
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



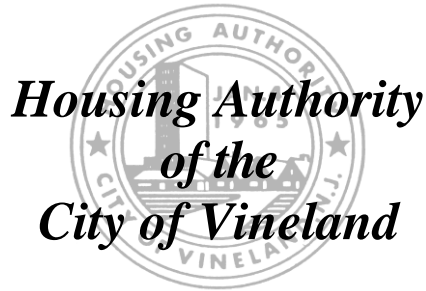
Board of Commissioners'

Meeting

February 20, 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



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

Telephone: 856-691-4099
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Jacqueline S. Jones, Executive Director

February 13, 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, February 20, 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, February 20, 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 January 16, 2025
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Reports
8. Old Business
9. New Business
10. Resolutions:
 - # 2025-05 Monthly Expenses *(updated)*
 - # 2025-06 Award Contract for RAD Physical Condition Assessment Scattered Site Project
 - # 2025-07 Authorizing Use of Contract #120122-RNG – RingCentral
 - # 2025-08 Authorizing Member Participation in a Cooperative Pricing System (Camden County Educational Services Commission)
 - # 2025-09 Authorizing Use of Contract RFP#FY21-01 – Peterson Service Company
 - # 2025-10 Approving Change Order #8 for Construction Renovations at D'Orazio Terrace
- Executive Session if required*
11. Comments from the press and/or public *(limited to 2 minutes for each speaker)*
12. Comments from Board Members
- The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.*
13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, January 16, 2025
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, January 16, 2025, 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 and Gloria Pomales, Executive Assistant.

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on December 19, 2024. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

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

Fee Account's Report:

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the three months ending December 31, 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 there is a meeting scheduled with the Authority's new architect J.W. Pedersen for the Tarkiln Acres roof project as well as to discuss all the Authority's projects. The Authority has already had preliminary discussions regarding the roof project, and they are aware of what to expect.

The elevator renovation project is far along. All the elevators are in service. The electrician, electrical engineer and consultant have done their punch list. It is in the punch list stage where the contractor goes back and fixes any minor defects found in the project. This will be ongoing, through next month.

Ron provided a brief update on the Kidston plumbing renovations relating to the water systems. The project consultant sent a letter to the contractor demanding a refund for the systems. He will provide an update to the Board as well as to Mr. Watson on the response.

The fire pump project will be sitting for several months. The Authority is waiting for the fuel station to be delivered. The fire department went through the building again today with no problems. Ron spoke with the Fire Marshall and stated everything was good. They are happy with everything. The new tags were placed on everything and there are boards with instructions that are hanging from the ceiling so if the fire department is in there, they can easily see how to shut everything down and turn everything on. There has been a lot of communication back and forth with the City on that project and they are happy with it.

Many of the Commissioners were able to tour Building #1 of D'Orazio prior to the meeting. Ron hopes everyone was satisfied with the renovation. The project is running up against a couple of weather delays due to the wintry weather. The site work is unable to be completed, which will push back the occupancy of the building. Even though the units will be completed they will not be able to be occupied until the site work is completed. It is too cold to pour the concrete even with additives. There are several drainage issues that need to be worked out. Unfortunately, lease up will probably not be until March.

The D'Orazio Terrace community room goes along with Tarkiln Acres roof with the project kick off next week. The initial stage of the community room will be to develop a floor plan. Once the floor plan is approved, then the design docs will begin, and all the professionals will be brought in.

Ron provided an update on Community Outreach. The staff had a successful event at the Corbin Center a few days before Christmas for the families. Gifts were provided for all the children. Food was also provided. It was really nice. Some new initiatives are being implemented. He is not sure if there will be an event in January or not, but some plans are coming up for the summer and there is an event planned for February which details are currently being worked out.

Mrs. Jones stated there is a Change Order for D'Orazio and it will be discussed at the Resolution portion of the meeting.

Mrs. Jones provided an update on the Scattered Site homes. There are two left to be sold, and the Authority is waiting for settlement dates on these. They are under contract and the Authority is waiting for the HUD documents, which typically takes several days to be received. The Authority is working towards the RAD conversion for the Scattered Sites. A tenant meeting is scheduled for February, and this is part of the process to communicate with the remaining residents about what is going to happen next. Their situation does not really change. The change is the way the Authority will receive its funding.

There have been previous discussions regarding the Section 8 funding and concerns about it not being sustained. Right now, the Authority is okay, and the program is being funded under a continuing resolution. The Authority will have to wait and see what happens with the new administration. The only thing that gives Mrs. Jones any hope is that being under the Section 8 umbrella with all the other private landlords that have a lot of properties that depend on HAP contracts giving us a little bit of a safe area. Whereas public housing, she believes it will take a cut.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2025-01
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$2,311,581.41. 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)
Commissioner Iris Acosta-Jimenez	(Yes) – abstain on Brown & Connery invoices.
Chairperson Mario Ruiz-Mesa	(Yes)

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**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-02. 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 #2025-03
Approving Change Order #7 for Construction Renovations at D’Orazio Terrace

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-03. Ron Miller provided an explanation for the Change Order. 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 #2025-04
Authorizing Entering into a Contract Agreement with Nielsen of Morristown

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-04. Ron Miller provided an explanation of this resolution. 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)

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 6:13 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FOUR MONTHS ENDED JANUARY 31, 2025

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU JANUARY</u>	<u>ACTUAL THRU JANUARY</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	678,010	226,003	231,843	5,840
OTHER INCOME MISC.	11,090	3,697	2,469	(1,228)
PHA OPERATING SUBSIDY	398,660	132,887	115,916	(16,971)
SECTION 8 ADMIN. FEE INCOME	1,320,000	440,000	383,943	(56,057)
CAPITAL FUNDS	655,000	218,333	276,286	57,953
FSS GRANT-PH	106,920	35,640	35,640	0
CSP-CONGREGATE SERVICES INCOME	50,820	16,940	16,221	(719)
INVESTMENT INCOME	17,830	5,943	12,117	6,174
CF MANAGEMENT FEE	60,000	20,000	60,360	40,360
MGMT FEE-PH	130,260	43,420	42,150	(1,270)
MGMT FEE-SEC 8	146,450	48,817	49,152	335
MGMT FEE-MELROSE	12,090	4,030	4,032	2
MGMT FEE-RAD	450,000	150,000	150,000	0
BOOKKEEPING FEE	12,130	4,043	3,855	(188)
BOOKKEEPING FEE-SEC 8	91,530	30,510	30,720	210
ASSET MGMT FEE	16,680	5,560	5,700	140
SHOP RENT	61,420	20,473	20,476	3
INCOME FROM OTHER AUTHORITIES	481,500	160,500	241,965	81,465
SERVICE INCOME FROM MELROSE	69,390	23,130	19,074	(4,056)
FRAUD RECOVERY	15,000	5,000	27,646	22,646
MISCELLANEOUS INCOME	1,200	400	46,426	46,026
TOTAL INCOME	4,785,980	1,595,327	1,775,991	180,664
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,386,650	462,217	599,245	137,028
PAYROLL TAXES	124,800	41,600	46,412	4,812
HEALTH BENEFITS	520,780	173,593	102,153	(71,440)
CRIMINAL BACKGROUND CHECKS	6,500	2,167	3,208	1,041
TNT/EMPL SCREENING	22,490	7,497	10,282	2,785
LEGAL-GENERAL	24,510	8,170	2,577	(5,593)
LEGAL-OTHER	4,500	1,500	1,997	497
STAFF TRAINING	7,000	2,333	2,708	375
TRAVEL	3,000	1,000	1,048	48
ACCOUNTING	87,550	29,183	29,183	(0)
AUDITING	47,780	15,927	15,927	0
PORT OUT ADMIN FEES	2,400	800	2,268	1,468
MANAGEMENT FEES	273,150	91,050	91,302	252
BOOKKEEPING FEES	103,010	34,337	34,575	238
ASSET MGMT FEES	16,680	5,560	5,700	140
CF MANAGEMENT FEES	60,000	20,000	60,360	40,360
CONSULTANTS	7,100	2,367	12,897	10,530
IT CONSULTANTS	33,680	11,227	13,529	2,302

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FOUR MONTHS ENDED JANUARY 31, 2025

	ANNUAL BUDGET	BUDGET THRU JANUARY	ACTUAL THRU JANUARY	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	6,000	2,000	0	(2,000)
MEMBERSHIP DUES/FEES	4,900	1,633	957	(676)
PUBLICATIONS	1,300	433	0	(433)
ADVERTISING	4,800	1,600	654	(946)
OFFICE SUPPLIES	17,800	5,933	1,813	(4,120)
PAPER	4,000	1,333	566	(767)
COMPUTER & SOFTWARE EXPENSES	158,290	52,763	68,644	15,881
FUEL-ADMIN	2,200	733	0	(733)
TELEPHONE AND CELL	39,500	13,167	10,685	(2,482)
POSTAGE	24,500	8,167	4,434	(3,733)
COPIER SUPPLIES	8,400	2,800	1,575	(1,225)
INTERNET	7,000	2,333	1,499	(834)
GPS VEHICLE TRACKING	1,400	467	475	8
INSPECTION FEES	10,730	3,577	3,567	(10)
COFFEE SUPPLIES	1,500	500	346	(154)
MISCELLANEOUS EXPENSES	18,700	6,233	13,328	7,095
TOTAL ADMINISTRATION EXPENSES	<u>3,042,600</u>	<u>1,014,200</u>	<u>1,143,914</u>	<u>129,714</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	26,080	8,693	14,931	6,238
PAYROLL TAXES	2,350	783	1,156	373
TENANT CONTRACT SERVICES	9,500	3,167	3,612	445
OTHER	6,000	2,000	2,539	539
TOTAL TENANT SERVICES	<u>43,930</u>	<u>14,643</u>	<u>22,238</u>	<u>7,595</u>
UTILITIES:				
WATER	29,590	9,863	8,118	(1,745)
ELECTRIC	155,610	51,870	54,608	2,738
GAS	24,000	8,000	10,405	2,405
GARBAGAE/TRASH REMOVAL	10,900	3,633	3,073	(560)
SEWER	55,350	18,450	18,450	0
TOTAL UTILITIES EXPENSE	<u>275,450</u>	<u>91,817</u>	<u>94,654</u>	<u>2,838</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	386,610	128,870	68,705	(60,165)
PAYROLL TAXES	34,790	11,597	5,321	(6,276)
HEALTH BENEFITS	111,670	37,223	21,353	(15,870)
MAINTENANCE UNIFORMS	2,270	757	1,410	653
VEHICLE GAS, OIL, GREASE	19,740	6,580	5,618	(962)
MATERIALS	94,190	31,397	21,265	(10,132)
CONTRACT-COSTS	105,910	35,303	34,250	(1,053)
REPAIRS-VEHICLES	7,610	2,537	4,573	2,036
RENT EXPENSE	15,190	5,063	5,064	1
EXTERMINATION	6,460	2,153	1,800	(353)
TRASH REMOVAL	8,890	2,963	2,924	(39)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FOUR MONTHS ENDED JANUARY 31, 2025

	ANNUAL BUDGET	BUDGET THRU JANUARY	ACTUAL THRU JANUARY	FROM BUDGET (+OVER/-UNDER)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	793,330	264,443	172,283	(92,160)
GENERAL EXPENSES:				
BAD DEBTS	5,980	1,993	1,993	(0)
COMPENSATED ABSENCES	14,000	4,667	4,667	0
FSS ESCROWS-SEC 8	72,000	24,000	14,207	(9,793)
INSURANCE	199,000	66,333	59,789	(6,544)
PAYMENTS IN LIEU OF TAXES	44,940	14,980	15,240	260
PENSION - ANNUAL PAYMENT	167,750	55,917	55,917	0
REPLACEMENT RESERVES	95,000	31,667	31,667	0
RETIREE HEALTH BENEFITS	97,260	32,420	22,588	(9,832)
TOTAL GENERAL EXPENSES	695,930	231,977	206,068	(25,909)
TOTAL OPERATING EXPENSES	4,851,240	1,617,080	1,639,157	22,078
PROFIT (LOSS) EXCLUDING HAP	(65,260)	(21,753)	136,834	158,586
HAP REVENUES	8,241,000	2,747,000	3,284,386	537,386
HAP EXPENSES	8,169,000	2,723,000	3,297,685	574,685
NET HAP (LOSS)	72,000	24,000	(13,299) *	(37,299)
GRAND TOTAL PROFIT (LOSS)	6,740	2,247	123,535	121,287
UNRECONCILED HUD HELD RESERVES AT 01/31/25			104,883	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			228,418	

Housing Authority of the City of Vineland

Administrative Report

DATE: February 12, 2025

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for January 2025)

PERIOD: January 10, 2025, to February 12, 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.

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

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after the close-out of the current construction project and the award of the fire-pump project. **Quotations for community room furniture are being obtained from a State Contract vendor.**

Renovation Projects

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	<i>Feb 2025 – project is currently in the planning stages with JW Pedersen Architect, a project kicking off meeting was held in January;</i>
<p style="text-align: center;">KT/OT – Elevator Refurbishment;</p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p> <p>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;">Bid opening on 5/17/22</p> <p>2/2024 – Equipment for the modernization is pending delivery from the manufacturer.</p> <p>04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of-service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.</p> <p>05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.</p> <p>6/2021 – No Update; 9/2021 – A&E proposals received and under review; 12/2023- Project is in the planning stages with the architects; 1/2024 –Architect is preparing a proposal for this project; The plan is to move forward in 2024; 2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process; 9/2024 – No change in project status; 06/2024 – Modernization work on elevators in both Kidston & Olivio continues; One elevator remains in service at both buildings;</p> <p>7/2024 - –The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers – Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings. A further explanation at the Board meeting regarding Kidston Towers.</p> <p>8/2024-Kidston Towers –Car #1 will be taken out of service for modernization starting mid-August. Olivio Towers – Car #2 is scheduled for completion and inspection at the end of August, once completed work will begin on elevator Car #1. One elevator car remains in service and operational at both buildings.</p>	<p>09/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 will be taken out of service for modernization once Car #2 is operational. Olivio Towers – Car #2 is delayed – the contractor is working to obtain fire alarm devices that are required for proper operation of the car. One elevator car remains in service and operational at both buildings.</p> <p>10/2024 - –The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers –Car #1 is out of service for modernization. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at both buildings. A change order will be presented to request an extension in time to complete the project.</p> <p>11/2024 –The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & 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 & 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>1/2025- All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.</p> <p><i>2/2025 - All elevator cars are operational at Kidston Towers & 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	Comments
<p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p>	<p>01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture;</p> <p>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;</p> <p>3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April;</p> <p>4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H;</p> <p>5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</p> <p>4/2023 Update:</p> <ul style="list-style-type: none"> - New domestic water pump replacement – Complete; - Kidston mechanical room piping replacement – Complete; - Water filtration system - Olivio is complete; Kidston – parts are backordered; <p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;</p> <p>6/2023 Update: No status change;</p> <p>7/2023 Update: No status change;</p> <p>8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. 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	Comments
<p style="text-align: center;">KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p> <hr/> <p>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>01/2025 – No update on this project.</p> <p><i>2/2025 – 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; Update: Equipment was removed from the building by Gary F Gardner and sent out for configuration; once returned it will be re-installed and tested.</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.

02/2025 – 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;*
- *The Authority has requested quotes for the completion of a RAD Physical Conditions Assessment, RFQ’s are due to the Authority in early December. Individual assessments are required due to the nature and uniqueness of each scattered site home. – Update: explanation will be provided with resolution.*

SCATTERED SITE HOMES – STATUS SUMMARY

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

February 2025 – Occupancy of the building is slated for March\April; 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.

February 2025 - Update –A project kicking off meeting was held with our Architect.

Asselta Acres – Building 3

February 2025 – This project involves the conversion of two (2) six (6) bedroom units into four (4) units. This project is currently in the space planning stage with JW Pedersen Architect. A project kicking off meeting was held with the Architect in January.

Kidston & Olivio Towers – Camera Replacement

February 2025 - The team is working with the Architect and Electrical Engineer to develop plans for the replacement of security equipment at both Kidston & Olivio Towers. Preliminary information technology infrastructure work has been completed.

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.

No community outreach events were held in the month of January. We look forward to future events in the months ahead.

Board of Commissioners
NJ Local Housing Authority Training Program Status

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

Program Statistics Report

10/2024 - 10/2025

Jan2025

Dec2024

Nov2024

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	4	0	0
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	50	40	29
Total number of units inspected year-to-date - all sites	284	234	169
City Inspections	0	25	20
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down,Prep & Leasup Time)	34	41	11
Annual Unit Turnaround Time (For Fiscal Year)	33	32	28
Monthly - Number of Vacancies (at start of month)	5	2	2
Monthly - Number of Vacancies Filled (this month)	1	1	3
Monthly - Average unit turnaround time in days for Lease Up	1	6	5
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	27	26	4
Monthly - Annual Average Number of Vacancies (at start of month)	4	4	5
PIC Score	100.00	100.00	100.00
Occupancy Rate	99.30%	99.30%	99.30%
Public Housing & RAD Waiting List Applicants all lists closed 1/30/2025.			
Families - With Local Preference	117	118	112
Families - Without Local Preference	363	362	354
Elderly (Seniors - 62+)/Disabled - With Local preference	187	165	143
Elderly (Seniors - 62+)/Disabled - Without Local preference	342	315	284
0/1 Bedroom	529	480	427
2 Bedroom	155	154	154
3 Bedroom	74	90	89
4 Bedroom	185	173	162
5 Bedroom	58	55	53
6 Bedroom	8	8	8
Success Rate	25%	25%	25%
Section 8			
Average work order turnaround time in days - Tenant Generated	0.07	0.09	0.15
Number of routine work orders written this month	505	570	443
Number of outstanding work orders from previous month	1,379	1,309	1,262
Total number of work orders to be addressed this month	1,884	1,879	1,705
Total number of work orders completed this month	485	500	396
Total number of work orders left outstanding	1,399	1,379	1,309
Number of emergency work orders written this month	13	1	2
Total number of work orders written year-to-date	2,092	1,587	1,017
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	0	2	4
Section 8			
Level of leased units of previous month was:	1024	1024	1023
Level of leased units this month is:	1025	1025	1025
Number of increased leased-units over last month	1	1	2
Total number of units inspected this month	21	29	22
Programs (Voucher):			
ABA Utilization %	99.27%	97.73%	99.23%
Repayment Agreements	49	46	45
Total repayments due YTD	\$153,853	\$148,008	\$152,652
Total repayments received YTD	\$6,765	\$4,842	\$3,830
PIC Score (Oakview added 10/13)	101.08%	101.18%	100.29%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	632	631	631
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1213	1214	1214
Section 8 Project Based Waiting List Applicants- Oakview - OPEN (2-4br lists open)	708	712	704
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - OPEN	8	2	0
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - OPEN	86	61	28
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	72%/28%	73%/27%	75%/25%
Section 8 - Choice Mobiltiy List	112	111	111
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	40	10	15
The number of residents signed on to the program. (FSS Contracts).	27	26	27

Program Statistics Report

10/2024 - 10/2025

Jan2025

Dec2024

Nov2024

The number of FSS Participants with established escrow accounts.	15	15	15
Number of residents in need of employment skills (GED, DL, Job Training.)	6	4	4
The number of meetings, workshops and case management services	40	1	15
Congregate Services			
Number of clients on the Congregate Program	30	33	39
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	17	17	15
Number of clients on Laundry Services	22	21	19
Number of clients on Shopping Services	6	5	5
Registered Nurse			
Number of clients served this month	100	97	26
Blood Pressure Clinics (clinics) # of residents attending	0	1	1
Health Assessments/re-assessments	4	9	5
Meds Supervision	27	27	30
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	30	10	15
Number of Meetings	4	75	15
Number of residents enrolled in academic/employment workshops (FSS)	6	4	4
VHA - (MEDICAL)			
Number of residents received health assessment	4	9	5
Number of residents health activities of daily living assessments.	20	31	26
Resident's medicine monitoring/supervision for month	27	27	30
Self-sufficiency - improved living conditions.	6	10	7
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	40	75	60
Income			
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
Total	64	64	64
Client Demographics			
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 #2025-05

A Resolution Approving Regular Monthly Expenses

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

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of \$1,493,217.24.

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: February 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Chapman*
Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY

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 February 20, 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
 2/20/25

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
4747, 4774 - 4826	SECTION 8 HAP PROGRAM LANDLORD/TENANT CHECKS AND OTHER	\$ 829,204.05
		\$25,701.00
23471 - 23675; 20250380099	DIRECT DEPOSITS-LANDLORDS HAPS	\$803,503.05
	SECTION 8 ADM FEE ACCOUNT	\$ 23,934.12
780 - 782; 20250210266 & 20250270413	COMPUTER CHECKS- Ocean First	\$23,934.12
	COMPUTER CHECKS- Tuist	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	\$ 0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	\$ 12,549.90
	COMPUTER CHECKS- Ocean First	\$0.00
122 - 127	COMPUTER CHECKS- Truist	\$12,549.90
	OCEAN FIRST BANK PH SECURITY DEPOSIT	\$ 498.87
236	COMPUTER CHECKS	\$498.87
	OCEAN FIRST BANK FSS ESCROW	\$ 0.00
	COMPUTER CHECKS	\$0.00
	CAPITAL BANK GEN/FUND PH	\$ 185,919.84
2651 - 2657; 185375, 546582636, 5465363252, 20250210265, 20250270412, 20250310364, 20250310375, 20250370362, 20250370363 & 20250380098	COMPUTER CHECKS	
	COCC CASH ACCOUNT	\$ 241,385.33
13797 - 13894; 128432, 1242025, 1292025, 1410552, 1411138, 1416185, 2072025, 2332776, 20250205, 5466691260, 20250370383 & 710201232025	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	01/24/25 - 02/07/2025 \$ 165,538.51
	PAYROLL TAX LIABILITY	01/24/25 - 02/07/2025 \$ 34,186.62
	TOTAL	\$ 1,493,217.24

Payment Summary

Bank=sec8hap AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	4747	t0013742 - Thomas	1/31/2025	01-2025	-71.00
sec8hap - Section 8 HAP	4774	t0013742 - Thomas	2/3/2025	02-2025	71.00
sec8hap - Section 8 HAP	4775	Oapabar - BARCLAY APARTMENTS VENTURES LP	2/4/2025	02-2025	1,351.00
sec8hap - Section 8 HAP	4776	Ocbrenta - C & B RENTALS	2/4/2025	02-2025	1,767.00
sec8hap - Section 8 HAP	4777	Ocoryol - CORTES	2/4/2025	02-2025	2,312.00
sec8hap - Section 8 HAP	4778	Oinvfai - INVESTMENT GROUP LLC	2/4/2025	02-2025	1,890.00
sec8hap - Section 8 HAP	4779	t0000066 - CORTES	2/4/2025	02-2025	56.00
sec8hap - Section 8 HAP	4780	t0000623 - FREEMAN	2/4/2025	02-2025	3.00
sec8hap - Section 8 HAP	4781	t0001053 - MEDINA	2/4/2025	02-2025	137.00
sec8hap - Section 8 HAP	4782	t0001073 - PETERSON	2/4/2025	02-2025	5.00
sec8hap - Section 8 HAP	4783	t0004557 - RAMOS	2/4/2025	02-2025	68.00
sec8hap - Section 8 HAP	4784	t0004672 - CRUZ	2/4/2025	02-2025	84.00
sec8hap - Section 8 HAP	4785	t0004893 - BALL	2/4/2025	02-2025	165.00
sec8hap - Section 8 HAP	4786	t0005562 - GASKINS	2/4/2025	02-2025	170.00
sec8hap - Section 8 HAP	4787	t0005715 - VAZQUEZ	2/4/2025	02-2025	134.00
sec8hap - Section 8 HAP	4788	t0005884 - RUIZ	2/4/2025	02-2025	145.00
sec8hap - Section 8 HAP	4789	t0006492 - MOORE	2/4/2025	02-2025	50.00
sec8hap - Section 8 HAP	4790	t0006629 - FORD	2/4/2025	02-2025	219.00
sec8hap - Section 8 HAP	4791	t0006704 - ORTIZ- RAMOS	2/4/2025	02-2025	5.00
sec8hap - Section 8 HAP	4792	t0006766 - MOSS	2/4/2025	02-2025	273.00
sec8hap - Section 8 HAP	4793	t0007021 - SHIELDS	2/4/2025	02-2025	6.00
sec8hap - Section 8 HAP	4794	t0007057 - DESAI	2/4/2025	02-2025	78.00
sec8hap - Section 8 HAP	4795	t0007315 - PENDELTON	2/4/2025	02-2025	37.00
sec8hap - Section 8 HAP	4796	t0008077 - PEREZ	2/4/2025	02-2025	104.00
sec8hap - Section 8 HAP	4797	t0008506 - HARRIS	2/4/2025	02-2025	87.00
sec8hap - Section 8 HAP	4798	t0008553 - CARLO	2/4/2025	02-2025	53.00
sec8hap - Section 8 HAP	4799	t0010166 - ORTIZ	2/4/2025	02-2025	60.00
sec8hap - Section 8 HAP	4800	t0012269 - PEYTON	2/4/2025	02-2025	17.00
sec8hap - Section 8 HAP	4801	t0013742 - Thomas	2/4/2025	02-2025	33.00
sec8hap - Section 8 HAP	4802	t0013765 - Samuel	2/4/2025	02-2025	83.00
sec8hap - Section 8 HAP	4803	t0013870 - Harris	2/4/2025	02-2025	1.00
sec8hap - Section 8 HAP	4804	t0013888 - SCARBROUGH	2/4/2025	02-2025	223.00
sec8hap - Section 8 HAP	4805	t0013930 - Quinones	2/4/2025	02-2025	26.00
sec8hap - Section 8 HAP	4806	t0013995 - VIERA	2/4/2025	02-2025	90.00
sec8hap - Section 8 HAP	4807	t0014175 - Chavez	2/4/2025	02-2025	15.00
sec8hap - Section 8 HAP	4808	t0014378 - HAND	2/4/2025	02-2025	52.00
sec8hap - Section 8 HAP	4809	t0014727 - Rodriguez	2/4/2025	02-2025	140.00
sec8hap - Section 8 HAP	4810	t0014784 - ARNOLD	2/4/2025	02-2025	159.00
sec8hap - Section 8 HAP	4811	t0014786 - Rivera Viruet	2/4/2025	02-2025	96.00
sec8hap - Section 8 HAP	4812	t0015043 - POWELL	2/4/2025	02-2025	154.00
sec8hap - Section 8 HAP	4813	t0015601 - LLOYD	2/4/2025	02-2025	13.00
sec8hap - Section 8 HAP	4814	t0015625 - MACIN	2/4/2025	02-2025	100.00
sec8hap - Section 8 HAP	4815	t0015634 - DICKS	2/4/2025	02-2025	52.00
sec8hap - Section 8 HAP	4816	t0015636 - WILSON	2/4/2025	02-2025	63.00

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount Reconciled
sec8hap - Section 8 HAP	4817	t0015850 - PURNELL	2/4/2025	02-2025	92.00
sec8hap - Section 8 HAP	4818	t0015908 - BEARDSLEY	2/4/2025	02-2025	103.00
sec8hap - Section 8 HAP	4819	t0015929 - ALICEA	2/4/2025	02-2025	121.00
sec8hap - Section 8 HAP	4820	t0016512 - DUNSTON MARRERO	2/4/2025	02-2025	92.00
sec8hap - Section 8 HAP	4821	t0018082 - JORDAN	2/4/2025	02-2025	90.00
sec8hap - Section 8 HAP	4822	t0018174 - TURNER	2/4/2025	02-2025	31.00
sec8hap - Section 8 HAP	4823	vfl093 - ORANGE COUNTY HOUSING & C D	2/4/2025	02-2025	1,949.00
sec8hap - Section 8 HAP	4824	vrnj058 - SALEM HOUSING AUTHORITY	2/4/2025	02-2025	977.00
sec8hap - Section 8 HAP	4825	vrnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	2/4/2025	02-2025	7,693.00
sec8hap - Section 8 HAP	4826	0housin - VINELAND HOUSING AUTHORITY	2/5/2025	02-2025	3,977.00
sec8hap - Section 8 HAP	23471	0537grap - 529-537 GRAPE STREET,LLC	2/5/2025	02-2025	580.00
sec8hap - Section 8 HAP	23472	0abobab - BABATUNDE O ABORISADE	2/5/2025	02-2025	1,479.00
sec8hap - Section 8 HAP	23473	0abrawi - ABRAHAN HEREDIA	2/5/2025	02-2025	662.00
sec8hap - Section 8 HAP	23474	0acojol - ACOSTA III	2/5/2025	02-2025	840.00
sec8hap - Section 8 HAP	23475	0acojor - ACOSTA	2/5/2025	02-2025	2,027.00
sec8hap - Section 8 HAP	23476	0ahcpv - AFFORDABLE HOUSING CORPORATION	2/5/2025	02-2025	14,149.00
sec8hap - Section 8 HAP	23477	0ahctaaa - AFFORDABLE HOUSING CORPORATION	2/5/2025	02-2025	92,111.00
sec8hap - Section 8 HAP	23478	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	2/5/2025	02-2025	82,291.00
sec8hap - Section 8 HAP	23479	0albreb - REBECCA C THOMPSON-ALBERT	2/5/2025	02-2025	355.00
sec8hap - Section 8 HAP	23480	0aljess - ALJESS LLC	2/5/2025	02-2025	847.00
sec8hap - Section 8 HAP	23481	0andcar - ANDUJAR	2/5/2025	02-2025	1,145.00
sec8hap - Section 8 HAP	23482	0andjon - JONATHAN ANDREOZZI	2/5/2025	02-2025	1,725.00
sec8hap - Section 8 HAP	23483	0andron - RONALD ANDRO	2/5/2025	02-2025	374.00
sec8hap - Section 8 HAP	23484	0aparab - AB APARTMENTS LLC	2/5/2025	02-2025	3,865.00
sec8hap - Section 8 HAP	23485	0apgava - VALLEY GARDEN APARTMENTS LLC	2/5/2025	02-2025	985.00
sec8hap - Section 8 HAP	23486	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	2/5/2025	02-2025	256.00
sec8hap - Section 8 HAP	23487	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	2/5/2025	02-2025	6,512.00
sec8hap - Section 8 HAP	23488	0assind - INDEPENDENCE ASSOCIATES LLC	2/5/2025	02-2025	892.00
sec8hap - Section 8 HAP	23489	0asslop - LOPEZ & ASSOCIATES LLC	2/5/2025	02-2025	814.00
sec8hap - Section 8 HAP	23490	0augdav - DAVID AUGUSTINE	2/5/2025	02-2025	1,666.00
sec8hap - Section 8 HAP	23491	0banvan - CAMPOS BANDALA	2/5/2025	02-2025	1,193.00
sec8hap - Section 8 HAP	23492	0behant - ANTHONY BEHRENS	2/5/2025	02-2025	782.00
sec8hap - Section 8 HAP	23493	0beredw - EDWIN C & SAVALYN BERGAMO	2/5/2025	02-2025	322.00
sec8hap - Section 8 HAP	23494	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	2/5/2025	02-2025	4,415.00
sec8hap - Section 8 HAP	23495	0betalp - ALPHA BETA CAMDEN LLC	2/5/2025	02-2025	1,425.00
sec8hap - Section 8 HAP	23496	0biaent - BIA ENTERPRISES LLC	2/5/2025	02-2025	633.00
sec8hap - Section 8 HAP	23497	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	2/5/2025	02-2025	1,031.00
sec8hap - Section 8 HAP	23498	0brewst - BREWSTER GARDEN APARTMENTS LLC	2/5/2025	02-2025	1,076.00
sec8hap - Section 8 HAP	23499	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	2/5/2025	02-2025	20,459.00
sec8hap - Section 8 HAP	23500	0bususa - USA BUSY BEE INC	2/5/2025	02-2025	944.00
sec8hap - Section 8 HAP	23501	0cackim - KIMBERLY A CACCHIOLI	2/5/2025	02-2025	1,084.00
sec8hap - Section 8 HAP	23502	0camnil - NILZA R CAMACHO	2/5/2025	02-2025	1,057.00
sec8hap - Section 8 HAP	23503	0carjos - CARVALHO	2/5/2025	02-2025	811.00
sec8hap - Section 8 HAP	23504	0carmar - SIMOES	2/5/2025	02-2025	781.00

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sec8hap - Section 8 HAP	23505	Ocasros - CASTILLO	2/5/2025	02-2025	747.00	
sec8hap - Section 8 HAP	23506	Ocdgard - CD GARDENS INC.	2/5/2025	02-2025	4,712.00	
sec8hap - Section 8 HAP	23507	Ochajos - JOSEPH T CHAMBERS	2/5/2025	02-2025	950.00	
sec8hap - Section 8 HAP	23508	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	2/5/2025	02-2025	4,964.00	
sec8hap - Section 8 HAP	23509	Ochuoks - OKSANA CHUMAK	2/5/2025	02-2025	1,632.00	
sec8hap - Section 8 HAP	23510	Oclafir - FIRST CLASS RENTAL PROPERTIES LLC	2/5/2025	02-2025	1,394.00	
sec8hap - Section 8 HAP	23511	Ocomfar - ESTATE	2/5/2025	02-2025	519.00	
sec8hap - Section 8 HAP	23512	Oconpat - PATRIOT CONSTRUCTION SERVICES LLC	2/5/2025	02-2025	1,861.00	
sec8hap - Section 8 HAP	23513	Odamjos - DAMATO	2/5/2025	02-2025	883.00	
sec8hap - Section 8 HAP	23514	Odecant - ANTHONY P DECESERO	2/5/2025	02-2025	587.00	
sec8hap - Section 8 HAP	23515	Odejyes - YESENIA DEJESUS	2/5/2025	02-2025	1,850.00	
sec8hap - Section 8 HAP	23516	Odelwil - WILSON ZUNUN DE LEON	2/5/2025	02-2025	673.00	
sec8hap - Section 8 HAP	23517	Odocmay - MAY DOCK APARTMENTS LLC	2/5/2025	02-2025	1,772.00	
sec8hap - Section 8 HAP	23518	Odowter - DOWER	2/5/2025	02-2025	1,850.00	
sec8hap - Section 8 HAP	23519	Oeas307 - 307 N EAST AVE LLC	2/5/2025	02-2025	599.00	
sec8hap - Section 8 HAP	23520	Oedwdip - EDWARD DIPALMA	2/5/2025	02-2025	1,047.00	
sec8hap - Section 8 HAP	23521	Oegbmar - MARY J EGBEH	2/5/2025	02-2025	1,336.00	
sec8hap - Section 8 HAP	23522	Oeinmar - MARTIN JAY EINSTEIN	2/5/2025	02-2025	718.00	
sec8hap - Section 8 HAP	23523	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	2/5/2025	02-2025	6,785.00	
sec8hap - Section 8 HAP	23524	Oequsul - SULLIVAN EQUITITIES LLC	2/5/2025	02-2025	1,041.00	
sec8hap - Section 8 HAP	23525	Oestros - ESTATE OF LUIS A ROSADO-TORRES	2/5/2025	02-2025	479.00	
sec8hap - Section 8 HAP	23526	Ofamfai - Faiola Family LP	2/5/2025	02-2025	476.00	
sec8hap - Section 8 HAP	23527	Ofamfp - FAIOLA FAMILY LP	2/5/2025	02-2025	1,379.00	
sec8hap - Section 8 HAP	23528	Oflodor - FLOWERS	2/5/2025	02-2025	1,046.00	
sec8hap - Section 8 HAP	23529	Oforraf - RAFAEL EDUARDO DILONE FORTUNA	2/5/2025	02-2025	1,326.00	
sec8hap - Section 8 HAP	23530	Og.b.ltd - G B LTD OPER CO INC	2/5/2025	02-2025	1,055.00	
sec8hap - Section 8 HAP	23531	Ogarabn - ABNER GARCIA	2/5/2025	02-2025	426.00	
sec8hap - Section 8 HAP	23532	Ogarsal - GARCIA	2/5/2025	02-2025	2,982.00	
sec8hap - Section 8 HAP	23533	Ogarspr - SPRING GARDENS VINELAND LLC	2/5/2025	02-2025	7,703.00	
sec8hap - Section 8 HAP	23534	Ogarvin - VINELAND GARDENS LLC	2/5/2025	02-2025	875.00	
sec8hap - Section 8 HAP	23535	Ogibjam - GRIBBLE JR	2/5/2025	02-2025	954.00	
sec8hap - Section 8 HAP	23536	Ogolrob - ROBERT D GALBIATI	2/5/2025	02-2025	1,227.00	
sec8hap - Section 8 HAP	23537	Ogonabr - GONZALEZ JR	2/5/2025	02-2025	1,019.00	
sec8hap - Section 8 HAP	23538	Ogonlil - GONZALEZ	2/5/2025	02-2025	1,740.00	
sec8hap - Section 8 HAP	23539	Ogroche - CHERRY GROUP LLC	2/5/2025	02-2025	1,579.00	
sec8hap - Section 8 HAP	23540	Ogromad - MADHU GROUP LLC	2/5/2025	02-2025	2,783.00	
sec8hap - Section 8 HAP	23541	Ogromic - MICHAEL D RUPPERT JR	2/5/2025	02-2025	1,076.00	
sec8hap - Section 8 HAP	23542	Ogruedi - EDISON GRULLON	2/5/2025	02-2025	1,817.00	
sec8hap - Section 8 HAP	23543	Ohagdan - DANIEL HAGEMAN JR	2/5/2025	02-2025	1,070.00	
sec8hap - Section 8 HAP	23544	Ohemtom - BTW 4 LLC	2/5/2025	02-2025	582.00	
sec8hap - Section 8 HAP	23545	Ohereri - 123 SOUTH 4TH STREET LLC	2/5/2025	02-2025	2,685.00	
sec8hap - Section 8 HAP	23546	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	2/5/2025	02-2025	3,673.00	
sec8hap - Section 8 HAP	23547	Ohfprop - HF PROPERTY MANAGEMENT	2/5/2025	02-2025	1,645.00	
sec8hap - Section 8 HAP	23548	Oholasm - ASM HOLDINGS LLC	2/5/2025	02-2025	674.00	

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Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	23549	0holgle - GLEN PARK HOLDINGS LLC	2/5/2025	02-2025	2,686.00
sec8hap - Section 8 HAP	23550	0holvin - VINELAND 18 HOLDINGS LLC	2/5/2025	02-2025	533.00
sec8hap - Section 8 HAP	23551	0homhec - HECS HOMES LLC	2/5/2025	02-2025	898.00
sec8hap - Section 8 HAP	23552	0homsky - SKYLO HOMES LLC	2/5/2025	02-2025	630.00
sec8hap - Section 8 HAP	23553	0homtar - TARKILN HOMES LLC	2/5/2025	02-2025	6,516.00
sec8hap - Section 8 HAP	23554	0hopape - APEX HOPEWELL NJ LLC	2/5/2025	02-2025	632.00
sec8hap - Section 8 HAP	23555	0hougol - GOLD HOUSING PROVIDERS LLC	2/5/2025	02-2025	1,500.00
sec8hap - Section 8 HAP	23556	0houriv - RIVERGROVE HOUSING PARTNERS LLC	2/5/2025	02-2025	477.00
sec8hap - Section 8 HAP	23557	0ingden - INGRALDI	2/5/2025	02-2025	1,078.00
sec8hap - Section 8 HAP	23558	0invbot - BOTA INVESTMENTS LLC	2/5/2025	02-2025	3,883.00
sec8hap - Section 8 HAP	23559	0invday - DAY INVESTMENTS LLP	2/5/2025	02-2025	483.00
sec8hap - Section 8 HAP	23560	0invegh - E. G. H. R. E. INVESTMENTS LLC	2/5/2025	02-2025	3,808.00
sec8hap - Section 8 HAP	23561	0invens - EMSIG INVESTMENTS LLC	2/5/2025	02-2025	1,201.00
sec8hap - Section 8 HAP	23562	0invtra - T-RAY INVESTMENTS LLC	2/5/2025	02-2025	2,319.00
sec8hap - Section 8 HAP	23563	0invweb - WEBER INVESTMENT GROUP LLC	2/5/2025	02-2025	6,194.00
sec8hap - Section 8 HAP	23564	0invweb2 - WEBER INVESTMENT GROUP 2 LLC	2/5/2025	02-2025	0.00
sec8hap - Section 8 HAP	23565	0jacgar - W JACK	2/5/2025	02-2025	2,043.00
sec8hap - Section 8 HAP	23566	0jerpri - PRIME JERSEY ESTATES	2/5/2025	02-2025	10,758.00
sec8hap - Section 8 HAP	23567	0katjay - JAY-KAT INVESTMENTS, LLC	2/5/2025	02-2025	589.00
sec8hap - Section 8 HAP	23568	0kic1llc - KLC1 LLC	2/5/2025	02-2025	1,728.00
sec8hap - Section 8 HAP	23569	0korcou - COURTER-KORFF LLC	2/5/2025	02-2025	715.00
sec8hap - Section 8 HAP	23570	0labfel - LABOY	2/5/2025	02-2025	1,740.00
sec8hap - Section 8 HAP	23571	0landic - LANDICINI 566 LLC	2/5/2025	02-2025	398.00
sec8hap - Section 8 HAP	23572	0lanedw - EDWARD J LANG	2/5/2025	02-2025	1,300.00
sec8hap - Section 8 HAP	23573	0lebza - LEBRON	2/5/2025	02-2025	2,610.00
sec8hap - Section 8 HAP	23574	0legmay - MAYERFELD LEGACY TRUST	2/5/2025	02-2025	152.00
sec8hap - Section 8 HAP	23575	0levgab - GABRIELLE LEVITT	2/5/2025	02-2025	962.00
sec8hap - Section 8 HAP	23576	0lhrent - L & H RENTALS	2/5/2025	02-2025	798.00
sec8hap - Section 8 HAP	23577	0linkar - KAREN LINDNER	2/5/2025	02-2025	461.00
sec8hap - Section 8 HAP	23578	0llckoo - KOONER LLC	2/5/2025	02-2025	1,694.00
sec8hap - Section 8 HAP	23579	0llcsn2 - SN 22 LLC	2/5/2025	02-2025	2,041.00
sec8hap - Section 8 HAP	23580	0locloc - LOCATION LOCATION & TIMING LLC	2/5/2025	02-2025	1,068.00
sec8hap - Section 8 HAP	23581	0londav - DAVID LONGINI	2/5/2025	02-2025	473.00
sec8hap - Section 8 HAP	23582	0lopyad - YADIRA LOPEZ	2/5/2025	02-2025	710.00
sec8hap - Section 8 HAP	23583	0lospro - LOST PROPERTIES LLC	2/5/2025	02-2025	3,089.00
sec8hap - Section 8 HAP	23584	0malaug - MIKLAVCIC JR	2/5/2025	02-2025	1,091.00
sec8hap - Section 8 HAP	23585	0manarc - MANAGEMENT LLC	2/5/2025	02-2025	378.00
sec8hap - Section 8 HAP	23586	0manrub - RUBY MANAGEMENT	2/5/2025	02-2025	2,350.00
sec8hap - Section 8 HAP	23587	0mapgre - GREENWOOD MAPLE JAY LLC	2/5/2025	02-2025	1,174.00
sec8hap - Section 8 HAP	23588	0melrose - MELROSE COURT LP	2/5/2025	02-2025	22,523.00
sec8hap - Section 8 HAP	23589	0menbre - MENDEZ	2/5/2025	02-2025	272.00
sec8hap - Section 8 HAP	23590	0millvil - MILLVILLE REALTY CORPORATION	2/5/2025	02-2025	2,295.00
sec8hap - Section 8 HAP	23591	0miryar - MIRANDA	2/5/2025	02-2025	2,386.00
sec8hap - Section 8 HAP	23592	0monbry - BRYAN P MONTEMURRO	2/5/2025	02-2025	618.00

Payment Summary

Bank=sec8hap AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	23593	Omriang - RIVERA	2/5/2025	02-2025	846.00
sec8hap - Section 8 HAP	23594	Omulqua - QUALITY MULTI BR RENTALS LLC	2/5/2025	02-2025	1,963.00
sec8hap - Section 8 HAP	23595	Oneddav - NEDER	2/5/2025	02-2025	1,589.00
sec8hap - Section 8 HAP	23596	Oneeshr - SHREE NEEL LLC	2/5/2025	02-2025	2,641.00
sec8hap - Section 8 HAP	23597	Onegcar - CARLOS NEGRON JR	2/5/2025	02-2025	774.00
sec8hap - Section 8 HAP	23598	Onottop - TOP NOTCH REAL ESTATE LLC	2/5/2025	02-2025	1,448.00
sec8hap - Section 8 HAP	23599	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	2/5/2025	02-2025	32,361.00
sec8hap - Section 8 HAP	23600	Opaeast - EAST PARK APARTMENTS	2/5/2025	02-2025	8,138.00
sec8hap - Section 8 HAP	23601	Opanpar - PARESH PANCHAL	2/5/2025	02-2025	1,940.00
sec8hap - Section 8 HAP	23602	Oparest - PARVIN ESTATES LLC	2/5/2025	02-2025	68.00
sec8hap - Section 8 HAP	23603	Opasmar - PASTORE	2/5/2025	02-2025	1,092.00
sec8hap - Section 8 HAP	23604	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	2/5/2025	02-2025	3,927.00
sec8hap - Section 8 HAP	23605	Opoisil - SILVER POINT MANAGEMENT LLC	2/5/2025	02-2025	1,085.00
sec8hap - Section 8 HAP	23606	Oproall - ALL PRO GROUP LLC	2/5/2025	02-2025	2,155.00
sec8hap - Section 8 HAP	23607	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	2/5/2025	02-2025	620.00
sec8hap - Section 8 HAP	23608	Oprolha - LHA PROPERTIES LLC	2/5/2025	02-2025	1,618.00
sec8hap - Section 8 HAP	23609	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	2/5/2025	02-2025	729.00
sec8hap - Section 8 HAP	23610	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	2/5/2025	02-2025	14,863.00
sec8hap - Section 8 HAP	23611	Oprotim - TIMARIA PROPERTIES-LLC	2/5/2025	02-2025	1,572.00
sec8hap - Section 8 HAP	23612	Oquilou - QUILES	2/5/2025	02-2025	291.00
sec8hap - Section 8 HAP	23613	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	2/5/2025	02-2025	163,613.00
sec8hap - Section 8 HAP	23614	Oramnic - NICHOLAS P RAMBONE	2/5/2025	02-2025	1,436.00
sec8hap - Section 8 HAP	23615	Oraymar - RAYMOND HOLDINGS LLP	2/5/2025	02-2025	1,347.00
sec8hap - Section 8 HAP	23616	Oreabrt - BRT REAL ESTATE LLC	2/5/2025	02-2025	728.00
sec8hap - Section 8 HAP	23617	Oreadcb - Realty LLC	2/5/2025	02-2025	1,174.00
sec8hap - Section 8 HAP	23618	Oreahen - REAL ESTATE	2/5/2025	02-2025	1,581.00
sec8hap - Section 8 HAP	23619	Oreajba - JBAR REALTY LLC	2/5/2025	02-2025	1,041.00
sec8hap - Section 8 HAP	23620	Orealbf - B & F REAL ESTATE HOLDINGS LLC	2/5/2025	02-2025	2,000.00
sec8hap - Section 8 HAP	23621	Orealsa - S & A REALTY ENTERPRISES LLC	2/5/2025	02-2025	638.00
sec8hap - Section 8 HAP	23622	Oreamat - MATURO REALTY INC	2/5/2025	02-2025	2,331.00
sec8hap - Section 8 HAP	23623	Oreamil - MILLVILLE REALTY CORP	2/5/2025	02-2025	1,082.00
sec8hap - Section 8 HAP	23624	Oreasar - SARA REAVES	2/5/2025	02-2025	865.00
sec8hap - Section 8 HAP	23625	Oregche - REGENCY CHESTNUT COURT	2/5/2025	02-2025	12,161.00
sec8hap - Section 8 HAP	23626	Oregeas - REGENCY EAST LLC	2/5/2025	02-2025	3,307.00
sec8hap - Section 8 HAP	23627	Oreisup - SUPERIOR RE INVESTMENTS LLC	2/5/2025	02-2025	1,889.00
sec8hap - Section 8 HAP	23628	Orenaco - ACOSTA RENTAL LLC	2/5/2025	02-2025	2,049.00
sec8hap - Section 8 HAP	23629	Orenokg - K G RENOVATIONS LLC	2/5/2025	02-2025	1,871.00
sec8hap - Section 8 HAP	23630	Orensup - SUPERIOR RENTALS LLC	2/5/2025	02-2025	1,417.00
sec8hap - Section 8 HAP	23631	Orivdie - RIVERA	2/5/2025	02-2025	2,409.00
sec8hap - Section 8 HAP	23632	Oriviri - RIVERA	2/5/2025	02-2025	1,293.00
sec8hap - Section 8 HAP	23633	Orodhen - HENRY RODRIGUEZ	2/5/2025	02-2025	885.00
sec8hap - Section 8 HAP	23634	Orogluc - ROGERS	2/5/2025	02-2025	802.00
sec8hap - Section 8 HAP	23635	Orogsal - SALVATORE W ROGGIO	2/5/2025	02-2025	1,082.00
sec8hap - Section 8 HAP	23636	Orpjpro - RPJ PROPERTIES LLC	2/5/2025	02-2025	12,647.00

Payment Summary

Bank=sec8hap AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	23637	Orunind - INDIAN RUN APARTMENTS LP	2/5/2025	02-2025	820.00	
sec8hap - Section 8 HAP	23638	Oruppab - RUPERTO	2/5/2025	02-2025	1,233.00	
sec8hap - Section 8 HAP	23639	Osaiger - GERALD M SAINSOT JR	2/5/2025	02-2025	1,311.00	
sec8hap - Section 8 HAP	23640	Osalasda - DAMIAN & ELAINE SALAS	2/5/2025	02-2025	2,322.00	
sec8hap - Section 8 HAP	23641	Osauaud - SAUNDERS	2/5/2025	02-2025	1,800.00	
sec8hap - Section 8 HAP	23642	Osaumar - SAUDERS	2/5/2025	02-2025	652.00	
sec8hap - Section 8 HAP	23643	Osaunma - SAUNDERS	2/5/2025	02-2025	1,985.00	
sec8hap - Section 8 HAP	23644	Oschdan - SCHWARTZ	2/5/2025	02-2025	2,000.00	
sec8hap - Section 8 HAP	23645	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	2/5/2025	02-2025	743.00	
sec8hap - Section 8 HAP	23646	Osenbri - HOUSING PARTNERS LLC	2/5/2025	02-2025	2,336.00	
sec8hap - Section 8 HAP	23647	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	2/5/2025	02-2025	210.00	
sec8hap - Section 8 HAP	23648	Oshabru - BRUCE D SHAW	2/5/2025	02-2025	1,420.00	
sec8hap - Section 8 HAP	23649	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	2/5/2025	02-2025	2,117.00	
sec8hap - Section 8 HAP	23650	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP I	2/5/2025	02-2025	1,048.00	
sec8hap - Section 8 HAP	23651	Osolmay - MAY SOLUTIONS LLC	2/5/2025	02-2025	876.00	
sec8hap - Section 8 HAP	23652	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	2/5/2025	02-2025	3,362.00	
sec8hap - Section 8 HAP	23653	Ototalb - ALBERTO SOTO	2/5/2025	02-2025	1,090.00	
sec8hap - Section 8 HAP	23654	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS LLC	2/5/2025	02-2025	2,180.00	
sec8hap - Section 8 HAP	23655	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	2/5/2025	02-2025	1,285.00	
sec8hap - Section 8 HAP	23656	Oswaway - WAYNE SWANSON	2/5/2025	02-2025	1,222.00	
sec8hap - Section 8 HAP	23657	Oswe101 - 101 S WEST LLC	2/5/2025	02-2025	1,898.00	
sec8hap - Section 8 HAP	23658	Otayver - TAYLOR	2/5/2025	02-2025	733.00	
sec8hap - Section 8 HAP	23659	Othapau - ALBERTA A QUAIROLI ESTATE	2/5/2025	02-2025	1,341.00	
sec8hap - Section 8 HAP	23660	Otorism - TORRES	2/5/2025	02-2025	1,548.00	
sec8hap - Section 8 HAP	23661	Otowpar - PARK TOWNE APARTMENTS LLC	2/5/2025	02-2025	13,461.00	
sec8hap - Section 8 HAP	23662	Ovasdap - DAPHNE VASSALOTTI	2/5/2025	02-2025	698.00	
sec8hap - Section 8 HAP	23663	Ovashen - VASQUEZ	2/5/2025	02-2025	979.00	
sec8hap - Section 8 HAP	23664	Oveljon - JONATHAN VELEZ	2/5/2025	02-2025	1,830.00	
sec8hap - Section 8 HAP	23665	Ovhosri - SRI VHOMES LLC	2/5/2025	02-2025	1,650.00	
sec8hap - Section 8 HAP	23666	Ovinlan - VINELAND VILLAGE APTS	2/5/2025	02-2025	3,411.00	
sec8hap - Section 8 HAP	23667	Ovirulou - LOUIS A VIRUET	2/5/2025	02-2025	1,064.00	
sec8hap - Section 8 HAP	23668	Owalnut - WALNUT REALTY ASSOCIATES LLC	2/5/2025	02-2025	7,288.00	
sec8hap - Section 8 HAP	23669	Owassey - SEYMOUR WASSERSTRUM	2/5/2025	02-2025	1,091.00	
sec8hap - Section 8 HAP	23670	Owebic - WEBER	2/5/2025	02-2025	2,000.00	
sec8hap - Section 8 HAP	23671	Owhihen - WHITE III	2/5/2025	02-2025	914.00	
sec8hap - Section 8 HAP	23672	Owolpro - WOLF PROPERTY HOLDINGS LLC	2/5/2025	02-2025	1,661.00	
sec8hap - Section 8 HAP	23673	Owrialf - WRIGHT	2/5/2025	02-2025	1,586.00	
sec8hap - Section 8 HAP	23674	Oyasmia - YASMIA 3 LLC	2/5/2025	02-2025	1,361.00	
sec8hap - Section 8 HAP	23675	Oinvweb2 - WEBER INVESTMENT GROUP 2 LLC	2/12/2025	02-2025	1,672.00	
sec8hap - Section 8 HAP	20250380099	vha - HOUSING AUTHORITY CITY OF VINELAND	2/7/2025	02-2025	2,904.05	
					829,204.05	

Payment Summary

Bank=sec8hap AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
sec8adm - Section 8 Admin Fee	780	vfl093 - ORANGE COUNTY HOUSING & C D	2/4/2025	02-2025		70.02
sec8adm - Section 8 Admin Fee	781	vnj058 - SALEM HOUSING AUTHORITY	2/4/2025	02-2025		75.02
sec8adm - Section 8 Admin Fee	782	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	2/4/2025	02-2025		266.56
sec8adm - Section 8 Admin Fee	20250210266	vha - HOUSING AUTHORITY CITY OF VINELAND	1/21/2025	01-2025		22,510.60 1/31/2025
sec8adm - Section 8 Admin Fee	20250270413	vha - HOUSING AUTHORITY CITY OF VINELAND	1/27/2025	01-2025		1,011.92 1/31/2025
						23,934.12

Payment Summary

Bank=nhopbbt AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
nhopbbt - New HOP Inv - BB&T(Truist)	122	jccupa - JC'S Custom Painting	1/24/2025	01-2025		432.50
nhopbbt - New HOP Inv - BB&T(Truist)	123	pcrich - P C Richard and Son Builders Div	1/24/2025	01-2025		2,104.00
nhopbbt - New HOP Inv - BB&T(Truist)	124	sherwi - Sherwin Williams Company	1/24/2025	01-2025		2,160.90
nhopbbt - New HOP Inv - BB&T(Truist)	125	jccupa - JC'S Custom Painting	1/31/2025	01-2025		1,407.50
nhopbbt - New HOP Inv - BB&T(Truist)	126	brooke - The Brooke Group LLC	1/31/2025	01-2025		6,035.00
nhopbbt - New HOP Inv - BB&T(Truist)	127	jccupa - JC'S Custom Painting	2/6/2025	02-2025		410.00
						12,549.90

Payment Summary

Bank=capsecdp AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 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	236	vha - HOUSING AUTHORITY CITY OF VINELAND	1/31/2025	01-2025		498.87
						498.87

Payment Summary

Bank=capgenfd AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capgenfd - Public Housing General Fund	2651	hompro - HD SUPPLY formerly Home Depot Pro	1/24/2025	01-2025		288.10
capgenfd - Public Housing General Fund	2652	sherwi - Sherwin Williams Company	1/24/2025	01-2025		308.70
capgenfd - Public Housing General Fund	2653	vmu - Vineland Municipal Utilities	1/29/2025	01-2025		0.00
capgenfd - Public Housing General Fund	2654	vmu - Vineland Municipal Utilities	1/29/2025	01-2025		14,433.86 1/31/2025
capgenfd - Public Housing General Fund	2655	landis - Landis Sewerage Authority	1/31/2025	01-2025		1,040.00
capgenfd - Public Housing General Fund	2656	t0010070 - SANCHEZ	1/31/2025	01-2025		737.81
capgenfd - Public Housing General Fund	2657	vmu - Vineland Municipal Utilities	2/19/2025	02-2025		2,033.68
capgenfd - Public Housing General Fund	185375	vmu - Vineland Municipal Utilities	1/31/2025	01-2025		20,863.37
capgenfd - Public Housing General Fund	546582636	sjgas - South Jersey Gas Company	1/27/2025	01-2025		3,379.19 1/31/2025
capgenfd - Public Housing General Fund	5465363252	sjgas - South Jersey Gas Company	1/30/2025	01-2025		115.41 1/31/2025
capgenfd - Public Housing General Fund	20250210265	vha - HOUSING AUTHORITY CITY OF VINELAND	1/21/2025	01-2025		48,466.82 1/31/2025
capgenfd - Public Housing General Fund	20250270412	vha - HOUSING AUTHORITY CITY OF VINELAND	1/27/2025	01-2025		5,143.53 1/31/2025
capgenfd - Public Housing General Fund	20250310364	vha - HOUSING AUTHORITY CITY OF VINELAND	1/31/2025	01-2025		308.14 1/31/2025
capgenfd - Public Housing General Fund	20250310375	vha - HOUSING AUTHORITY CITY OF VINELAND	1/31/2025	01-2025		60,360.00 1/31/2025
capgenfd - Public Housing General Fund	20250370362	vha - HOUSING AUTHORITY CITY OF VINELAND	2/6/2025	02-2025		12,675.28
capgenfd - Public Housing General Fund	20250370363	vha - HOUSING AUTHORITY CITY OF VINELAND	2/6/2025	02-2025		1,266.00
capgenfd - Public Housing General Fund	20250380098	vha - HOUSING AUTHORITY CITY OF VINELAND	2/7/2025	02-2025		14,499.95
						185,919.84

Payment Summary

Bank=cocc AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
cocc - Central Office Cost	13797	benspro - Ben's ProServ	1/24/2025	01-2025		615.00
cocc - Central Office Cost	13798	bolste - Bolster Hardware II LLC	1/24/2025	01-2025		23.37
cocc - Central Office Cost	13799	brownc - Brown & Connery LLP	1/24/2025	01-2025		537.50
cocc - Central Office Cost	13800	ccia - Cumberland Co Improvement Auth	1/24/2025	01-2025		3,329.86
cocc - Central Office Cost	13801	cintas - Cintas Corporation #100	1/24/2025	01-2025		188.21
cocc - Central Office Cost	13802	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	1/24/2025	01-2025		33.40
cocc - Central Office Cost	13803	hdsupp - HD Supply Facilities Maintenance LTD	1/24/2025	01-2025		1,946.08

Payment Summary

Bank=sec8hap AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	13804	hompro - HD SUPPLY formerly Home Depot Pro	1/24/2025	01-2025	204.96	
cocc - Central Office Cost	13805	jmrefi - JM Refinishing LLC	1/24/2025	01-2025	549.00	
cocc - Central Office Cost	13806	miles - Miles IT Company	1/24/2025	01-2025	1,326.71	
cocc - Central Office Cost	13807	natten - National Tenant Network	1/24/2025	01-2025	114.00	
cocc - Central Office Cost	13808	pbrese - Reserve Account	1/24/2025	01-2025	2,000.00	
cocc - Central Office Cost	13809	staadv - Staples, Inc.	1/24/2025	01-2025	303.24	
cocc - Central Office Cost	13810	vidaut - Vineland Auto Electric Inc	1/24/2025	01-2025	467.82	
cocc - Central Office Cost	13811	aprsup - APR SUPPLY CO	1/31/2025	01-2025	225.10	
cocc - Central Office Cost	13812	barret - Barretta Plumbing Heating Cooling	1/31/2025	01-2025	844.51	
cocc - Central Office Cost	13813	bolste - Bolster Hardware II LLC	1/31/2025	01-2025	146.01	
cocc - Central Office Cost	13814	canbus2 - CANON U.S.A., INC.	1/31/2025	01-2025	104.94	
cocc - Central Office Cost	13815	ccia - Cumberland Co Improvement Auth	1/31/2025	01-2025	91.20	
cocc - Central Office Cost	13816	combus - COMCAST	1/31/2025	01-2025	379.89	
cocc - Central Office Cost	13817	hompro - HD SUPPLY formerly Home Depot Pro	1/31/2025	01-2025	102.80	
cocc - Central Office Cost	13818	mason - W B Mason Co Inc	1/31/2025	01-2025	127.95	
cocc - Central Office Cost	13819	mazza - Frank Mazza & Son Inc.	1/31/2025	01-2025	29,330.56	
cocc - Central Office Cost	13820	rutgers - Rutgers, The State University of New Jersey	1/31/2025	01-2025	944.00	
cocc - Central Office Cost	13821	secgcs - GCSI Security Group	1/31/2025	01-2025	435.00	
cocc - Central Office Cost	13822	sherwi - Sherwin Williams Company	1/31/2025	01-2025	115.38	
cocc - Central Office Cost	13823	timekee - TimeKeeping Systems Inc	1/31/2025	01-2025	1,660.61	
cocc - Central Office Cost	13824	weaequ - Weaver Equipment Sales & Service LLC	1/31/2025	01-2025	460.33	
cocc - Central Office Cost	13825	cwa - Communications Workers of America	1/31/2025	01-2025	230.08	
cocc - Central Office Cost	13826	brooke - The Brooke Group LLC	1/31/2025	01-2025	37,162.75	
cocc - Central Office Cost	13827	barret - Barretta Plumbing Heating Cooling	2/7/2025	02-2025	186.00	
cocc - Central Office Cost	13828	browni - Browns Integrated Pest Management	2/7/2025	02-2025	1,385.00	
cocc - Central Office Cost	13829	carahsoft - Carahsoft Technology Corporation	2/7/2025	02-2025	2,607.29	
cocc - Central Office Cost	13830	ccia - Cumberland Co Improvement Auth	2/7/2025	02-2025	45.25	
cocc - Central Office Cost	13831	coloni - Colonial Electrical Supply	2/7/2025	02-2025	15.93	
cocc - Central Office Cost	13832	genelec - Gen X Electrical Contractors LLC	2/7/2025	02-2025	703.00	
cocc - Central Office Cost	13833	jccupa - JC'S Custom Painting	2/7/2025	02-2025	770.00	
cocc - Central Office Cost	13834	joskel - JOSEPH KELLY	2/7/2025	02-2025	60.00	
cocc - Central Office Cost	13835	mccoasp - McCormick Asphalt LLC	2/7/2025	02-2025	10,000.00	
cocc - Central Office Cost	13836	miles - Miles IT Company	2/7/2025	02-2025	4,582.00	
cocc - Central Office Cost	13837	robrob - Robinson & Robinson LLC	2/7/2025	02-2025	2,041.50	
cocc - Central Office Cost	13838	vercon - Verizon Connect Fleet USA LLC	2/7/2025	02-2025	414.85	
cocc - Central Office Cost	13839	veriw - Verizon Wireless	2/7/2025	02-2025	1,164.81	
cocc - Central Office Cost	13840	blocklsi - TELESYSTEM	2/13/2025	02-2025	2,093.39	
cocc - Central Office Cost	13841	ccia - Cumberland Co Improvement Auth	2/13/2025	02-2025	65.56	
cocc - Central Office Cost	13842	cdwgov - CDW Government Inc	2/13/2025	02-2025	1,244.22	
cocc - Central Office Cost	13843	jccupa - JC'S Custom Painting	2/13/2025	02-2025	2,527.50	
cocc - Central Office Cost	13844	jmrefi - JM Refinishing LLC	2/13/2025	02-2025	1,048.00	
cocc - Central Office Cost	13845	rutgers - Rutgers, The State University of New Jersey	2/13/2025	02-2025	563.00	
cocc - Central Office Cost	13846	yardi - Yardi Systems Inc	2/13/2025	02-2025	34.00	
cocc - Central Office Cost	13847	aceplu - Ace Plumbing and Electrical Supplies Inc	2/20/2025	02-2025	364.53	
cocc - Central Office Cost	13848	acupri - Acu Print Corporation	2/20/2025	02-2025	81.90	
cocc - Central Office Cost	13849	amacap - Amazon Capital Services Inc	2/20/2025	02-2025	703.08	
cocc - Central Office Cost	13850	aprsup - APR SUPPLY CO	2/20/2025	02-2025	297.81	
cocc - Central Office Cost	13851	avena - Linda M Avena CPA	2/20/2025	02-2025	7,295.83	
cocc - Central Office Cost	13852	benspro - Ben's ProServ	2/20/2025	02-2025	1,720.00	
cocc - Central Office Cost	13853	bobaut - BOB'S AUTO SUPPLY, INC	2/20/2025	02-2025	689.50	
cocc - Central Office Cost	13854	bolste - Bolster Hardware II LLC	2/20/2025	02-2025	336.91	
cocc - Central Office Cost	13855	brownc - Brown & Connery LLP	2/20/2025	02-2025	1,376.00	
cocc - Central Office Cost	13856	browni - Browns Integrated Pest Management	2/20/2025	02-2025	75.00	
cocc - Central Office Cost	13857	callexp - Call Experts New Jersey	2/20/2025	02-2025	642.77	
cocc - Central Office Cost	13858	canbus2 - CANON U.S.A., INC.	2/20/2025	02-2025	179.27	
cocc - Central Office Cost	13859	ccia - Cumberland Co Improvement Auth	2/20/2025	02-2025	3,426.76	

Payment Summary

Bank=sec8hap AND mm/yy=01/2025-02/2025 AND Check Date=01/17/2025-02/20/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	13860	cintas - Cintas Corporation #100	2/20/2025	02-2025	739.05	
cocc - Central Office Cost	13861	coloni - Colonial Electrical Supply	2/20/2025	02-2025	426.39	
cocc - Central Office Cost	13862	combus - COMCAST	2/20/2025	02-2025	379.89	
cocc - Central Office Cost	13863	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	2/20/2025	02-2025	302.37	
cocc - Central Office Cost	13864	getrai - G & E Trailer Sales LLC	2/20/2025	02-2025	282.50	
cocc - Central Office Cost	13865	hill - Ronald Hill	2/20/2025	02-2025	1,400.00	
cocc - Central Office Cost	13866	himinha - DELSEA LAUNDROMAT	2/20/2025	02-2025	1,136.25	
cocc - Central Office Cost	13867	hompro - HD SUPPLY formerly Home Depot Pro	2/20/2025	02-2025	11,812.66	
cocc - Central Office Cost	13868	jccupa - JC'S Custom Painting	2/20/2025	02-2025	1,650.00	
cocc - Central Office Cost	13869	jmrrefi - JM Refinishing LLC	2/20/2025	02-2025	399.00	
cocc - Central Office Cost	13870	lanfir - Landis Fire Protection Inc	2/20/2025	02-2025	1,999.00	
cocc - Central Office Cost	13871	lilfor - LILLISTON FORD, INC.	2/20/2025	02-2025	1,141.28	
cocc - Central Office Cost	13872	madmonk - Mad Monkey Wrapz LLC	2/20/2025	02-2025	220.00	
cocc - Central Office Cost	13873	maxcom - Max Communications Inc	2/20/2025	02-2025	240.00	
cocc - Central Office Cost	13874	miles - Miles IT Company	2/20/2025	02-2025	13,157.19	
cocc - Central Office Cost	13875	nanmck - Nan McKay and Associates Inc	2/20/2025	02-2025	419.00	
cocc - Central Office Cost	13876	natten - National Tenant Network	2/20/2025	02-2025	455.00	
cocc - Central Office Cost	13877	pdq - PDQ Supply Inc	2/20/2025	02-2025	1,379.70	
cocc - Central Office Cost	13878	pitney - Pitney Bowes, Inc.	2/20/2025	02-2025	223.52	
cocc - Central Office Cost	13879	riggin - Riggins Inc	2/20/2025	02-2025	252.47	
cocc - Central Office Cost	13880	rkauto - RK Auto Group	2/20/2025	02-2025	459.78	
cocc - Central Office Cost	13881	secgcs - GCSI Security Group	2/20/2025	02-2025	792.50	
cocc - Central Office Cost	13882	semper - Semper Secure , LLC	2/20/2025	02-2025	2,031.03	
cocc - Central Office Cost	13883	sherwi - Sherwin Williams Company	2/20/2025	02-2025	1,752.59	
cocc - Central Office Cost	13884	sjglas - South Jersey Glass & Door Company	2/20/2025	02-2025	163.80	
cocc - Central Office Cost	13885	sjweld - South Jersey Welding Supply Co	2/20/2025	02-2025	40.93	
cocc - Central Office Cost	13886	smigre - GREG SMITH TREE SERVICE LLC	2/20/2025	02-2025	1,950.00	
cocc - Central Office Cost	13887	staadv - Staples, Inc.	2/20/2025	02-2025	995.79	
cocc - Central Office Cost	13888	tabshr - TAB SHREDDING, INC.	2/20/2025	02-2025	2,637.00	
cocc - Central Office Cost	13889	timekee - TimeKeeping Systems Inc	2/20/2025	02-2025	231.26	
cocc - Central Office Cost	13890	tricit - Tri City Products	2/20/2025	02-2025	233.95	
cocc - Central Office Cost	13891	vann - Vann Dodge Chrysler LLC	2/20/2025	02-2025	126.39	
cocc - Central Office Cost	13892	vercon - Verizon Connect Fleet USA LLC	2/20/2025	02-2025	414.85	
cocc - Central Office Cost	13893	vhapet - Gloria Pomales	2/20/2025	02-2025	313.32	
cocc - Central Office Cost	13894	waeaqu - Weaver Equipment Sales & Service LLC	2/20/2025	02-2025	101.50	
cocc - Central Office Cost	128432	vmu - Vineland Municipal Utilities	1/31/2025	01-2025	6,017.56	
cocc - Central Office Cost	1242025	paychex - Paychex of New York LLC	1/24/2025	01-2025	339.36	
cocc - Central Office Cost	1292025	aflac - AFLAC	1/29/2025	01-2025	156.00	
cocc - Central Office Cost	1410552	axaequ - Equitable	1/21/2025	01-2025	16,897.48	
cocc - Central Office Cost	1411138	axaequ - Equitable	1/24/2025	01-2025	2,035.00	
cocc - Central Office Cost	1416185	axaequ - Equitable	2/7/2025	02-2025	2,035.00	
cocc - Central Office Cost	2072025	paychex - Paychex of New York LLC	2/7/2025	02-2025	339.36	
cocc - Central Office Cost	2332776	pers - Public Employees Retirement System	2/3/2025	02-2025	17,226.00	
cocc - Central Office Cost	20250205	ezpass - E-Z PASS	2/5/2025	02-2025	750.00	
cocc - Central Office Cost	5466691260	sjgas - South Jersey Gas Company	1/27/2025	01-2025	2,165.86	
cocc - Central Office Cost	20250370383	vha - HOUSING AUTHORITY CITY OF VINELAND	2/6/2025	02-2025	7,917.00	
cocc - Central Office Cost	710201232025	wex - WEX Bank	1/23/2025	01-2025	2,505.83	
					241,385.33	

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

RESOLUTION #2025-06

**Award Contract for Rental Assistance Demonstration (RAD):
Physical Condition Assessment Scattered Site Project**

WHEREAS, the Vineland Housing Authority has solicited Requests for Quotes for physical condition assessments of the Scattered Site Project; and

WHEREAS, this is a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

WHEREAS, four quotes were submitted and reviewed; and

WHEREAS, the most responsible and responsive quote was received from AEI Consultants – 11 Commerce Drive – Suite 300; Cranford, NJ 07016; and,

WHEREAS, AEI Consultants has completed and submitted a Political Contributions Disclosure form which certifies that AEI Consultants has not made any reportable contributions to a political or candidate committee in the City of Vineland in the previous year, and the contract will prohibit AEI Consultants from making any reportable contributions through the term of the contract; and

WHEREAS, the Vineland Housing Authority recommends to its Board of Commissioners to award a contract to AEI Consultants – 11 Commerce Drive – Suite 300; Cranford, NJ 07016 in the amount not to exceed \$42,000 per the quote attached hereunto; and

WHEREAS, the Vineland Housing Authority has funding available for this expenditure (see attached certification); and,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to award AEI Consultants a contract for physical condition assessments of the Scattered Site Project in an amount not to exceed \$42,000.

ADOPTED: February 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Chapman*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY

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 February 20, 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:

Rental Assistance Demonstration (RAD):
Physical Condition Assessment of the Scattered Site Project

from the 2023 Capital Funds. The line item to be charged for the above expenditure is Account # 4430-36-000 (Contract – RAD).



Wendy Hughes
Certifying Financial Officer

2/20/25
Date

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
 UNIT PRICING - CONTRACTOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
 RENTAL ASSISTANCE DEMONSTRATION (RAD); PHYSICAL CONDITION ASSESSMENT SCATTERED SITE PROJECT
 UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	UNIT PRICE	# OF DWELLING UNITS	TOTAL PRICE
PART1	Provide price for Part 1: PCA Report Comparing Traditional and Green Requirements - as described in the Scope of work		39	\$ 34,925
PART2	Provide price for Part 2: Energy Audit - as described in the Scope of work		39	\$ \$6,700
PART3	Provide price for Part 3: Utility Consumption Baseline - as described in the Scope of work		39	\$

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

Total Price of all rows: \$ 41,625.00

Forty one thousand six hundred and twenty five dollars

TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.	
All Environmental Inc (dba AEI Consultants)	Chad Matthews
BY:	
Firm Name	
11 Commerce Dr, Cranford, NJ 07016	
Street, Town, State, Zip Code	
804.389.2641	
Telephone	Fax
	21st
Sworn to and subscribed before me on	day of
Signature of proposer if the proposer is an individual	November 24
	20
	nicki zlotowski
Signature of partner if proposer is a partnership	Notary Public
	(SEAL)
Signature of officer if the proposer is a corporation	Government Contracts Administrator
	Title

** The pricing includes a HUD RAD and MAP complaint PCA, CNA e-Tool, energy audit, climate letter, and radon including the new RAD supplemental guidance.
 **This pricing does not include Testing or O&M for Lead Based Paint and/or Asbestos Testing.
 ** Additionally this does NOT include the "Form 4.4 Environmental Restrictions Checklist". This checklist is not a current requirement of HUD RAD or MAP/FHA.
 ** AEI can quote the environmental requirements that are needed for HUD RAD and MAP/FHA but these additional services are typically engaged by the lender of the housing authorities choosing.
 ** The environmental requirements for a RAD with FHA/MAP financing are determined based a many factors, including which MAP program that the housing authority will submit under (e.g MAP 223f, HUD MAP 221d4 SR, or etc....).



Tasks	Estimated Fee	Estimated Schedule
High Cliff		
RPCA, 20-year Reserve, CNA e-Tool and modifications to the e-Tool	\$12,000	
Electrical Intrusive Inspection (HUD MAP Compliant) Includes a sampling of building.	\$6,850	
Intrusive Sewer Scoping (HUD MAP Compliant) Includes a sampling of building.	\$9,950	
HUD RAD Energy Audit	\$6,700	
Climate Letter	\$1,250	
Radon Screening	\$4,875	
Total Price	\$41,625.00	35 to 40 Business days (draft report)

* Pricing assumes - The energy audit pricing assumes the energy audit will be engaged with RPCA.

* Climate Letter - This report will discuss potential areas of concern regarding climate hazards per HUD requirements. This letter does not provide ways to mitigate those issues.

**This pricing does not include Testing or O&Ms for Lead Based Paint and/or Asbestos Testing.

** This does NOT include the "Form 4.4 Environmental Restrictions Checklist". This checklist is not a current requirement of HUD RAD or MAP/FHA.

- AEI can quote the environmental requirements that are needed for HUD RAD and MAP/FHA but these additional services are typically engaged by the lender of the housing authorities choosing.

- The environmental requirements for RAD with FHA/MAP financing are determined based many factors including which MAP program that the housing authority will submit under (e.g MAP 223f, HUD MAP 221d4 SR, or etc....)

- These requirements include a Phase I Environmental Site Assessment, Part 50 and/or Part 58 (CEST or EA), Asbestos Testing, Lead Based Paint Testing, and other services depending on other factors.

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

**RESOLUTION #2025-07
Resolution Authorizing use of Contract #120122-RNG
Pursuant to N.J.S.A. 52:34-6.2(b)(3)**

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

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

WHEREAS, the Vineland Housing Authority is a registered member agency with Sourcewell; and

WHEREAS, the Vineland Housing Authority intends to award Sourcewell Cooperative Contract #120122-RNG to RingCentral Contract through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current national contracts; and

WHEREAS, the Vineland Housing Authority may through the use of the aforementioned contract purchase in excess of the bid threshold; and

NOW, THEREFORE, BE IT RESOLVED, that the Vineland Housing Authority authorizes the Purchasing Agent to purchase certain goods or services utilizing national cooperative contract with RingCentral #120122-RNG, in excess of the bid threshold pursuant to all conditions of the contract; and

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

ADOPTED: February 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Chapman

Resolution seconded by Commissioner

Acosta-Jimenez

VOTE:

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

VINELAND HOUSING AUTHORITY

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 February 20, 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 #2025-08
A RESOLUTION AUTHORIZING THE VINELAND HOUSING AUTHORITY
TO ENTER INTO A COOPERATIVE PRICING AGREEMENT**

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Camden County Educational Services Commission (#66CCEPS), hereinafter referred to as the "Lead Agency" has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on February 20, 2025, the governing body of the Vineland Housing Authority, County of Cumberland, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as Camden County Educational Services Commission (#66CCEPS) Cooperative Pricing Resolution of the Vineland Housing Authority.

AUTHORITY

Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Executive Director is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law* (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

This resolution shall take effect immediately upon passage.

ADOPTED: February 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Chapman

Resolution seconded by Commissioner

Acosta-Jimenez

VOTE:

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

VINELAND HOUSING AUTHORITY

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 February 20, 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



CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION
225 White Horse Avenue, Clementon, NJ 08021
856-784-2100 • www.camdenesc.org

Daniel Del Vecchio, Superintendent
Patrick Madden, Business Administrator/ Board Sec.

COOPERATIVE PRICING SYSTEM AGREEMENT – 66CCEPS

THIS AGREEMENT is made and entered into this 20 day of February, 2025, by and between the Camden County Educational Services Commission, with offices located at 225 White Horse Avenue, Clementon, New Jersey 08021, (hereinafter referred to as the "Lead Agency") and various governing boards, authorities, commissions and other governmental contracting units within the State of New Jersey.

WITNESSETH

WHEREAS, the Lead Agency is conducting a voluntary Cooperative Pricing System with boards of education, municipalities, and other types of public bodies located within the State of New Jersey, utilizing the Lead Agency's administrative purchasing services and facilities in order to effect substantial economies in the purchase of work, materials and supplies; and

WHEREAS, the Cooperative Pricing System is authorized by N.J.S.A. 40A: 11-11 and has been approved by the Division of Local Government Services in the Department of Community Affairs pursuant to N.J.A.C. 5:34-7.1 et seq., and

WHEREAS, all the parties hereto shall approve this Agreement by Ordinance or Resolution, as appropriate, in accordance with the aforesaid statute; and

NOW, THEREFORE, it is mutually agreed as follows:

1. The work, materials or supplies to be priced cooperatively may include computer hardware, technology supplies, office supplies, teaching supplies/materials, nursing supplies and other equipment utilized in the operation of public bodies and such other items and services as two or more participating contracting units in the system agree can be purchased on a cooperative basis.
2. Upon approval of the Cooperative Pricing System and during each July thereafter, the Lead Agency shall publish a legal ad in such format as required by the State Division of Local Government Services in a newspaper normally used for such purpose by it, to include such information required by N.J.A.C. 5:34-7.9, as may be amended from time to time, including:

- a. The name of the participating contracting unit, and
 - b. The name of the Lead Agency soliciting competitive bids or informal quotations,
 - c. The address and telephone number of Lead Agency, and
 - d. The State Identification Code for the Cooperative Pricing System, and
 - e. The expiration date of the Cooperative Pricing Agreement.
3. Each of the participating contracting units shall indicate, in writing to the Lead Agency, the items to be purchased by the contracting unit, the approximate quantities desired, the location for delivery and other such requirements necessary for the Lead Agency to prepare specifications as provided by law. Although the Lead Agency endeavors to serve the needs of all registered members of the Cooperative Pricing System, the Lead Agency may not be able to prepare specifications and/or solicit bids for all projects and makes no such guarantee.
 4. The specifications shall be prepared and approved by the Lead Agency and filed as required by law. No changes to the specification shall thereafter be made except as permitted by law. Nothing herein shall be deemed to prevent changes in specifications for subsequent purchases.
 5. A single advertisement for bids/proposals or the solicitation of informal quotations for the work, materials or supplies to be purchased shall be presented by the Lead Agency on behalf of all registered members desiring to purchase any item in the Cooperative Pricing System. All advertisements and solicitations shall be made in compliance with the Public School Contracts Law.
 6. The Lead Agency shall receive bids or quotations on behalf of all participating contracting units. The Lead Agency shall review said bids and, on behalf of all registered members, either reject all bids, or award a contract in compliance with the Public School Contract Law and the specifications. This award shall result in the Lead Agency entering into a master contract with the successful bidder(s) providing for two categories of purchases:
 - a. The quantities ordered for the Lead Agency's own needs, and
 - b. The estimated aggregate quantities to be ordered by other participating contracting units by separate contract, subject to the specifications and prices set forth in the Lead Agency's overall (master) contract.

The Lead Agency shall enter into a formal written contract(s) directly with the successful bidder(s) when required by law and, only after the Lead Agency has certified the funds available only for its own needs.

Each registered member shall: (1) certify that it has the funds available necessary for its own order(s) from the Cooperative Pricing System; (2) enter into a formal written contract directly with the successful bidder(s) when required by law and the project specifications; (3) issue purchase orders in its own name directly to the successful bidder(s) against said contract; (4) accept its own deliveries; (5) be invoiced by and receive statements from the successful bidder(s) and (6) be responsible for any tax liability. No registered member shall be responsible for payment for any items ordered or for performance generally, by or to any other registered member. Each registered member shall accordingly be liable only for its own performance and for items ordered and received by it.



The provisions of this paragraph shall be quoted or referred to and sufficiently described in all specifications for bids by the Lead Agency so that each bidder shall be on notice as to the respective responsibilities and liabilities of the registered members.

7. Nothing in this Agreement shall prevent any registered member from awarding contracts of purchase, individually and on its own behalf, with or without advertising, except that invitations for such individual bids shall not be advertised nor bids be received during the period in which the Lead Agency is advertising for and receiving bids for the same items or commodities other than, in the case of the registered member's emergency or hardship.
8. The Lead Agency reserves the right to exclude any item or commodity from within said system if, in its opinion, the pooling of purchasing requirements or needs of the participating contracting units is either not beneficial or not workable as to the Lead Agency or the registered members.
9. The Lead Agency shall appropriate sufficient funds to enable it to perform the administrative responsibilities assumed pursuant to this Agreement. It is understood that all fees for each participating contracting unit are paid to the Lead Agency by the successful bidder.
10. This agreement shall become effective upon approval of the Director of the Division of Local Government Services and shall continue in effect until any party to this Agreement shall give written notice of its intention to terminate its participation.
11. All records or documents maintained or utilized pursuant to terms of this Agreement shall be identified by the code number assigned by the Director, Division of Local Government Services and such other numbers as are assigned by the Lead Agency for purposes of identifying each contract and item awarded.
12. Additional local contracting units may from time to time, execute this Agreement by means of a Rider annexed hereto, which addition shall not invalidate this agreement with respect to other signatories. The Lead Agency is authorized to execute the Rider on behalf of the members of the System.
13. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and executed by their authorized representatives and their respective seals to be hereto affixed.

Vineland Housing Authority

BY: 
(Authorized Signature)
NAME: Jacqueline S. Jones DATE: 2/20/2025
TITLE: Executive Director
WITNESS: 
(Signature)
NAME: Gloria Pomales DATE: 2/20/2025

Lead Agency

Camden County Educational Services Commission

BY: 
W. Patrick Madden
Business Administrator & Board Secretary DATE: 2/24/25
WITNESS: 
(Signature)
NAME: KRISTINE MACDUFF DATE: 2/24/25



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 803
TRENTON, NJ 08625-0803

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

MEMORANDUM

TO: Lead Agency for a Cooperative Purchasing System

FROM: Aniyah Maney, Procurement Specialist *ATM*
(Director's Designee)
Division of Local Government Services

DATE: February 26, 2025

SUBJECT: Camden County Educational Services Commission – 66CCEPS

The Division of Local Government Services is in receipt of your recent submission requesting:

- Registration of a Cooperative Pricing System
- Modification of a Cooperative Pricing System
- Registration Renewal of a Cooperative Pricing System
- Registration Renewal of a Commodity Resale System
- Registration Renewal of a Joint Purchasing System
- Modification of a Commodity Resale System

The documentation submitted has been reviewed, and the forms attached to this memorandum contain the Division's response.

Should you have any questions regarding this matter, please contact Aniyah Maney at Aniyah.Maney@dca.nj.gov.

ATM:

Note to File:
ID# 66CCEPS
Expiration Date: July 1, 2026
Add 1 new member: Vineland Housing Authority



REQUEST FOR REGISTRATION OR MODIFICATION OF A COOPERATIVE PRICING SYSTEM, JOINT PURCHASING SYSTEM OR REGIONAL COOPERATIVE PURCHASING SYSTEM

(COOPERATIVE PURCHASING FORM CP-2001)

Return completed Form with all documentation to:
Cooperative Purchasing
Division of Local Government Services
PO Box 803
Trenton NJ 08625-0803
Attn: Co-op

CONDITION

To the extent that bids may have been received or a contract may have been awarded by an unregistered Cooperative Purchasing System without it first having obtained the requisite approval from the Division pursuant to N.J.A.C. 5:34-7.1 et seq., the Division is not in a position to address or resolve any legal questions which may exist as a result of such circumstances.

SYSTEM TYPE



Cooperative Pricing System



Joint Purchasing System



Regional Cooperative Pricing System

SYSTEM IDENTIFICATION

System Name: Camden County Educational Services Commission

Identifier: 66CCEPS



System Registration



Add/Delete Member(s)



Renew Registration



Other (Check Below)

- A**
t
t
a
c
h
- Lead Agency Resolution
 - Member Resolution(s)
 - Agreement(s)

- New Member Resolution(s)
- Lead / Member Agreement(s)

- Lead Agency Resolution
 - List of Current Members
- (Submit new members on separate (CP-2001))

- Change Lead Agency
- Add/Delete Commodity
- Change Address
- Other (List Below)

DETAILS (Identify changes in membership, commodities purchased or other information as appropriate)

Vineland Housing Authority

This is to certify that the requirements of N.J.S.A. 40A:11-1 et seq. or N.J.S.A. 18A:18A-1 et seq., as appropriate, and N.J.A.C. 5:34-7.1 et seq. are understood and the System is in compliance with them.

Signature:

W. P. Madden

E-mail Address:

pmadden@camdenesc.org

Name:

W. Patrick Madden

Phone:

856-784-2100 ext. 108

Title:

BA

Date:

2/24/2025

Official Use:

Approved: *ATM*
 Disapproved:

Materials Complete:
2/26/25

Effective Date:
2/26/25

System Expiration:
7/1/2026

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

**RESOLUTION #2025-09
Resolution Authorizing use of Contract RFP#FY21-01**

WHEREAS, it is necessary for the proper conduct of the order of business that the Housing Authority of the City of Vineland enter into contract agreement with Peterson Service Company; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to procure HVAC services; and,

WHEREAS, funds are available for the purpose of entering into a contract agreement with Peterson Service Company; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-5 – the Camden County Educational Services Commission of New Jersey is registered as Lead Cooperative agency NJ System Identifier #66CCEPS; and,

WHEREAS, the Camden County Educational Services Commission of New Jersey awarded Bid # RFP#FY21-01 to Peterson Service Company on February 26, 2021; and,

WHEREAS, the Vineland Housing Authority may through the use of the aforementioned contract purchase in excess of the bid threshold; and

NOW, THEREFORE, BE IT RESOLVED, that the Vineland Housing Authority authorizes the Purchasing Agent to purchase certain goods or services utilizing national cooperative contract with Peterson Service Company (RFP#FY21-01), in excess of the bid threshold pursuant to all conditions of the contract; and

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

ADOPTED: February 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Chapman*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY

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 February 20, 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 #2025-10

**Amending Resolution # 2023-42
Contract Agreement with All Risk, Inc. for the Construction Renovations
at D'Orazio Terrace – Bldg. #1 – Change Order #8**

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 #65MCECCPS; 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 #8 - \$1,572.20 is necessary for door stop and weather strip replacement 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: February 20, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Chapman

Resolution seconded by Commissioner

Acosta-Jimenez

VOTE:

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

VINELAND HOUSING AUTHORITY

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 February 20, 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:

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

Change Order # 8 - \$1,572.20

in the amount totaling **\$1,572.20** 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
2/20/25
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
 Contractor Registration # 13VH00684300

CHANGE ORDER

Date: February 18, 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. VIII

Labor and Materials for seven (7) door openings for "stop" replacement to include new weatherstripping. (All Paint By Others/Excluded), estimate attached.

Door Openings/Stop Replacement/Weatherstripping

8 Openings \$ 1,572.20

Net Add To Contract\$1,572.20

Terms: To Be Billed At Completion Of Services

Owner Approval Jacqueline Stokes Date 2/19/25

Contractor Acceptance [Signature] Date 2/22/25

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 - Openings C/O
Property: 84 South West Avenue
Vineland, NJ 08360

Operator: TOM

Estimator: Thomas Messina

Type of Estimate:

Date Entered: 2/13/2025

Date Assigned:

Price List: NJCA8X_JAN24

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2025-2-13-3007DSTRIP

File Number: Door Weatherstripping

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.**

Request for Door Weatherstripping



AllRisk, Inc

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

2025-2-13-3007DSTRIP

Door Stops/Weather Stripping 2-14-25

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Material Only Door weather stripping - Material Allowance	7.00 EA @	28.15 =	197.05
2. Door Installer/Finish Carpenter - per hour	8.00 HR @	139.14 =	1,113.12
3. Project Management - Construction Administration	1.00 EA @	78.61 =	78.61



AllRisk, Inc

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

Summary

Line Item Total	1,388.78
Overhead	131.02
Profit	52.40
	<hr/>
Replacement Cost Value	\$1,572.20
Net Claim	\$1,572.20
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Thomas Messina