
sec8hap - Section 8 HAP	500069	Oghebre - BRENDAN G GHEEN	1/14/2025	01-2025		0.00
						<b>845,738.00</b>

### Payment Summary

Bank=sec8adm AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
sec8adm - Section 8 Admin	776	vfi093 - ORANGE COUNTY HOUSING & C D	1/3/2025	01-2025		145.22
sec8adm - Section 8 Admin	777	vnj058 - SALEM HOUSING AUTHORITY	1/3/2025	01-2025		75.02
sec8adm - Section 8 Admin	778	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	1/3/2025	01-2025		199.92
sec8adm - Section 8 Admin	779	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	1/15/2025	01-2025		533.12
sec8adm - Section 8 Admin	20243550428	vha - HOUSING AUTHORITY CITY OF VINELAND	12/20/2024	12-2024	12/31/2024	10,908.70
sec8adm - Section 8 Admin	20250030389	vha - HOUSING AUTHORITY CITY OF VINELAND	1/3/2025	01-2025		3,764.80
						<b>15,626.78</b>

### Payment Summary

Bank=nhopbtt AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
nhopbtt - New HOP Inv - BB	120	allris - All Risk Inc	1/16/2025	01-2025		407,569.62
nhopbtt - New HOP Inv - BB	121	shahee - Shaheed A Smith Geospatial LLC	1/16/2025	01-2025		7,920.00
						<b>415,489.62</b>

### Payment Summary

Bank=capsecdp AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 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	235	vha - HOUSING AUTHORITY CITY OF VINELAND	12/31/2024	12-2024		432.63
						<b>432.63</b>

### Payment Summary

Bank=capgenfd AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capgenfd - Public Housing Ge	2650	b0010813 - MALDONADO-COLON	1/13/2025	01-2025		1,815.87
capgenfd - Public Housing Ge	20243550427	vha - HOUSING AUTHORITY CITY OF VINELAND	12/20/2024	12-2024		58,975.99
capgenfd - Public Housing Ge	20243650611	vha - HOUSING AUTHORITY CITY OF VINELAND	12/30/2024	12-2024		31,239.67
capgenfd - Public Housing Ge	20243650618	vha - HOUSING AUTHORITY CITY OF VINELAND	12/30/2024	12-2024		87,500.00
capgenfd - Public Housing Ge	20250030388	vha - HOUSING AUTHORITY CITY OF VINELAND	1/3/2025	01-2025		2,528.38
capgenfd - Public Housing Ge	20250080461	vha - HOUSING AUTHORITY CITY OF VINELAND	1/8/2025	01-2025		12,675.28
capgenfd - Public Housing Ge	20250080462	vha - HOUSING AUTHORITY CITY OF VINELAND	1/8/2025	01-2025		1,266.00
capgenfd - Public Housing Ge	20250080473	vha - HOUSING AUTHORITY CITY OF VINELAND	1/8/2025	01-2025		60,000.00
capgenfd - Public Housing Ge	20250100312	vha - HOUSING AUTHORITY CITY OF VINELAND	1/10/2025	01-2025		1,439.86
						<b>257,441.05</b>

### Payment Summary

Bank=cocc AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
cocc - Central Office Cost	13733	cwa - Communications Workers of America	12/31/2024	12-2024		223.38
cocc - Central Office Cost	13734	aceplu - Ace Plumbing and Electrical Supplies Inc	1/3/2025	01-2025		200.22
cocc - Central Office Cost	13735	aprsup - APR SUPPLY CO	1/3/2025	01-2025		264.88

## Payment Summary

Bank=sec8hap AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	13736	bolste - Bolster Hardware II LLC	1/3/2025	01-2025	5.39	
cocc - Central Office Cost	13737	canbus2 - CANON U.S.A., INC.	1/3/2025	01-2025	91.25	
cocc - Central Office Cost	13738	carahsoft - Carahsoft Technology Corporation	1/3/2025	01-2025	3,480.64	
cocc - Central Office Cost	13739	ccia - Cumberland Co Improvement Auth	1/3/2025	01-2025	96.95	
cocc - Central Office Cost	13740	cintas - Cintas Corporation #100	1/3/2025	01-2025	188.21	
cocc - Central Office Cost	13741	copet - Jeangelica Santos-Perez	1/3/2025	01-2025	484.14	
cocc - Central Office Cost	13742	joskel - JOSEPH KELLY	1/3/2025	01-2025	60.00	
cocc - Central Office Cost	13743	mason - W B Mason Co Inc	1/3/2025	01-2025	78.38	
cocc - Central Office Cost	13744	miles - Miles IT Company	1/3/2025	01-2025	1,768.00	
cocc - Central Office Cost	13745	robrob - Robinson & Robinson LLC	1/3/2025	01-2025	2,016.50	
cocc - Central Office Cost	13746	sermas - ServiceMaster Of The Shore Area	1/3/2025	01-2025	1,547.21	
cocc - Central Office Cost	13747	sherwi - Sherwin Williams Company	1/3/2025	01-2025	503.84	
cocc - Central Office Cost	13748	shred - STERICYCLE, INC.	1/3/2025	01-2025	73.84	
cocc - Central Office Cost	13749	veriw - Verizon Wireless	1/3/2025	01-2025	1,164.95	
cocc - Central Office Cost	13750	vidauto - VINELAND DODGE CHRYSLER JEEP RAM	1/3/2025	01-2025	5,535.52	
cocc - Central Office Cost	13751	aprsup - APR SUPPLY CO	1/10/2025	01-2025	2,688.52	
cocc - Central Office Cost	13752	bolste - Bolster Hardware II LLC	1/10/2025	01-2025	26.59	
cocc - Central Office Cost	13753	ccia - Cumberland Co Improvement Auth	1/10/2025	01-2025	72.82	
cocc - Central Office Cost	13754	eldpes - ELDER PEST CONTROL, INC.	1/10/2025	01-2025	337.50	
cocc - Central Office Cost	13755	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	1/10/2025	01-2025	212.66	
cocc - Central Office Cost	13756	himina - DELSEA LAUNDROMAT	1/10/2025	01-2025	885.00	
cocc - Central Office Cost	13757	homest - HP Homestead Plumbing and Heating Inc	1/10/2025	01-2025	815.95	
cocc - Central Office Cost	13758	jccupa - JC'S Custom Painting	1/10/2025	01-2025	1,170.00	
cocc - Central Office Cost	13759	miles - Miles IT Company	1/10/2025	01-2025	11,117.00	
cocc - Central Office Cost	13760	riggin - Riggins Inc	1/10/2025	01-2025	11.81	
cocc - Central Office Cost	13761	aceplu - Ace Plumbing and Electrical Supplies Inc	1/16/2025	01-2025	1,696.61	
cocc - Central Office Cost	13762	amacap - Amazon Capital Services Inc	1/16/2025	01-2025	264.30	
cocc - Central Office Cost	13763	aprsup - APR SUPPLY CO	1/16/2025	01-2025	31.27	
cocc - Central Office Cost	13764	avena - Linda M Avena CPA	1/16/2025	01-2025	7,295.83	
cocc - Central Office Cost	13765	blocksi - TELESYSTEM	1/16/2025	01-2025	2,098.76	
cocc - Central Office Cost	13766	bolste - Bolster Hardware II LLC	1/16/2025	01-2025	351.42	
cocc - Central Office Cost	13767	bottin - Bottinos Supermarkets Inc	1/16/2025	01-2025	136.39	
cocc - Central Office Cost	13768	callexp - Call Experts New Jersey	1/16/2025	01-2025	594.29	
cocc - Central Office Cost	13769	canbus2 - CANON U.S.A., INC.	1/16/2025	01-2025	93.00	
cocc - Central Office Cost	13770	casebo - Casebook PBC	1/16/2025	01-2025	938.52	
cocc - Central Office Cost	13771	cintas - Cintas Corporation #100	1/16/2025	01-2025	564.63	
cocc - Central Office Cost	13772	culligan2 - Culligan of South Jersey	1/16/2025	01-2025	180.00	
cocc - Central Office Cost	13773	genser - Genserve Inc	1/16/2025	01-2025	1,930.00	
cocc - Central Office Cost	13774	hdsupp - HD Supply Facilities Maintenance LTD	1/16/2025	01-2025	1,935.51	
cocc - Central Office Cost	13775	highlan - Highland Carpet Outlet Inc.	1/16/2025	01-2025	2,556.00	
cocc - Central Office Cost	13776	hill - Ronald Hill	1/16/2025	01-2025	1,200.00	
cocc - Central Office Cost	13777	hompro - HD SUPPLY formerly Home Depot Pro	1/16/2025	01-2025	4,784.53	
cocc - Central Office Cost	13778	jccupa - JC'S Custom Painting	1/16/2025	01-2025	2,208.00	
cocc - Central Office Cost	13779	mason - W B Mason Co Inc	1/16/2025	01-2025	93.97	
cocc - Central Office Cost	13780	natten - National Tenant Network	1/16/2025	01-2025	1,530.20	
cocc - Central Office Cost	13781	nelrod - THE NELROD COMPANY	1/16/2025	01-2025	799.00	
cocc - Central Office Cost	13782	njjif - NJ Public Housing Authorities JIF	1/16/2025	01-2025	216,034.49	
cocc - Central Office Cost	13783	peters - Peterson Service Co Inc	1/16/2025	01-2025	384.00	
cocc - Central Office Cost	13784	pitneq - Pitney Bowes Global Financial Services, LLC.	1/16/2025	01-2025	574.26	
cocc - Central Office Cost	13785	presso-2 - COLUMN SOFTWARE PBC	1/16/2025	01-2025	49.84	
cocc - Central Office Cost	13786	prinsol - Print Solutions Plus Inc	1/16/2025	01-2025	288.76	
cocc - Central Office Cost	13787	rkauto - RK Auto Group	1/16/2025	01-2025	415.32	
cocc - Central Office Cost	13788	rutgers - Rutgers, The State University of New Jersey	1/16/2025	01-2025	820.00	
cocc - Central Office Cost	13789	secgcs - GCSI Security Group	1/16/2025	01-2025	1,947.50	
cocc - Central Office Cost	13790	sermas - ServiceMaster Of The Shore Area	1/16/2025	01-2025	1,018.29	
cocc - Central Office Cost	13791	sherwi - Sherwin Williams Company	1/16/2025	01-2025	693.96	
cocc - Central Office Cost	13792	tabshr - TAB SHREDDING, INC.	1/16/2025	01-2025	715.00	

## Payment Summary

Bank=sec8hap AND mm/yy=12/2024-01/2025 AND Check Date=12/20/2024-01/16/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	13793	vercon - Verizon Connect Fleet USA LLC	1/16/2025	01-2025	414.85
cocc - Central Office Cost	13794	vidauto - VINELAND DODGE CHRYSLER JEEP RAM	1/16/2025	01-2025	44.00
cocc - Central Office Cost	13795	weaequ - Weaver Equipment Sales & Service LLC	1/16/2025	01-2025	1,879.48
cocc - Central Office Cost	13796	yardi - Yardi Systems Inc	1/16/2025	01-2025	78,640.63
cocc - Central Office Cost	221716	pers - Public Employees Retirement System	1/3/2025	01-2025	11,972.92
cocc - Central Office Cost	532417	vmu - Vineland Municipal Utilities	12/20/2024	12-2024	2,732.07
cocc - Central Office Cost	1102025	paychex - Paychex of New York LLC	1/10/2025	01-2025	855.88
cocc - Central Office Cost	1405432	axaequ - Equitable	12/27/2024	12-2024	2,035.00
cocc - Central Office Cost	1408113	axaequ - Equitable	1/10/2025	01-2025	2,035.00
cocc - Central Office Cost	12272024	paychex - Paychex of New York LLC	12/27/2024	12-2024	420.34
cocc - Central Office Cost	12312024	aflac - AFLAC	12/31/2024	12-2024	156.00
cocc - Central Office Cost	20243620143	vha - HOUSING AUTHORITY CITY OF VINELAND	12/27/2024	12-2024	7,917.00
cocc - Central Office Cost	20243620151	vha - HOUSING AUTHORITY CITY OF VINELAND	12/27/2024	12-2024	7,917.00
cocc - Central Office Cost	20243620152	vha - HOUSING AUTHORITY CITY OF VINELAND	12/27/2024	12-2024	7,917.00
cocc - Central Office Cost	20250030115	vha - HOUSING AUTHORITY CITY OF VINELAND	1/3/2025	01-2025	12,047.50
					<b>426,329.47</b>

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

**RESOLUTION #2025-02**

**A Resolution Designating an Official Newspaper for the  
Publication of Business-Related Matters regarding the Housing Authority of the City  
of Vineland Board of Commissioners and Advertisements  
for Contracting Purposes and/or the Publication of Various Other Items**

**WHEREAS**, the Housing Authority of the City of Vineland must by statutory law publish various items in order to comply with said requirements of statutory law; and

**WHEREAS**, it is the desire of the Housing Authority of the City of Vineland to designate official newspapers for the publication of business-related matters regarding the Housing Authority of the City of Vineland Board of Commissioners and advertisements for contracting purposes and/or the publication of various other items; and

**WHEREAS**, the Board of Commissioners of the Housing Authority of the City of Vineland desires to designate The Daily Journal of Vineland and The Atlantic City Press as the official newspaper for the publication of business-related matters regarding the Housing Authority of the City of Vineland Board of Commissioners; and

**WHEREAS**, the Board of Commissioners of the Housing Authority of the City of Vineland desires to designate The Daily Journal of Vineland as the official newspaper for the publication of advertisements for contracting purposes and/or the publication of various other items.

**NOW THEREFORE BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Vineland hereby designates The Daily Journal of Vineland and The Atlantic City Press as its official newspaper for the publication of business-related matters regarding the Housing Authority of the City of Vineland Board of Commissioners and designate The Daily Journal of Vineland as the official newspaper for the publication of advertisements for contracting purposes and/or the publication of various other items pursuant to New Jersey statues, unless said New Jersey statutory law otherwise mandates that a newspaper other than those as referenced herein be used for said publication.

**ADOPTED:** January 16, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner

*Asselta*

Resolution seconded by Commissioner

*Chapman*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

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

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on January 16, 2025 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 #2025-03

Amending Resolution # 2023-42  
Contract Agreement with All Risk, Inc. for the Construction Renovations  
at D'Orazio Terrace – Bldg. #1 – Change Order #7

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

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

**WHEREAS**, it is necessary for the Housing Authority of the City of Vineland to complete renovations at D'Orazio Terrace – Building #1; and,

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

**WHEREAS**, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 22/22-23 to All Risk, Inc. on September 15, 2022; and,

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

**WHEREAS**, change order #7 - \$39,608.46 is necessary for site improvements, door replacements and capping throughout the building; and

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

**ADOPTED:** January 16, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

**VOTE:**

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

VINELAND HOUSING AUTHORITY

  
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 January 16, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

## CERTIFICATION

Funding is available for:

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

Change Order # 6 - \$39,608.46

in the amount totaling **\$39,608.46** from the Homeownership funds (Scattered Site proceeds). The line item to be charged for the above expenditure is account **#1405-50-000** (Construction in Progress-DT).

  
Wendy Hughes  
Certifying Financial Officer

1/16/25  
Date





801 E. Clements Bridge Road  
 Runnemede, NJ 08078  
 24 Hour – (856)546-0016  
 Fax - 856-627-0023  
 Toll Free- 877-247-5252  
[www.TeamAllRisk.com](http://www.TeamAllRisk.com)

Contractor Registration # 13VH00684300

**CHANGE ORDER**

Date: January 16, 2025

Contractor: AllRisk, Inc.

Project Name: Vineland Housing Authority  
 D'Orazio Terrace  
 84 S. West Avenue  
 Vineland, NJ 08360

AllRisk, Inc. File # NJ23-3007

Change Order No. VII **REVISED**

Labor and Material (5) Storm Doors and Capping of (10) openings w/aluminum

Site and Related Improvements

Labor and material for below grade masonry repairs based on discovery.

Labor and materials to perform site improvements and related work based a revised Pedersen Drawing of 1-7-2025, "BLDG 1- Sidewalk, Landscape, Drainage & Railing":

8	Openings	\$ 4,672.86
32	Site Improvements	\$34,935.60

Net Add To Contract .....\$39,608.46

Terms: To Be Billed At Completion Of Services

Owner Approval

*Jaqueline Sporer*

Date 1/16/25

Contractor Acceptance

*[Signature]* Co

Date 1/28/2025

Some change orders resulting in an increase from the original contract price will require a 50% deposit upon contractor acceptance. Any credit owed to client will be adjusted in the final contractor invoicing. Change orders may result in extended completion times to original contract.



**AllRisk, Inc**

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

Client: Vineland Housing Authority - Site C/O  
Property: 84 South West Avenue  
Vineland, NJ 08360

Operator: TOM

Estimator: Thomas Messina

Type of Estimate:

Date Entered: 1/16/2025

Date Assigned:

Price List: NJCA8X\_JAN24

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2025-1-16-CO7REVISED

File Number: Change Order 7 Revised

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

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

**SUPPLEMENTAL ITEMS BASED ON DISCOVERY PER PEDERSEN DRAWING REVISED 1-7-2025 BLDG 1  
SIDEWALK, LANDSCAPE DRAINAGE & RAILING:**

**DRAWINGS WITH COMMENTS ATTACHED**

- \* ADDITIONAL REMOVAL AND REPLACEMENT OF CONCRETE (Quote Provided)**
- \* ADDITIONAL DRAINAGE WORK WITH YARD DRAIN - QUOTE FOR REPAIR PROVIDED**
- \* ADDITIONAL MASONRY DAMPROOFING BELOW GRADE BASED ON DISCOVERY (NOT ON DRAWINGS) - QUOTE PROVIDED**
- \* ADDITIONAL LABOR AND MATERIALS FOR ADDITIONAL STORM DOORS AND CAPPING WITH ALUMINUM 10 SINGLE DOOR OPENINGS**



**AllRisk, Inc**

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

**2025-1-16-CO7REVISED**

**Revisions Per Pedersen 1-7-2025**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. ADDITIONAL CONCRETE (Bid Item)	1.00 EA @	7,135.00 =	7,135.00
<b>ADDITIONAL REMOVAL AND REPLACEMENT OF CONCRETE PER REVISED DRAWING OF 1/7/2025</b>			
2. ADDITIONAL DRAINAGE WORK (Bid Item)	1.00 EA @	8,928.00 =	8,928.00
<b>ADDITIONAL YARD DRAINAGE WORK PER REVISED DRAWING OF 1/7/2025</b>			
3. RAILING WORK (Allowance Item)	1.00 EA @	3,500.00 =	3,500.00
Allowance to repair stair railing to basement.			
4. MASONRY (Allowance Item)	1.00 EA @	1,500.00 =	1,500.00
Repair and Repoint Brick Per Drawing			

**Damproofing Based on Discovery**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5. DAMPPROOFING/FOUNDATION (Bid Item)	1.00 EA @	8,050.00 =	8,050.00
<b>Based on Discovery - SCOPE includes block repair - Bid Revised 12/30/2024</b>			

**Doors**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
7. Storm door assembly -	5.00 EA @	495.67 =	2,478.35
9. Wrap wood window frame & trim with aluminum sheet - Single Door Opening	10.00 EA @	141.57 =	1,415.70

**General Conditions**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
6. Project Management - Construction Administration	1.00 EA @	1,980.42 =	1,980.42



**AllRisk, Inc**

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

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**Summary**

Line Item Total	34,987.47
Overhead	3,300.71
Profit	1,320.28
	<hr/>
<b>Replacement Cost Value</b>	<b>\$39,608.46</b>
<b>Net Claim</b>	<b>\$39,608.46</b>
	<hr/> <hr/>

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Thomas Messina

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

**RESOLUTION #2025-04**

**Authorizing Entering into a Contract Agreement with Nielsen of Morristown**

**WHEREAS**, it is necessary for the proper conduct of the order of business that the Vineland Housing Authority enter into contract agreement with Nielsen of Morristown; and,

**WHEREAS**, it is necessary for the Vineland Housing Authority acquire a vehicle; and,

**WHEREAS**, funds are available for the purpose of entering into a contract agreement with Nielsen of Morristown; and,

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

**WHEREAS**, the Educational Services Commission of New Jersey awarded Bid #23/24-11 to Nielsen of Morristown on December 15, 2023; and,

**WHEREAS**, the Vineland Housing Authority finds it to be in the best interests of said Authority to enter into the Educational Services Commission of New Jersey Bid #23/24-11 contract agreement with Nielsen of Morristown for the purchase of (1) 2025 RAM 2500 (DJ7I62) in the amount of **\$83,986.28**.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners to the Vineland Housing Authority authorizes the award of a contract agreement with Nielsen of Morristown – 200 Ridgedale Ave., Morristown, NJ 07960.

**ADOPTED:** January 16, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner

*Chapman*

Resolution seconded by Commissioner

*Asselta*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

*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 January 16, 2025 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


CERTIFICATION

Funding is available for:

**PURCHASING AUTHORITY OWNED VEHICLES**

(1) 2025 RAM 2500 (DJ7162)

from 2023/2024 Capital Fund in the amount totaling **\$83,986.28**. The line item to be charged for the above expenditure is 4414-00-000 (Vehicle Purchase).

  
\_\_\_\_\_

Wendy Hughes  
Certifying Financial Officer

1/16/25  
Date



Quote

# NIELSEN OF MORRISTOWN

200 Ridgedale Ave.  
Morristown, NJ 07960

<b>To:</b> Vineland Housing Authority 191 W Chestnut Avenue Vineland, NJ 08360	<b>From:</b> Brooks Buxton Phone/Fax: (973) 319-7009 / (973) 884-2650
	<b>Vehicle Pick Up Location</b> <b>Nielsen Fleet</b> <b>31 Williams Parkway</b> <b>East Hanover, NJ 07936</b>

**2025 Ram 2500 (DJ7L62) Tradesman 4x4 Reg Cab 8' Box**  
**Educational Services Commission of NJ**  
**Contract # ESCNJ 23/24-11**

**Mechanical**

Engine: 6.4L V8 Heavy Duty HEMI MDS (STD)  
 Transmission: 8-Speed Auto (8HP75-LCV) (STD)  
 3.73 Axle Ratio (STD)  
 GVWR: 10,000 lbs  
 50 State Emissions

Transmission w/Driver Selectable Mode and Sequential Shift Control  
 Manual Transfer Case  
 Part-Time Four-Wheel Drive  
 730CCA Maintenance-Free Battery w/Run Down Protection  
 180 Amp Alternator  
 Electronically Controlled Throttle

**Tip Start**

Class V Towing Equipment -inc: Hitch and Trailer Sway Control  
 Trailer Wiring Harness  
 3680# Maximum Payload  
 HD Shock Absorbers  
 Front And Rear Anti-Roll Bars  
 HD Suspension  
 Hydraulic Power-Assist Steering  
 32 Gal. Fuel Tank  
 Single Stainless Steel Exhaust  
 Auto Locking Hubs  
 Multi-Link Front Suspension w/Coil Springs  
 Solid Axle Rear Suspension w/Coil Springs  
 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

**Exterior**

Wheels: 17" x 7.5" Steel Styled (STD)  
 Tires: LT245/70R17E BSW All-Season (STD)

**Regular Box Style**

Wheels w/Hub Covers  
 Center Hub  
 Steel Spare Wheel  
 Full-Size Spare Tire Stored Underbody w/Crankdown  
 Clearcoat Paint  
 Black Front Bumper

**Interior**

Driver Seat  
 Manual Adjust 4-Way Driver Seat  
 Passenger Seat  
 Manual Adjust 4-Way Front Passenger Seat  
 Manual Tilt Steering Column  
 Gauges -inc: Speedometer, Odometer, Voltmeter, Oil Pressure, Engine Coolant Temp, Tachometer, Oil Temperature, Transmission Fluid Temp, Engine Hour Meter and Trip Odometer  
 Compass  
 Proximity Key For Push Button Start Only  
 Cruise Control w/Steering Wheel Controls  
 Manual Air Conditioning  
 Glove Box  
 Interior Trim -inc: Metal-Look Instrument Panel Insert and Chrome/Metal-Look Interior Accents  
 Full Cloth Headliner  
 Urethane Gear Shifter Material  
 Heavy Duty Vinyl 40/20/40 Split Bench Seat -inc: Storage Tray  
 Day-Night Rearview Mirror  
 Passenger Visor Vanity Mirror  
 2 12V DC Power Outlets  
 Partial Floor Console w/Storage and 2 12V DC Power Outlets  
 Front Map Lights  
 Fade-To-Off Interior Lighting  
 Full Vinyl/Rubber Floor Covering  
 Pickup Cargo Box Lights  
 Remote USB Port - Charge Only

GPS Antenna Input  
 Global Telematics Box Module (TBM)  
 Integrated Voice Command w/Bluetooth  
 For Details, Visit DriveUconnect.com

Instrument Panel Bin, Dashboard Storage, Driver And Passenger Door Bins  
 Manual 1st Row Windows  
 Delayed Accessory Power  
 Driver Information Center  
 Outside Temp Gauge  
 Analog Appearance  
 Seats w/Vinyl Back Material

Black Rear Step Bumper  
Black Side Windows Trim and Black Front Windshield Trim  
Black Door Handles  
Manual Side Mirrors  
Manual Telescoping Mirrors  
Manual Folding Exterior Mirrors  
Black Exterior Mirrors  
Fixed Rear Window  
Light Tinted Glass  
Variable Intermittent Wipers  
Galvanized Steel/Aluminum Panels  
Black Grille  
Tailgate Rear Cargo Access  
Manual Tailgate/Rear Door Lock  
Auto On/Off Aero-Composite Halogen Daytime Running Lights Preference  
Setting Headlamps w/Delay-Off  
Cargo Lamp w/High Mount Stop Light  
Entertainment  
Radio w/Seek-Scan, Clock, Aux Audio Input Jack, Voice Activation, Radio  
Data System and Uconnect External Memory Control

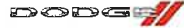
Radio: Uconnect 3 w/5" Display  
4 Speakers  
Streaming Audio  
Integrated Roof Antenna  
2 LCD Monitors In The Front

Armrests w/Storage  
2-Way Front Head Restraints  
Front Armrest w/Cupholders  
40/20/40 Split Bench Seat  
Immobilizer  
Air Filtration  
Safety-Mechanical  
Electronic Stability Control (ESC) And Roll Stability Control (RSC)  
ABS And Driveline Traction Control  
Safety-Exterior  
Side Impact Beams  
Safety-Interior  
Dual Stage Driver And Passenger Seat-Mounted Side Airbags  
SiriusXM Guardian Emergency Sos

Low Tire Pressure Warning  
Dual Stage Driver And Passenger Front Airbags  
Curtain 1st Row Airbags

Airbag Occupancy Sensor  
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters and  
Pretensioners  
ParkView Back-Up Camera





Quote

# NIELSEN OF MORRISTOWN

200 Ridgedale Ave.  
Morristown, NJ 07960

2025 Ram 2500 (DJ7L62) Tradesman 4x4 Reg Cab 8' Box  
Educational Services Commission of NJ  
Contract # ESCNJ 23/24-11

<b>MSRP</b>	\$	<b>49,670.00</b>
<b>Destination</b>	\$	<b>1,995.00</b>
<b>ESCNJ % off</b>		<b>14.7%</b>
<b>ESCNJ Total</b>	\$	<b>44,080.58</b>

### Factory Options

Item	Price
PXJ Bright White	
TXX8 Diesel Gray/Black, Heavy Duty Vinyl 40/20/40 Split Bench Seat -inc: Storage Tray	\$ -
WBN Wheels: 18" x 8.0" Steel -inc: 18" Steel Spare Wheel, Tires: LT275/70R18E BSW AS	\$ 295.00
TCN Tires: LT275/70R18E BSW AS	
A61 Tradesman Level 1 Equipment Group	\$ 1,880.00
DK3 Electronic Shift-On-The-Fly Transfer Case	\$ 295.00
XHC Trailer Brake Control -inc: Trailer Light Check	\$ 395.00
XEA Tow Hooks	\$ 100.00
MRU MOPAR Black Tubular Side Steps	\$ 445.00
LNJ Front Fog Lamps	\$ 195.00
JKV 115V Auxiliary Front Power Outlet -inc: Exterior 115V AC Outlet, 400W Inverter	\$ 255.00
Options	\$ 3,860.00
ESCNJ % off	3.00%
<b>Factory Option Total</b>	<b>\$ 3,744.20</b>
<b>Delivery</b>	<b>\$ -</b>

### Additional Options

Duramag Aluminum Utility Body w/ Cab High Sides (Both Sides) w/ (4) Extra Shelves in Each Vertical Compartments Painted White Finish	\$ 22,511.50
Tommygate G2 Aluminum 2- Piece Folding Rear Liftgate	\$ 6,380.00
Ladder Rack; 200 Pound Capacity; Multi-Fit; Front Post Adjusts 21-3/16 To 35-3/16 Inch Width And 16 To 30 Inch Height; Rear Post Stationary At 21-3/16 Inch Width And 16-1/4 Inch Height; Powder Coated; White; Aluminum	\$ 1,550.00
Camera Relocation Bracket	\$ 275.00
In Box Tie Downs	\$ 665.00
Trays in Over Wheel Compartments	\$ 550.00
Recessed LED Lighting in Bumper	\$ 365.00
Diamond Plate Aluminum Stone Guard	\$ 275.00
Trailer Hitch Receiver	\$ 525.00
Spray-In Bedliner - Bed, Sides, Top of Utility Body, Rear Bumper	\$ 1,295.00
Trailer Plug Installed	\$ 225.00
Back Up Alarm	\$ 185.00
Amber Strobe Light Mounted to 3rd Brake Light Bracket	\$ 445.00
(2) LEDs in Front Grill & (2) LEDs on Rear on Utility Body (Amber)	\$ 915.00
<b>Option Total</b>	<b>\$ 36,161.50</b>

**Total \$ 83,986.28**

Date: 1/14/2025