
Housing Authority of the City of Vineland

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

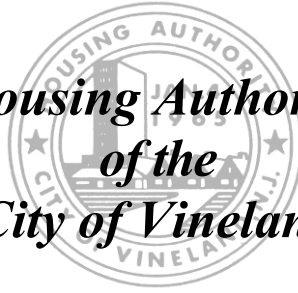
Meeting

July 17, 2025

6 p.m.

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

*Housing Authority
of the
City of Vineland*



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

Telephone: 856-691-4099
Fax: 856-691-8404
TTY: 800-852-7899

Jacqueline S. Jones, Executive Director

July 10, 2025

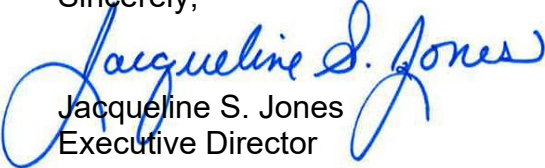
The Board of Commissioners
Housing Authority of the City of Vineland
Vineland, New Jersey 08360

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, July 17, 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, July 17, 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 June 19, 2025
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Reports
8. Old Business
9. New Business – **Landlord/Tenant Legal Report**
10. Resolutions:
 - # 2025-39 Monthly Expenses **(updated)**
 - # 2025-40 Approving Change Order #4 for Modernization of the Elevators at Kidston & Olivio Towers
 - # 2025-41 Resolution to Transition Emergency Housing Voucher (EHV) to Housing Choice Voucher (HCV)
 - # 2025-42 Appointing Purchasing Agent
 - # 2025-43 Granting Extension of Official Leave of Absence**
- 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, June 19, 2025
6:04 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, June 19, 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	(Absent)
Commissioner Brian Asselta	
Commissioner Albert Porter	(Absent)
Commissioner Iris Acosta-Jimenez	
Commissioner Elizabeth Viera	
Chairperson Mario Ruiz-Mesa	

Also, present were 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 May 15, 2025. A motion was made by Commissioner Asselta and seconded by Commissioner Acosta-Jimenez. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Absent)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Viera	(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 eight months ending May 31, 2025.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Ron Miller provided report for Mrs. Jones.

The Kidston and Olivio Towers community room furniture is marked as complete.

The Authority is unable to come to terms with the Architect on a fee proposal regarding the Tarkiln Acres roof project. It is not in line with the previous architects who provided fee proposals, the current proposal is more than 500% higher. The Authority is currently evaluating whether to bid the project in-house with Authority staff and forego the architectural work. The Authority has the capacity to bid the project independently on its own.

Substantial completion on the Kidston and Olivio Towers Elevator Modernization project has been achieved. Today the final change order was received, this will be a credit change order. The

subcontractor owed the VHA money for work not completed. A resolution will be presented next month for a credit. In the meantime, the closeout documents are being completed. There are a few outstanding issues being worked out with the VHA's consultants specifically at Kidston Towers relating to ride quality on the two elevator cars, otherwise they are operational.

The pumps for the Kidston and Olivio Towers interior plumbing project were received, but they do not work. The manufacturer Grundfos will be coming onsite to find out why they are not working.

No new update on the Fire Pump Replacement project. The Authority continues to wait on the fueling station from Siemens. This is delayed until August.

As previously discussed all the Scattered Site homes were sold with the exception of the homes the Authority will retain. The RAD physical assessment process has begun. The VHA's portion of the paperwork has been completed. Inspections were conducted on all homes being retained. Radon testing was completed. The VHA is waiting for the consultants (AEI) to provide reports of physical conditions assessments. RAD conversion is expected to be completed the end of this year or the first quarter of 2026.

The final punch list for fire related damages at D'Orazio Terrace – Building 1 was received today.

The Authority has not come to an agreement with the Architect on the D'Orazio Terrace Community Room Renovation. A revised proposal was received and is under evaluation.

Due to damage caused by a fallen tree at D'Orazio Terrace two residents were permanently relocated. They were relocated and are happy in their new units. The roof was reframed on building #4. There is a resolution tonight to reroof building #2 and #4 which will be discussed during the resolution section of the meeting. Once the roof is installed then the interior repair can be completed; this will enable the Authority to turn over the units.

The VHA continues discussion with the architect regarding Asselta Acres Building #3. Proposal for project continues to be under review.

Kidston and Olivio Towers camera replacement project is substantially complete. The cameras are all installed and working. The Authority is waiting for the electrical engineer to come out and inspect all the work. No problems are anticipated.

Melrose Court is 100% occupied and property is financially sound.

The Authority's properties as of today are 98.6% occupied.

The Community Outreach team has provided food to a couple of the sites specifically Tarkiln Acres and D'Orazio Terrace. A back-to-school event for the families is being planned for August. The Authority is working with the City for the use of the football field across from the VHA's Administration Office for this event.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2025-28
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$2,315,508.72. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-29
Transfer Ownership of Authority Owned Vehicle

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-29. Ron Miller provided explanation of resolution. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-30
Authorizing Entering into a Contract Agreement with All Risk, Inc. for Construction Renovations at D'Orazio Terrace – Bldg. #2 & #4

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-30. Ron Miller provided an explanation of resolution. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-31
2025-2026 Budget

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-31. Ron Miller reviewed line items of the budget. Budgets for the other Housing Authorities were provided to the Board as well. These budgets were approved by their respective boards. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez.

We're making the Board aware of the replacement reserve activity and current balance. The Executive Director is required to certify that this information has been disclosed to the Board of Commissioners. The Board of Commissioners have been made aware of the balance and withdraw activity at today's meeting.

The following vote was taken:

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

Resolution #2025-32
PHA Five-Year Plan 2025-2029

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-32. Ron Miller briefly reviewed the five-year plan and briefly discussed the previous five-year plan. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-33
2025 Capital Fund Program

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-33. Ron Miller briefly discussed the Capital Fund. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-34

Authorizing the Appointment of a Broker of Record – Group Health Benefits

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-34. Ron Miller provided an explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-35

Resolution to Join the Southern Coastal Regional Employee Benefits Fund

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-35. Ron Miller provided an explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-36

Southern Coastal Regional Employee Benefits Fund – Indemnity and Trust Agreement

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-36. Ron Miller stated this resolution is related to the two previous resolutions. Counsel has reviewed and approved the resolution and attachment. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-37
Appoint Join Fund Commissioner to the
Southern Coastal Regional Employee Benefits Fund

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-37. Ron Miller provided an explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2025-38
Granting an Official Leave of Absence (Medical)

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-38. Ron Miller provided an explanation. Mrs. Jones, Executive Director has approved this leave. This leave is not in relation to the Family Medical Leave Act specifically. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

Commissioner Chris Chapman	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Absent)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Viera	(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 Acosta-Jimenez. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:35 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer

Digitally signed by
Ron Miller
Date: 2025.07.10
12:07:53 -04'00'
Ron Miller
Director of Affordable Housing

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2025

	ANNUAL BUDGET	BUDGET THRU JUNE	ACTUAL THRU JUNE	FROM BUDGET (+OVER/-UNDER)
<u>INCOME</u>				
TENANT RENT	678,010	508,508	533,846	25,339
OTHER INCOME MISC.	11,090	8,318	3,951	(4,367)
PHA OPERATING SUBSIDY	398,660	298,995	250,054	(48,941)
SECTION 8 ADMIN. FEE INCOME	1,320,000	990,000	919,447	(70,553)
CAPITAL FUNDS	655,000	491,250	283,958	(207,292)
FSS GRANT-PH	106,920	80,190	80,190	0
CSP-CONGREGATE SERVICES INCOME	50,820	38,115	24,183	(13,932)
INVESTMENT INCOME	17,830	13,373	24,174	10,802
CF MANAGEMENT FEE	60,000	45,000	60,360	15,360
MGMT FEE-PH	130,260	97,695	97,328	(367)
MGMT FEE-SEC 8	146,450	109,838	110,628	791
MGMT FEE-MELROSE	12,090	9,068	9,071	4
MGMT FEE-RAD	450,000	337,500	288,750	(48,750)
BOOKKEEPING FEE	12,130	9,098	8,835	(263)
BOOKKEEPING FEE-SEC 8	91,530	68,648	69,143	496
ASSET MGMT FEE	16,680	12,510	12,690	180
SHOP RENT	61,420	46,065	46,071	6
INCOME FROM OTHER AUTHORITIES	481,500	361,125	541,846	180,721
SERVICE INCOME FROM MELROSE	69,390	52,043	47,862	(4,181)
FRAUD RECOVERY	15,000	11,250	62,480	51,230
MISCELLANEOUS INCOME	1,200	900	33,949	33,049
TOTAL INCOME	4,785,980	3,589,485	3,508,816	(80,669)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,386,650	1,039,988	1,138,621	98,634
PAYROLL TAXES	124,800	93,600	89,364	(4,236)
HEALTH BENEFITS	520,780	390,585	229,941	(160,644)
CRIMINAL BACKGROUND CHECKS	6,500	4,875	6,737	1,862
TNT/EMPL SCREENING	22,490	16,868	25,765	8,898
LEGAL-GENERAL	24,510	18,383	7,807	(10,576)
LEGAL-OTHER	4,500	3,375	3,899	524
STAFF TRAINING	7,000	5,250	7,847	2,597
TRAVEL	3,000	2,250	1,238	(1,012)
ACCOUNTING	87,550	65,663	65,663	1
AUDITING	47,780	35,835	35,835	0
PORT OUT ADMIN FEES	2,400	1,800	4,971	3,171
MANAGEMENT FEES	273,150	204,863	206,236	1,374
BOOKKEEPING FEES	103,010	77,258	77,976	719
ASSET MGMT FEES	16,680	12,510	12,690	180
CF MANAGEMENT FEES	60,000	45,000	60,360	15,360
CONSULTANTS	7,100	5,325	15,033	9,708
IT CONSULTANTS	33,680	25,260	21,423	(3,837)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2025

	ANNUAL BUDGET	BUDGET THRU JUNE	ACTUAL THRU JUNE	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	6,000	4,500	0	(4,500)
MEMBERSHIP DUES/FEES	4,900	3,675	3,445	(230)
PUBLICATIONS	1,300	975	0	(975)
ADVERTISING	4,800	3,600	1,324	(2,276)
OFFICE SUPPLIES	17,800	13,350	5,266	(8,084)
PAPER	4,000	3,000	1,699	(1,301)
COMPUTER & SOFTWARE EXPENSES	158,290	118,718	172,423	53,706
FUEL-ADMIN	2,200	1,650	0	(1,650)
TELEPHONE AND CELL	39,500	29,625	31,776	2,151
POSTAGE	24,500	18,375	8,325	(10,050)
COPIER SUPPLIES	8,400	6,300	4,300	(2,000)
INTERNET	7,000	5,250	3,398	(1,852)
GPS VEHICLE TRACKING	1,400	1,050	1,070	20
INSPECTION FEES	10,730	8,048	8,025	(23)
COFFEE SUPPLIES	1,500	1,125	572	(553)
MISCELLANEOUS EXPENSES	18,700	14,025	28,732	14,707
TOTAL ADMINISTRATION EXPENSES	<u>3,042,600</u>	<u>2,281,950</u>	<u>2,281,761</u>	<u>(189)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	26,080	19,560	32,837	13,277
PAYROLL TAXES	2,350	1,763	2,577	815
TENANT CONTRACT SERVICES	9,500	7,125	8,865	1,740
OTHER	6,000	4,500	5,978	1,478
TOTAL TENANT SERVICES	<u>43,930</u>	<u>32,948</u>	<u>50,257</u>	<u>17,310</u>
UTILITIES:				
WATER	29,590	22,193	19,335	(2,858)
ELECTRIC	155,610	116,708	137,821	21,114
GAS	24,000	18,000	28,737	10,737
GARBAGAE/TRASH REMOVAL	10,900	8,175	7,986	(189)
SEWER	55,350	41,513	42,947	1,435
TOTAL UTILITIES EXPENSE	<u>275,450</u>	<u>206,588</u>	<u>236,826</u>	<u>30,240</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	386,610	289,958	150,552	(139,406)
PAYROLL TAXES	34,790	26,093	11,815	(14,278)
HEALTH BENEFITS	111,670	83,753	50,752	(33,001)
MAINTENANCE UNIFORMS	2,270	1,703	2,619	917
VEHICLE GAS, OIL, GREASE	19,740	14,805	12,715	(2,090)
MATERIALS	94,190	70,643	49,729	(20,914)
CONTRACT-COSTS	105,910	79,433	82,341	2,909
REPAIRS-VEHICLES	7,610	5,708	9,954	4,247
RENT EXPENSE	15,190	11,393	11,394	2
EXTERMINATION	6,460	4,845	6,272	1,427
TRASH REMOVAL	8,890	6,668	7,209	542

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2025

	ANNUAL BUDGET	BUDGET THRU JUNE	ACTUAL THRU JUNE	FROM BUDGET (+OVER/-UNDER)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	793,330	594,998	395,352	(199,646)
GENERAL EXPENSES:				
BAD DEBTS	5,980	4,485	4,485	0
COMPENSATED ABSENCES	14,000	10,500	10,500	0
FSS ESCROWS-SEC 8	72,000	54,000	32,731	(21,269)
INSURANCE	199,000	149,250	131,104	(18,146)
PAYMENTS IN LIEU OF TAXES	44,940	33,705	33,470	(235)
PENSION - ANNUAL PAYMENT	167,750	125,813	125,813	1
REPLACEMENT RESERVES	95,000	71,250	71,250	0
RETIREE HEALTH BENEFITS	97,260	72,945	50,848	(22,097)
TOTAL GENERAL EXPENSES	695,930	521,948	460,201	(61,747)
TOTAL OPERATING EXPENSES	4,851,240	3,638,430	3,424,397	(214,032)
PROFIT (LOSS) EXCLUDING HAP	(65,260)	(48,945)	84,419	133,363
HAP REVENUES	8,241,000	6,180,750	7,625,836	1,445,086
HAP EXPENSES	8,169,000	6,126,750	7,444,552	1,317,802
NET HAP (LOSS)	72,000	54,000	181,284 *	127,284
GRAND TOTAL PROFIT (LOSS)	6,740	5,055	265,703	260,647
UNRECONCILED HUD HELD RESERVES AT 06/30/25			104,883	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			370,586	

Housing Authority of the City of Vineland

Administrative Report

DATE: July 10, 2025

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for June 2025)

PERIOD: June 13, 2025, to July 9, 2025

Rental Assistance Demonstration (RAD) Conversions - Status

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

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.

Community Room furniture has been received. Set-up of the furniture at both Kidston and Olivio Towers is complete. Project is complete.

Renovation Projects

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	<p><i>July 2025 - A&E proposal received and under review.</i></p> <p>June 2025 - A&E proposal received and under review.</p> <p>April 2025 - A&E proposal received and under review.</p> <p>March 2025 – Waiting on an A&E proposal for this project;</p> <p>Feb 2025 – project is currently in the planning stages with JW Pedersen Architect, a project kicking off meeting was held in January;</p>

<p>KT/OT – Elevator Refurbishment;</p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p> <p>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>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>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.</p> <p>4/2025 - 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. Update – punch-list work has been completed, waiting for confirmation from our professional team regarding the acceptance of the work. If accepted, we anticipate issuing substantial completion.</p> <p>5/2025- No update from previous month. we anticipate issuing substantial completion and continuing project closeout.</p> <p>6/2025 - Substantial completion has been issued; our team continues to pursue project closeout.</p> <p><i>7/2025 - Substantial completion has been issued; our team continues to pursue project closeout.</i></p>
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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; 2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval; 3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April; 4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H; 5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4; 4/2023 Update:</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; 6/2023 Update: No status change; 7/2023 Update: No status change; 8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p>

Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work		Comments
<p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p> <hr/> <p>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</p> <p>12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p>		<p>02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p>06/2024 – New vendor for water filtration system on schedule for an on-site visit;</p> <p>7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. <u>No update.</u></p> <p>9/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p>01/2025 – No update on this project.</p> <p>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.</p> <p>3/2025 – Update – The equipment is being reprogrammed and will be re-installed by South Jersey Water Conditioning when reprogramming is complete.</p> <p>4/2025 – No update from last month.</p> <p>5/2025 - <i>no update from previous month. Pumps have not been released by Grundfos</i></p> <p>6/2025 - Pumps have been released by Grundfos and are scheduled for re-installation.</p> <p><i>7/2025 – Pumps were released by Grundfos and were re-installed but did not work properly. Grundfos is scheduling an on-site technician to troubleshoot.</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 value engineering cost savings. Negotiations are ongoing, our team began collaborating 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.

03/2025 – No update on this project.

04/2025 – No update on this project.

05/2025 - Update – Siemens provided an update on the fueling station – manufacturing has been delayed until July.

6/2025 - Update – Siemens provided an update on the fueling station – manufacturing has been delayed until August.

7/2025 – Siemens provided an update on the fueling station and manufacturing has been delayed until August.

Scattered Site Disposition – Status

- The Scattered Site program was approved for disposition by HUD.
- Several homes have been listed for sale. The chart below 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 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 chart below 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.
- A kick-off meeting with the project team has been scheduled for the RAD Physical Conditions Assessment process.
- Work continues on the Scattered Sites to move this to a RAD closing. A closing in 2025 is unlikely.
- All 33 houses have been sold; the physical needs assessment is the next step to move toward a RAD closing for this project; kick-off meeting with the project team was held, administrative background work is underway for this project. On-site work is scheduled to begin in May 2025.
- *AEI Consultants have completed the RAD Physical Needs Assessments on the homes; AEI is in the process of preparing draft reports for by the team.*

SCATTERED SITE HOMES – STATUS SUMMARY			
<i>Date</i>	<i>Addresses</i>	<i>Status</i>	<i>Total Homes</i>
			39 Keeping
			33 Selling
2022 Activity	4209 Marilyn Avenue	SOLD – 5/4/22	
	1441 Nylund Drive	SOLD – 05/10/22	
	612 Oxford Street	SOLD – 5/16/22	
	1137 East Elmer Rd	SOLD – 6/28/22	
	864 Columbia Avenue	SOLD – 9/30/22	
	1409 Brown Road	SOLD – 9/8/22	
	1745 Jackson Drive	SOLD – 11/10/22	
	4331 Robert Drive	SOLD – 2/12/22	8 Sold in 2022
2023 Activity	760 N. Mill Rd	SOLD – 12/1/23	
	1091 N. Mill Rd	SOLD – 10/31/23	
	1290 Old Lake Rd	SOLD – 12/29/23	
	930 Charles St	SOLD – 1/11/2024	
	30 Avon Place	SOLD – 1/31/2024	
	5578 High Ridge Rd	SOLD – 1/31/2024	
	1479 Brown Rd	SOLD – 2/21/2024	
	2174 Sunset Ave	SOLD – 4/04/2024	
	5599 Lodge Place	SOLD – 7/01/2024	9 Sold in 2023
2024 Activity	3188 Hance Bridge Rd	SOLD 4/22/2024	
	5633 High Ridge Rd	SOLD – 5/2024	
	721 S. Valley Ave	SOLD – 5/30/2024	
	2961 Athens Way	SOLD – 6/19/2024	
	4630 Bernard Rd	SOLD – 7/02/2024	
	1659 Venus Drive	SOLD – 6/20/2024	
	4509 Noel Drive	SOLD – 5/28/2024	
	38 Victory Lane	SOLD 7/17/24	
	4511 Robin Road	SOLD 8/30/24	
	1460 Neptune Terr	SOLD 9/20/24	
	2935 Athens Way	SOLD 9/16/24	
	1306 Brown Rd	November 2023 SOLD – 9/30/24	
	1017 Alexander Dr	SOLD – 12/19/24	
	4486 Robin Road	SOLD 12/13/24	14 Sold in 2024
	2149 Berkley Dr	SOLD 2/28/25	
	5691 High Ridge Rd	SOLD 4/10/25	2 Sold in 2025
		33 Houses being sold;	33 Houses Sold - End

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.

March 2025 - Occupancy of the building is slated for March; the remainder of the site work can be completed with the building occupied and as the weather improves.

April 2025 - Occupancy of the building has been completed; the property is 100% occupied; the remainder of the site work can be completed with the building occupied.

May 2025 - Site work is wrapping up; final punch list of the exterior will be scheduled; project closeout is underway.

July 2025 - Final punch list of the exterior will be scheduled; project closeout is underway.

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.

March 2025 – Update - A&E proposal received and under review.

April 2025 – Update - A&E proposal continues to be under review.

May 2025 – Update - A&E proposal continues to be under review.

June 2025 – Update - A&E proposal continues to be under review.

July 2025 – Update - A&E proposal continues to be under review.

D'Orazio Terrace – Tree Damage – Buildings 2 & 4

May - A final a scope of work (SOW) for the damage caused by a tree falling on buildings #2 and 4 has been completed. Emergency protective measures to secure the property and ensure that no additional damage is caused continues. Both tenants involved were relocated to other VHA properties. Repairs are underway to restore the building.

July 2025 – The roofs are being installed on both buildings #2 & #4. Once completed, the interior repairs will begin.

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.

March 2025 - Update – A&E proposal received and under review.

April 2025 – Update - A&E proposal continues to be under review.

May 2025 - A&E proposal continues to be under review.

June 2025 - A&E proposal continues to be under review.

July 2025 - A&E proposal continues to be under review.

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.

March 2025 - Update – pending receipt of A&E proposal.

April 2025 - Update – pending recommendation from our Electrical Engineer, further update to be provided at the meeting.

May 2025 - Submittals have been received, pending the start of cabling throughout the building. Equipment has been ordered.

June 2025 - Project is substantially completed. Pending inspection by our Electrical Engineer.

July 2025 - Project is substantially completed. Pending inspection by our Electrical Engineer.

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 are 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.

March 2025 – Update - The Authority in conjunction with Outlaws Burger held an event on February 8th, we had a great turnout. Tenants participated by accepting donated clothing, books, and shoes. They also enjoyed the burgers from Outlaws, and VHA staff had the opportunity to provide beverages and to engage with the tenants in-person at the property. Overall, it was a very nice event—cold, but still very enjoyable! We look forward to future events in the months ahead.

Community Outreach (continued)

April 2025 – Update - The Authority held community gatherings with the staff at Tarklin Acres and D'Orazio on March 25th and 28th respectively, we provided coffee and donuts. We listened to residents' concerns and will be addressing areas within our reach. Overall, the meetings went well, and we got great feedback.

May 2025 - This month, the Authority held a Spring Activity event for the family sites—Asselta, Parkview, Melrose, and the Scattered Sites. our team felt the event was a great success. Attendance was up compared to our past events. The Authority provided food, played outdoor games with the children, held a fun egg hunt, and raffled off Wawa gift cards. Everyone seemed to have a great time, especially the kids, and even the adults really enjoyed the day. We handed out food bags to all tenants who attended, and we also delivered bags directly to the doors of residents from Asselta, Parkview, and Melrose who couldn't make it. It was a fun event that helped bring the community and our staff come together.

June 2025 - The VHA team was able to continue supporting the tenants through the distributing dry food goods at both Tarklin and D'Orazio.

July 2025 - Outreach was limited this past month by staff availability. Update to be provided at the meeting regarding July outreach event.

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
Albert D. Porter	Completed with Certificate
Iris Acosta-Jimenez	Completed with Certificate
Elizabeth Viera	In Training
Vacant	

Program Statistics Report

10/2024 - 10/2025

Jun2025

May2025

Apr2025

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	1	3
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	61	46	7
Total number of units inspected year-to-date - all sites	623	532	486
City Inspections	30	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	30	23	25
Annual Unit Turnaround Time (For Fiscal Year)	29	28	29
Monthly - Number of Vacancies (at start of month)	11	7	6
Monthly - Number of Vacancies Filled (this month)	4	4	3
Monthly - Average unit turnaround time in days for Lease Up	4	5	5
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	11	12	18
Monthly - Annual Average Number of Vacancies (at start of month)	6	6	5
PIC Score	100.00	100.00	100.00
Occupancy Rate	98.62%	98.93%	98.80%
Public Housing & RAD Waiting List Applicants all lists closed 1/30/2025.			
Families - With Local Preference	113	115	115
Families - Without Local Preference	361	362	362
Elderly (Seniors - 62+)/Disabled - With Local preference	119	127	163
Elderly (Seniors - 62+)/Disabled - Without Local preference	349	347	346
0/1 Bedroom	468	474	509
2 Bedroom	154	154	154
3 Bedroom	69	71	71
4 Bedroom	187	187	186
5 Bedroom	57	58	58
6 Bedroom	7	7	8
Success Rate	25%	25%	25%
Average work order turnaround time in days - Tenant Generated	0.11	0.09	0.12
Number of routine work orders written this month	417	628	639
Number of outstanding work orders from previous month	1,488	1,421	1,519
Total number of work orders to be addressed this month	1,905	2,049	2,158
Total number of work orders completed this month	418	561	737
Total number of work orders left outstanding	1,487	1,488	1,421
Number of emergency work orders written this month	6	17	4
Total number of work orders written year-to-date	4,936	4,519	3,891
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	5	2	2
Section 8			
Level of leased units of previous month was:	1024	1026	1026
Level of leased units this month is:	1020	1024	1026
Number of increased leased-units over last month	0	0	0
Total number of units inspected this month	18	29	19
Programs (Voucher):			
ABA Utilization %	96.85%	96.85%	98.50%
Repayment Agreements	52	52	51
Total repayments due YTD	\$164,085	\$163,869	\$165,846
Total repayments received YTD	\$19,204	\$18,303	\$15,243
PIC Score (Oakview added 10/13)	100.49%	100.88%	101.77%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	632	632	632
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1214	1213	1213
Section 8 Project Based Waiting List Applicants- Oakview - CLOSED	783	785	778
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED	24	24	19
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED	207	203	175
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	74%/26%	74%/26%	75%/25%
Section 8 - Choice Mobiltiy List	114	115	113
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	30	15	26
The number of residents signed on to the program. (FSS Contracts).	26	26	27

Program Statistics Report

10/2024 - 10/2025

Jun2025

May2025

Apr2025

The number of FSS Participants with established escrow accounts.	15	15	16
Number of residents in need of employment skills (GED, DL, Job Training.)	5	3	3
The number of meetings, workshops and case management services	20	10	10
<u>Congregate Services</u>			
Number of clients on the Congregate Program	32	31	32
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	16	16	16
Number of clients on Laundry Services	24	23	22
Number of clients on Shopping Services	7	7	7
<u>Registered Nurse</u>			
Number of clients served this month	100	108	119
Blood Pressure Clinics (clinics) # of residents attending	0	1	0
Health Assessments/re-assessments	6	11	8
Meds Supervision	25	24	29
<u>VHA - (FAMILY SW)</u>			
Number of Residents on ROSS (Family)	30	0	0
Number of residents that received case management services	20	10	18
Number of Meetings	2	6	0
Number of residents enrolled in academic/employment workshops (FSS)	2	3	3
<u>VHA - (MEDICAL)</u>			
Number of residents received health assessment	6	11	8
Number of residents health activities of daily living assessments.	5	14	9
Resident's medicine monitoring/supervision for month	25	24	29
Self-sufficiency - improved living conditions.	4	1	5
<u>Community Development Block Grant Program</u>			
<u>Clients Served</u>			
Number of new clients served	0	0	0
Number of ongoing clients	0	64	64
Total clients currently being served this month	64	10	45
<u>Income</u>			
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
<u>Client Demographics</u>			
White	9	9	9
Black	7	7	7
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2025-39

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 \$1,187,919.98.

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: July 17, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Porter
Resolution seconded by Commissioner Asselta

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson	<input checked="" type="checkbox"/>			
Brian Asselta	<input checked="" type="checkbox"/>			
Albert Porter	<input checked="" type="checkbox"/>			
Iris Acosta-Jimenez	<input checked="" type="checkbox"/>			
Elizabeth Serrano	<input checked="" type="checkbox"/>			
Mario Ruiz-Mesa – Chairperson	<input checked="" type="checkbox"/>			

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 July 17, 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
7/17/25

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 835,169.00
5031 - 5082	LANDLORD/TENANT CHECKS AND OTHER	\$29,797.00
24471 - 24668	DIRECT DEPOSITS-LANDLORDS HAPS	\$805,372.00
	SECTION 8 ADM FEE ACCOUNT	\$ 1,086.92
800 - 803, 20251910597	COMPUTER CHECKS- Ocean First	\$1,086.92
	COMPUTER CHECKS- Truist	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	\$ 0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	\$ 14,318.06
	COMPUTER CHECKS- Ocean First	\$0.00
137	COMPUTER CHECKS- Truist	\$14,318.06
	OCEAN FIRST BANK PH SECURITY DEPOSIT	\$ 0.00
	COMPUTER CHECKS	\$0.00
	OCEAN FIRST BANK FSS ESCROW	\$ 2,921.26
229 - 232	COMPUTER CHECKS	\$2,921.26
	CAPITAL BANK GEN/FUND PH	\$ 32,484.25
2667, 5468179702, 20251910596, 20251920233, 20251920251, 20251920252	COMPUTER CHECKS	
	COCC CASH ACCOUNT	\$ 101,976.62
14246 - 14318, 1450163, 1453727, 6272025, 7012025, 7112025, 18431526, 5463994734	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	06/27/25 - 07/11/25 \$ 164,579.41
	PAYROLL TAX LIABILITY	06/27/25 - 07/11/25 \$ 35,384.46
	TOTAL	\$ 1,187,919.98

Payment Summary

Bank=sec8hap AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	5031	0apabar - BARCLAY APARTMENTS VENTURES LP	7/1/2025	07-2025	1,388.00
sec8hap - Section 8 HAP	5032	0betalp - ALPHA BETA CAMDEN LLC	7/1/2025	07-2025	1,425.00
sec8hap - Section 8 HAP	5033	0capauc - AUCTION CAPITAL INC	7/1/2025	07-2025	3,632.00
sec8hap - Section 8 HAP	5034	0cbrenta - C & B RENTALS	7/1/2025	07-2025	1,767.00
sec8hap - Section 8 HAP	5035	0coryol - CORTES	7/1/2025	07-2025	1,892.00
sec8hap - Section 8 HAP	5036	0invfai - INVESTMENT GROUP LLC	7/1/2025	07-2025	1,890.00
sec8hap - Section 8 HAP	5037	0osccos8 - OSCEOLA COUNTY HOUSING	7/1/2025	07-2025	1,239.00
sec8hap - Section 8 HAP	5038	0zitro - ZITRO PROPERTIES LLC	7/1/2025	07-2025	1,079.00
sec8hap - Section 8 HAP	5039	t0000066 - CORTES	7/1/2025	07-2025	56.00
sec8hap - Section 8 HAP	5040	t0000388 - RODRIGUEZ	7/1/2025	07-2025	112.00
sec8hap - Section 8 HAP	5041	t0000627 - BRAGG	7/1/2025	07-2025	1.00
sec8hap - Section 8 HAP	5042	t0001073 - PETERSON	7/1/2025	07-2025	5.00
sec8hap - Section 8 HAP	5043	t0003894 - HANDY	7/1/2025	07-2025	32.00
sec8hap - Section 8 HAP	5044	t0004557 - RAMOS	7/1/2025	07-2025	68.00
sec8hap - Section 8 HAP	5045	t0004893 - BALL	7/1/2025	07-2025	165.00
sec8hap - Section 8 HAP	5046	t0005231 - REDFERN	7/1/2025	07-2025	65.00
sec8hap - Section 8 HAP	5047	t0005455 - CESARIO	7/1/2025	07-2025	199.00
sec8hap - Section 8 HAP	5048	t0005562 - GASKINS	7/1/2025	07-2025	170.00
sec8hap - Section 8 HAP	5049	t0005715 - VAZQUEZ	7/1/2025	07-2025	134.00
sec8hap - Section 8 HAP	5050	t0006492 - MOORE	7/1/2025	07-2025	50.00
sec8hap - Section 8 HAP	5051	t0007021 - SHIELDS	7/1/2025	07-2025	6.00
sec8hap - Section 8 HAP	5052	t0007057 - DESAI	7/1/2025	07-2025	78.00
sec8hap - Section 8 HAP	5053	t0008077 - PEREZ	7/1/2025	07-2025	104.00
sec8hap - Section 8 HAP	5054	t0008553 - CARLO	7/1/2025	07-2025	81.00
sec8hap - Section 8 HAP	5055	t0010166 - ORTIZ	7/1/2025	07-2025	60.00
sec8hap - Section 8 HAP	5056	t0012269 - PEYTON	7/1/2025	07-2025	17.00
sec8hap - Section 8 HAP	5057	t0012296 - TYSHCHENKO	7/1/2025	07-2025	3.00
sec8hap - Section 8 HAP	5058	t0013692 - RODRIGUEZ	7/1/2025	07-2025	138.00
sec8hap - Section 8 HAP	5059	t0013742 - Thomas	7/1/2025	07-2025	33.00
sec8hap - Section 8 HAP	5060	t0013765 - Samuel	7/1/2025	07-2025	83.00
sec8hap - Section 8 HAP	5061	t0013870 - Harris	7/1/2025	07-2025	1.00
sec8hap - Section 8 HAP	5062	t0013888 - SCARBROUGH	7/1/2025	07-2025	223.00
sec8hap - Section 8 HAP	5063	t0013995 - VIERA	7/1/2025	07-2025	90.00
sec8hap - Section 8 HAP	5064	t0014175 - Chavez	7/1/2025	07-2025	15.00
sec8hap - Section 8 HAP	5065	t0014378 - HAND	7/1/2025	07-2025	52.00
sec8hap - Section 8 HAP	5066	t0014727 - Rodriguez	7/1/2025	07-2025	140.00
sec8hap - Section 8 HAP	5067	t0014784 - ARNOLD	7/1/2025	07-2025	159.00
sec8hap - Section 8 HAP	5068	t0014786 - RIVERA VIRUET	7/1/2025	07-2025	96.00
sec8hap - Section 8 HAP	5069	t0015043 - POWELL	7/1/2025	07-2025	154.00
sec8hap - Section 8 HAP	5070	t0015601 - LLOYD	7/1/2025	07-2025	13.00
sec8hap - Section 8 HAP	5071	t0015625 - MACIN	7/1/2025	07-2025	108.00
sec8hap - Section 8 HAP	5072	t0015634 - DICKS	7/1/2025	07-2025	52.00
sec8hap - Section 8 HAP	5073	t0015636 - WILSON	7/1/2025	07-2025	53.00
sec8hap - Section 8 HAP	5074	t0015850 - PURNELL	7/1/2025	07-2025	92.00

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	5075	t0015929 - ALICEA	7/1/2025	07-2025	121.00
sec8hap - Section 8 HAP	5076	t0015977 - SOTO HERNANDEZ	7/1/2025	07-2025	13.00
sec8hap - Section 8 HAP	5077	t0016087 - BROWNLOW	7/1/2025	07-2025	34.00
sec8hap - Section 8 HAP	5078	t0018174 - TURNER	7/1/2025	07-2025	27.00
sec8hap - Section 8 HAP	5079	vf1093 - ORANGE COUNTY HOUSING & C D	7/1/2025	07-2025	1,931.00
sec8hap - Section 8 HAP	5080	vnj058 - SALEM HOUSING AUTHORITY	7/1/2025	07-2025	977.00
sec8hap - Section 8 HAP	5081	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	7/1/2025	07-2025	5,518.00
sec8hap - Section 8 HAP	5082	0housin - VINELAND HOUSING AUTHORITY	7/9/2025	07-2025	3,956.00
sec8hap - Section 8 HAP	24471	0537grap - 529-537 GRAPE STREET, LLC	7/3/2025	07-2025	2,363.00
sec8hap - Section 8 HAP	24472	0abobab - BABATUNDE O ABORISADE	7/3/2025	07-2025	1,479.00
sec8hap - Section 8 HAP	24473	0abrawi - ABRAHAN HEREDIA	7/3/2025	07-2025	747.00
sec8hap - Section 8 HAP	24474	0acojol - ACOSTA III	7/3/2025	07-2025	840.00
sec8hap - Section 8 HAP	24475	0acojor - ACOSTA	7/3/2025	07-2025	2,900.00
sec8hap - Section 8 HAP	24476	0ahcpv - AFFORDABLE HOUSING CORPORATION	7/3/2025	07-2025	15,123.00
sec8hap - Section 8 HAP	24477	0ahctaaa - AFFORDABLE HOUSING CORPORATION	7/3/2025	07-2025	95,387.00
sec8hap - Section 8 HAP	24478	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	7/3/2025	07-2025	84,621.00
sec8hap - Section 8 HAP	24479	0aljess - ALJESS LLC	7/3/2025	07-2025	847.00
sec8hap - Section 8 HAP	24480	0andcar - ANDUJAR	7/3/2025	07-2025	1,145.00
sec8hap - Section 8 HAP	24481	0andjon - JONATHAN ANDREOZZI	7/3/2025	07-2025	1,725.00
sec8hap - Section 8 HAP	24482	0aparab - AB APARTMENTS LLC	7/3/2025	07-2025	3,800.00
sec8hap - Section 8 HAP	24483	0apgava - VALLEY GARDEN APARTMENTS LLC	7/3/2025	07-2025	361.00
sec8hap - Section 8 HAP	24484	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	7/3/2025	07-2025	256.00
sec8hap - Section 8 HAP	24485	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	7/3/2025	07-2025	7,898.00
sec8hap - Section 8 HAP	24486	0assind - INDEPENDENCE ASSOCIATES LLC	7/3/2025	07-2025	992.00
sec8hap - Section 8 HAP	24487	0asslop - LOPEZ & ASSOCIATES LLC	7/3/2025	07-2025	814.00
sec8hap - Section 8 HAP	24488	0augdav - DAVID AUGUSTINE	7/3/2025	07-2025	1,888.00
sec8hap - Section 8 HAP	24489	0behant - ANTHONY BEHRENS	7/3/2025	07-2025	742.00
sec8hap - Section 8 HAP	24490	0beredw - EDWIN C & SAVALYN BERGAMO	7/3/2025	07-2025	322.00
sec8hap - Section 8 HAP	24491	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	7/3/2025	07-2025	4,330.00
sec8hap - Section 8 HAP	24492	0biaent - BIA ENTERPRISES LLC	7/3/2025	07-2025	633.00
sec8hap - Section 8 HAP	24493	0borsac - BORRERO	7/3/2025	07-2025	1,909.00
sec8hap - Section 8 HAP	24494	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	7/3/2025	07-2025	1,031.00
sec8hap - Section 8 HAP	24495	0brewst - BREWSTER GARDEN APARTMENTS LLC	7/3/2025	07-2025	1,072.00
sec8hap - Section 8 HAP	24496	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	7/3/2025	07-2025	19,913.00
sec8hap - Section 8 HAP	24497	0bususa - USA BUSY BEE INC	7/3/2025	07-2025	937.00
sec8hap - Section 8 HAP	24498	0cackim - KIMBERLY A CACCHIOLI	7/3/2025	07-2025	1,084.00
sec8hap - Section 8 HAP	24499	0camnil - NILZA R CAMACHO	7/3/2025	07-2025	1,057.00
sec8hap - Section 8 HAP	24500	0carjos - CARVALHO	7/3/2025	07-2025	811.00
sec8hap - Section 8 HAP	24501	0carmar - SIMOES	7/3/2025	07-2025	773.00
sec8hap - Section 8 HAP	24502	0casros - CASTILLO	7/3/2025	07-2025	747.00
sec8hap - Section 8 HAP	24503	0cdgard - CD GARDENS INC.	7/3/2025	07-2025	3,842.00
sec8hap - Section 8 HAP	24504	0chajos - JOSEPH T CHAMBERS	7/3/2025	07-2025	950.00
sec8hap - Section 8 HAP	24505	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	7/3/2025	07-2025	5,134.00
sec8hap - Section 8 HAP	24506	0chuoks - OKSANA CHUMAK	7/3/2025	07-2025	1,632.00

Payment Summary

Bank=sec8hap AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	24551	Ohomsky - SKYLO HOMES LLC	7/3/2025	07-2025	772.00
sec8hap - Section 8 HAP	24552	Ohomtar - TARKILN HOMES LLC	7/3/2025	07-2025	4,291.00
sec8hap - Section 8 HAP	24553	Ohopape - APEX HOPEWELL NJ LLC	7/3/2025	07-2025	632.00
sec8hap - Section 8 HAP	24554	Ohougol - GOLD HOUSING PROVIDERS LLC	7/3/2025	07-2025	1,479.00
sec8hap - Section 8 HAP	24555	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	7/3/2025	07-2025	342.00
sec8hap - Section 8 HAP	24556	Oingden - INGRALDI	7/3/2025	07-2025	1,078.00
sec8hap - Section 8 HAP	24557	Oinvbot - BOTA INVESTMENTS LLC	7/3/2025	07-2025	4,159.00
sec8hap - Section 8 HAP	24558	Oinvday - DAY INVESTMENTS LLP	7/3/2025	07-2025	483.00
sec8hap - Section 8 HAP	24559	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	7/3/2025	07-2025	4,991.00
sec8hap - Section 8 HAP	24560	Oinvens - EMSIG INVESTMENTS LLC	7/3/2025	07-2025	951.00
sec8hap - Section 8 HAP	24561	Oinvtra - T-RAY INVESTMENTS LLC	7/3/2025	07-2025	2,220.00
sec8hap - Section 8 HAP	24562	Oinvweb - WEBER INVESTMENT GROUP LLC	7/3/2025	07-2025	151.00
sec8hap - Section 8 HAP	24563	Oinvweb2 - WEBER INVESTMENT GROUP 2 LLC	7/3/2025	07-2025	1,672.00
sec8hap - Section 8 HAP	24564	Ojacgar - W JACK	7/3/2025	07-2025	1,681.00
sec8hap - Section 8 HAP	24565	Ojerpri - PRIME JERSEY ESTATES	7/3/2025	07-2025	9,205.00
sec8hap - Section 8 HAP	24566	Ojrljir - JJR JR LLC	7/3/2025	07-2025	926.00
sec8hap - Section 8 HAP	24567	Okatjay - JAY-KAT INVESTMENTS, LLC	7/3/2025	07-2025	589.00
sec8hap - Section 8 HAP	24568	Oklc1llc - KLC1 LLC	7/3/2025	07-2025	1,728.00
sec8hap - Section 8 HAP	24569	Okorcou - COURTER-KORFF LLC	7/3/2025	07-2025	715.00
sec8hap - Section 8 HAP	24570	Olabfel - LABOY	7/3/2025	07-2025	1,740.00
sec8hap - Section 8 HAP	24571	Olandic - LANDICINI 566 LLC	7/3/2025	07-2025	475.00
sec8hap - Section 8 HAP	24572	Olanedw - EDWARD J LANG	7/3/2025	07-2025	1,114.00
sec8hap - Section 8 HAP	24573	Olebzai - LEBRON	7/3/2025	07-2025	2,823.00
sec8hap - Section 8 HAP	24574	Olegmay - MAYERFELD LEGACY TRUST	7/3/2025	07-2025	152.00
sec8hap - Section 8 HAP	24575	Olevgab - GABRIELLE LEVITT	7/3/2025	07-2025	473.00
sec8hap - Section 8 HAP	24576	Ohrent - L & H RENTALS	7/3/2025	07-2025	798.00
sec8hap - Section 8 HAP	24577	Olinkar - KAREN LINDNER	7/3/2025	07-2025	449.00
sec8hap - Section 8 HAP	24578	Ollckoo - KOONER LLC	7/3/2025	07-2025	1,694.00
sec8hap - Section 8 HAP	24579	Ollcsn2 - SN 22 LLC	7/3/2025	07-2025	2,041.00
sec8hap - Section 8 HAP	24580	Olocloc - LOCATION LOCATION & TIMING LLC	7/3/2025	07-2025	1,068.00
sec8hap - Section 8 HAP	24581	Olonlav - DAVID LONGINI	7/3/2025	07-2025	473.00
sec8hap - Section 8 HAP	24582	Olopyad - YADIRA LOPEZ	7/3/2025	07-2025	702.00
sec8hap - Section 8 HAP	24583	Olospro - LOST PROPERTIES LLC	7/3/2025	07-2025	2,946.00
sec8hap - Section 8 HAP	24584	Omalaug - MIKLAVCIC JR	7/3/2025	07-2025	1,081.00
sec8hap - Section 8 HAP	24585	Omanarc - MANAGEMENT LLC	7/3/2025	07-2025	378.00
sec8hap - Section 8 HAP	24586	Omanrub - RUBY MANAGEMENT	7/3/2025	07-2025	2,350.00
sec8hap - Section 8 HAP	24587	Omapgre - GREENWOOD MAPLE JAY LLC	7/3/2025	07-2025	1,533.00
sec8hap - Section 8 HAP	24588	Omelrose - MELROSE COURT LP	7/3/2025	07-2025	17,336.00
sec8hap - Section 8 HAP	24589	Omenbre - MENDEZ	7/3/2025	07-2025	278.00
sec8hap - Section 8 HAP	24590	Omillvil - MILLVILLE REALTY CORPORATION	7/3/2025	07-2025	2,287.00
sec8hap - Section 8 HAP	24591	Omiryar - MIRANDA	7/3/2025	07-2025	2,386.00
sec8hap - Section 8 HAP	24592	Omonbry - BRYAN P MONTEMURRO	7/3/2025	07-2025	618.00
sec8hap - Section 8 HAP	24593	Omriang - RIVERA	7/3/2025	07-2025	846.00
sec8hap - Section 8 HAP	24594	Omulqua - QUALITY MULTI BR RENTALS LLC	7/3/2025	07-2025	1,264.00

Payment Summary

Bank=sec8hap AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	24595	Oneddav - NEDER	7/3/2025	07-2025	1,341.00
sec8hap - Section 8 HAP	24596	Oneeshr - SHREE NEEL LLC	7/3/2025	07-2025	1,700.00
sec8hap - Section 8 HAP	24597	Onegcar - CARLOS NEGRON JR	7/3/2025	07-2025	774.00
sec8hap - Section 8 HAP	24598	Onottop - TOP NOTCH REAL ESTATE LLC	7/3/2025	07-2025	962.00
sec8hap - Section 8 HAP	24599	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	7/3/2025	07-2025	33,966.00
sec8hap - Section 8 HAP	24600	Opaeast - EAST PARK APARTMENTS	7/3/2025	07-2025	7,274.00
sec8hap - Section 8 HAP	24601	Opanpar - PARESH PANCHAL	7/3/2025	07-2025	1,940.00
sec8hap - Section 8 HAP	24602	Oparest - PARVIN ESTATES LLC	7/3/2025	07-2025	68.00
sec8hap - Section 8 HAP	24603	Opasmar - PASTORE	7/3/2025	07-2025	1,282.00
sec8hap - Section 8 HAP	24604	Ophabri - BRIDGETON PHASE IV ASSOCIATES LLC	7/3/2025	07-2025	4,095.00
sec8hap - Section 8 HAP	24605	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	7/3/2025	07-2025	3,948.00
sec8hap - Section 8 HAP	24606	Opoisl - SILVER POINT MANAGEMENT LLC	7/3/2025	07-2025	1,085.00
sec8hap - Section 8 HAP	24607	Oproall - ALL PRO GROUP LLC	7/3/2025	07-2025	1,397.00
sec8hap - Section 8 HAP	24608	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	7/3/2025	07-2025	523.00
sec8hap - Section 8 HAP	24609	Oprolha - LHA PROPERTIES LLC	7/3/2025	07-2025	1,618.00
sec8hap - Section 8 HAP	24610	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	7/3/2025	07-2025	718.00
sec8hap - Section 8 HAP	24611	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	7/3/2025	07-2025	16,372.00
sec8hap - Section 8 HAP	24612	Oprotim - TIMARIA PROPERTIES LLC	7/3/2025	07-2025	1,950.00
sec8hap - Section 8 HAP	24613	Oquilou - QUILES	7/3/2025	07-2025	336.00
sec8hap - Section 8 HAP	24614	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	7/3/2025	07-2025	175,854.00
sec8hap - Section 8 HAP	24615	Oramnic - NICHOLAS P RAMBONE	7/3/2025	07-2025	516.00
sec8hap - Section 8 HAP	24616	Oraymar - RAYMOND HOLDINGS LLP	7/3/2025	07-2025	1,499.00
sec8hap - Section 8 HAP	24617	Oreabrt - BRT REAL ESTATE LLC	7/3/2025	07-2025	728.00
sec8hap - Section 8 HAP	24618	Oreadcb - Realty LLC	7/3/2025	07-2025	1,174.00
sec8hap - Section 8 HAP	24619	Orealbf - B & F REAL ESTATE HOLDINGS LLC	7/3/2025	07-2025	2,000.00
sec8hap - Section 8 HAP	24620	Orealsa - S & A REALTY ENTERPRISES LLC	7/3/2025	07-2025	638.00
sec8hap - Section 8 HAP	24621	Oreatmat - MATURO REALTY INC	7/3/2025	07-2025	2,262.00
sec8hap - Section 8 HAP	24622	Oreamil - MILLVILLE REALTY CORP	7/3/2025	07-2025	1,068.00
sec8hap - Section 8 HAP	24623	Oreasar - SARA REAVES	7/3/2025	07-2025	17.00
sec8hap - Section 8 HAP	24624	Oregche - REGENCY CHESTNUT COURT	7/3/2025	07-2025	13,393.00
sec8hap - Section 8 HAP	24625	Oregeas - REGENCY EAST LLC	7/3/2025	07-2025	3,231.00
sec8hap - Section 8 HAP	24626	Orenaco - ACOSTA RENTAL LLC	7/3/2025	07-2025	2,049.00
sec8hap - Section 8 HAP	24627	Orensup - SUPERIOR RENTALS LLC	7/3/2025	07-2025	1,417.00
sec8hap - Section 8 HAP	24628	Orivdie - RIVERA	7/3/2025	07-2025	2,409.00
sec8hap - Section 8 HAP	24629	Oriviri - RIVERA	7/3/2025	07-2025	1,293.00
sec8hap - Section 8 HAP	24630	Orodhen - HENRY RODRIGUEZ	7/3/2025	07-2025	886.00
sec8hap - Section 8 HAP	24631	Orogluc - ROGERS	7/3/2025	07-2025	795.00
sec8hap - Section 8 HAP	24632	Orogsal - SALVATORE W ROGGIO	7/3/2025	07-2025	1,082.00
sec8hap - Section 8 HAP	24633	Orpjpro - RPJ PROPERTIES LLC	7/3/2025	07-2025	11,728.00
sec8hap - Section 8 HAP	24634	Orunind - INDIAN RUN APARTMENTS LP	7/3/2025	07-2025	820.00
sec8hap - Section 8 HAP	24635	Oruppab - RUPERTO	7/3/2025	07-2025	1,233.00
sec8hap - Section 8 HAP	24636	Osaiger - GERALD M SAINOT JR	7/3/2025	07-2025	807.00
sec8hap - Section 8 HAP	24637	Osalasda - DAMIAN & ELAINE SALAS	7/3/2025	07-2025	2,322.00
sec8hap - Section 8 HAP	24638	Osauaud - SAUNDERS	7/3/2025	07-2025	1,800.00

Payment Summary

Bank=sec8hap AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	24639	0saumar - SOUDERS	7/3/2025	07-2025	652.00	
sec8hap - Section 8 HAP	24640	0schdan - SCHWARTZ	7/3/2025	07-2025	2,000.00	
sec8hap - Section 8 HAP	24641	0seaves - VESTA-SEABROOK URBAN RENEWAL III LLC	7/3/2025	07-2025	736.00	
sec8hap - Section 8 HAP	24642	0senbri - HOUSING PARTNERS LLC	7/3/2025	07-2025	2,307.00	
sec8hap - Section 8 HAP	24643	0sennew - NEWCOMB SENIOR APARTMENTS URBAN RE	7/3/2025	07-2025	157.00	
sec8hap - Section 8 HAP	24644	0shabru - BRUCE D SHAW	7/3/2025	07-2025	1,420.00	
sec8hap - Section 8 HAP	24645	0slinco - 1890 S LINCOLN ASSOCIATES LLC	7/3/2025	07-2025	2,265.00	
sec8hap - Section 8 HAP	24646	0solfin - FINANCIAL SOLUTIONS INVESTMENT GROUP I	7/3/2025	07-2025	1,048.00	
sec8hap - Section 8 HAP	24647	0solmay - MAY SOLUTIONS LLC	7/3/2025	07-2025	876.00	
sec8hap - Section 8 HAP	24648	0solpro - ASSURED PROPERTY SOLUTIONS LLC	7/3/2025	07-2025	2,778.00	
sec8hap - Section 8 HAP	24649	0sotalb - ALBERTO SOTO	7/3/2025	07-2025	1,090.00	
sec8hap - Section 8 HAP	24650	0squlan - LANDIS SR URBAN RENEWAL PARTNERS LLC	7/3/2025	07-2025	2,172.00	
sec8hap - Section 8 HAP	24651	0strassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	7/3/2025	07-2025	1,283.00	
sec8hap - Section 8 HAP	24652	0swaway - WAYNE SWANSON	7/3/2025	07-2025	1,222.00	
sec8hap - Section 8 HAP	24653	0swe101 - 101 S WEST LLC	7/3/2025	07-2025	1,898.00	
sec8hap - Section 8 HAP	24654	0tayver - TAYLOR	7/3/2025	07-2025	332.00	
sec8hap - Section 8 HAP	24655	0thapau - LETITIA D SYNDER	7/3/2025	07-2025	1,341.00	
sec8hap - Section 8 HAP	24656	0torism - TORRES	7/3/2025	07-2025	1,548.00	
sec8hap - Section 8 HAP	24657	0towpar - PARK TOWNE APARTMENTS LLC	7/3/2025	07-2025	13,983.00	
sec8hap - Section 8 HAP	24658	0vasdap - DAPHNE VASSALOTTI	7/3/2025	07-2025	973.00	
sec8hap - Section 8 HAP	24659	0vashen - VASQUEZ	7/3/2025	07-2025	979.00	
sec8hap - Section 8 HAP	24660	0vhosri - SRI VHOMES LLC	7/3/2025	07-2025	1,650.00	
sec8hap - Section 8 HAP	24661	0vinlan - VINELAND VILLAGE APTS	7/3/2025	07-2025	3,493.00	
sec8hap - Section 8 HAP	24662	0virulou - LOUIS A VIRUET	7/3/2025	07-2025	1,056.00	
sec8hap - Section 8 HAP	24663	0walnut - WALNUT REALTY ASSOCIATES LLC	7/3/2025	07-2025	8,827.00	
sec8hap - Section 8 HAP	24664	0wassey - SEYMOUR WASSERSTRUM	7/3/2025	07-2025	1,200.00	
sec8hap - Section 8 HAP	24665	0whihen - WHITE III	7/3/2025	07-2025	914.00	
sec8hap - Section 8 HAP	24666	0wolpro - WOLF PROPERTY HOLDINGS LLC	7/3/2025	07-2025	1,661.00	
sec8hap - Section 8 HAP	24667	0wrialf - WRIGHT	7/3/2025	07-2025	1,578.00	
sec8hap - Section 8 HAP	24668	0yasmia - YASMIA 3 LLC	7/3/2025	07-2025	1,503.00	
					835,169.00	

Payment Summary

Bank=sec8admn AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8admn - Section 8 Admi	800	0osccos8 - OSCEOLA COUNTY HOUSING	7/1/2025	07-2025	71.38	
sec8admn - Section 8 Admi	801	vf093 - ORANGE COUNTY HOUSING & C D	7/1/2025	07-2025	70.02	
sec8admn - Section 8 Admi	802	vnj058 - SALEM HOUSING AUTHORITY	7/1/2025	07-2025	71.38	
sec8admn - Section 8 Admi	803	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	7/1/2025	07-2025	214.14	
sec8admn - Section 8 Admi	20251910597	vha - HOUSING AUTHORITY CITY OF VINELAND	7/10/2025	07-2025	660.00	
					1,086.92	

Payment Summary

Bank=nhopbbt AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
nhopbbt - New HOP Inv - B	137	allris - All Risk Inc	7/3/2025	07-2025	14,318.06	

Payment Summary

Bank=sec8hap AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capfsses - VHA FSS Escrow	229	vmu - Vineland Municipal Utilities	6/25/2025	06-2025	1,139.50
capfsses - VHA FSS Escrow	230	sjgas - South Jersey Gas Company	6/27/2025	06-2025	836.47
capfsses - VHA FSS Escrow	231	vmu - Vineland Municipal Utilities	6/27/2025	06-2025	615.36
capfsses - VHA FSS Escrow	232	t0012264 - GREEN	7/9/2025	07-2025	329.93
					2,921.26

Payment Summary

Bank=capgenfd AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capgenfd - Public Housing C	2667	vmu - Vineland Municipal Utilities	6/20/2025	06-2025	11,953.49
capgenfd - Public Housing C	5468179702	sjgas - South Jersey Gas Company	6/26/2025	06-2025	2,818.70
capgenfd - Public Housing C	20251910596	vha - HOUSING AUTHORITY CITY OF VINELAND	7/10/2025	07-2025	1,253.30
capgenfd - Public Housing C	20251920233	vha - HOUSING AUTHORITY CITY OF VINELAND	7/11/2025	07-2025	1,718.64
capgenfd - Public Housing C	20251920251	vha - HOUSING AUTHORITY CITY OF VINELAND	7/11/2025	07-2025	13,474.12
capgenfd - Public Housing C	20251920252	vha - HOUSING AUTHORITY CITY OF VINELAND	7/11/2025	07-2025	1,266.00
					32,484.25

Payment Summary

Bank=cocc AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	14246	cwa - Communications Workers of America	7/1/2025	07-2025	187.04
cocc - Central Office Cost	14247	aceplu - Ace Plumbing and Electrical Supplies Inc	7/3/2025	07-2025	637.78
cocc - Central Office Cost	14248	acloud - A Cloud Welding LLC	7/3/2025	07-2025	1,500.00
cocc - Central Office Cost	14249	amacap - Amazon Capital Services Inc	7/3/2025	07-2025	559.18
cocc - Central Office Cost	14250	bolste - Bolster Hardware II LLC	7/3/2025	07-2025	17.99
cocc - Central Office Cost	14251	canbus2 - CANON U.S.A., INC.	7/3/2025	07-2025	209.94
cocc - Central Office Cost	14252	cintas - Cintas Corporation #100	7/3/2025	07-2025	187.85
cocc - Central Office Cost	14253	conser - County Conservation Company LLC	7/3/2025	07-2025	120.00
cocc - Central Office Cost	14254	copet - Jeangelica Santos-Perez	7/3/2025	07-2025	344.40
cocc - Central Office Cost	14255	flowho - The Flower Shoppe	7/3/2025	07-2025	90.00
cocc - Central Office Cost	14256	genelec - Gen X Electrical Contractors LLC	7/3/2025	07-2025	250.00
cocc - Central Office Cost	14257	hdsupp - HD Supply Facilities Maintenance LTD	7/3/2025	07-2025	2,277.15
cocc - Central Office Cost	14258	highlan - Highland Carpet Outlet Inc.	7/3/2025	07-2025	1,125.00
cocc - Central Office Cost	14259	hompro - HD SUPPLY formerly Home Depot Pro	7/3/2025	07-2025	391.50
cocc - Central Office Cost	14260	jccupa - JC'S Custom Painting	7/3/2025	07-2025	2,097.50
cocc - Central Office Cost	14261	joskel - JOSEPH KELLY	7/3/2025	07-2025	60.00
cocc - Central Office Cost	14262	lilfor - LILLISTON FORD, INC.	7/3/2025	07-2025	95.25
cocc - Central Office Cost	14263	mason - W B Mason Co Inc	7/3/2025	07-2025	32.36
cocc - Central Office Cost	14264	mazza - Frank Mazza & Son Inc.	7/3/2025	07-2025	317.60
cocc - Central Office Cost	14265	pbrese - Reserve Account	7/3/2025	07-2025	2,000.00
cocc - Central Office Cost	14266	prinsol - Print Solutions Plus Inc	7/3/2025	07-2025	330.00
cocc - Central Office Cost	14267	sherwi - Sherwin Williams Company	7/3/2025	07-2025	617.40
cocc - Central Office Cost	14268	shred - STERICYCLE, INC.	7/3/2025	07-2025	78.66
cocc - Central Office Cost	14269	veriw - Verizon Wireless	7/3/2025	07-2025	1,089.71
cocc - Central Office Cost	14270	vlauto - VINELAND DODGE CHRYSLER JEEP RAM	7/3/2025	07-2025	823.95
cocc - Central Office Cost	14271	njdmv - NJ Motor Vehicle Commission	7/16/2025	07-2025	85.00
cocc - Central Office Cost	14272	aceplu - Ace Plumbing and Electrical Supplies Inc	7/17/2025	07-2025	165.13
cocc - Central Office Cost	14273	adcass - Advanced Cabinetry & Storage Systems LLC	7/17/2025	07-2025	317.00
cocc - Central Office Cost	14274	amacap - Amazon Capital Services Inc	7/17/2025	07-2025	32.88
cocc - Central Office Cost	14275	ambcom - Ambient Comfort	7/17/2025	07-2025	208.00

Payment Summary

Bank=sec8hap AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	14276	ampli - Amplified Protection LLC	7/17/2025	07-2025	1,115.00
cocc - Central Office Cost	14277	aprsup - APR SUPPLY CO	7/17/2025	07-2025	187.32
cocc - Central Office Cost	14278	avena - Linda M Avena CPA	7/17/2025	07-2025	7,295.83
cocc - Central Office Cost	14279	barret - Barretta Plumbing Heating Cooling	7/17/2025	07-2025	279.00
cocc - Central Office Cost	14280	blocklsi - TELESYSTEM	7/17/2025	07-2025	2,073.77
cocc - Central Office Cost	14281	bolste - Bolster Hardware II LLC	7/17/2025	07-2025	14.38
cocc - Central Office Cost	14282	callexp - Call Experts New Jersey	7/17/2025	07-2025	484.58
cocc - Central Office Cost	14283	canfin - Canon Financial Services Inc	7/17/2025	07-2025	216.54
cocc - Central Office Cost	14284	carahsoft - Carahsoft Technology Corporation	7/17/2025	07-2025	6,076.94
cocc - Central Office Cost	14285	ccia - Cumberland Co Improvement Auth	7/17/2025	07-2025	3,346.96
cocc - Central Office Cost	14286	cheuni - Cheryl's Uniform Downtown	7/17/2025	07-2025	240.00
cocc - Central Office Cost	14287	cintas - Cintas Corporation #100	7/17/2025	07-2025	563.55
cocc - Central Office Cost	14288	coloni - Colonial Electrical Supply	7/17/2025	07-2025	1,514.07
cocc - Central Office Cost	14289	conser - County Conservation Company LLC	7/17/2025	07-2025	220.00
cocc - Central Office Cost	14290	culligan2 - Culligan of South Jersey	7/17/2025	07-2025	262.50
cocc - Central Office Cost	14291	eldpes - ELDER PEST CONTROL, INC.	7/17/2025	07-2025	2,376.00
cocc - Central Office Cost	14292	ezpass - E-Z PASS	7/17/2025	07-2025	750.00
cocc - Central Office Cost	14293	flowho - The Flower Shoppe	7/17/2025	07-2025	89.95
cocc - Central Office Cost	14294	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	7/17/2025	07-2025	202.81
cocc - Central Office Cost	14295	genelec - Gen X Electrical Contractors LLC	7/17/2025	07-2025	275.00
cocc - Central Office Cost	14296	getrai - G & E Trailer Sales LLC	7/17/2025	07-2025	2,550.00
cocc - Central Office Cost	14297	hdsupp - HD Supply Facilities Maintenance LTD	7/17/2025	07-2025	2,427.21
cocc - Central Office Cost	14298	himinha - DELSEA LAUNDROMAT	7/17/2025	07-2025	996.25
cocc - Central Office Cost	14299	homest - HP Homestead Plumbing and Heating Inc	7/17/2025	07-2025	325.58
cocc - Central Office Cost	14300	hompro - HD SUPPLY formerly Home Depot Pro	7/17/2025	07-2025	8,022.70
cocc - Central Office Cost	14301	jccupa - JC'S Custom Painting	7/17/2025	07-2025	875.00
cocc - Central Office Cost	14302	miles - Miles IT Company	7/17/2025	07-2025	7,353.28
cocc - Central Office Cost	14303	natten - National Tenant Network	7/17/2025	07-2025	1,014.00
cocc - Central Office Cost	14304	nelrod - THE NELROD COMPANY	7/17/2025	07-2025	279.00
cocc - Central Office Cost	14305	pdq - PDQ Supply Inc	7/17/2025	07-2025	145.32
cocc - Central Office Cost	14306	pitneq - Pitney Bowes Global Financial Services, LLC.	7/17/2025	07-2025	574.26
cocc - Central Office Cost	14307	rengro - Rentgrow, Inc.	7/17/2025	07-2025	2,860.50
cocc - Central Office Cost	14308	riggin - Riggins Inc	7/17/2025	07-2025	225.02
cocc - Central Office Cost	14309	ringcen - RingCentral Inc	7/17/2025	07-2025	885.54
cocc - Central Office Cost	14310	robrob - Robinson & Robinson LLC	7/17/2025	07-2025	2,282.50
cocc - Central Office Cost	14311	rpmlan - RPM Landscape Contractor LLC	7/17/2025	07-2025	1,999.00
cocc - Central Office Cost	14312	semper - Semper Secure , LLC	7/17/2025	07-2025	2,890.88
cocc - Central Office Cost	14313	sherwi - Sherwin Williams Company	7/17/2025	07-2025	25.43
cocc - Central Office Cost	14314	sjglas - South Jersey Glass & Door Company	7/17/2025	07-2025	1,117.25
cocc - Central Office Cost	14315	vercon - Verizon Connect Fleet USA LLC	7/17/2025	07-2025	414.85
cocc - Central Office Cost	14316	vhapet - Gloria Pomaes	7/17/2025	07-2025	304.88
cocc - Central Office Cost	14317	weaequ - Weaver Equipment Sales & Service LLC	7/17/2025	07-2025	315.50
cocc - Central Office Cost	14318	yardi - Yardi Systems Inc	7/17/2025	07-2025	36.00
cocc - Central Office Cost	1450163	axaequ - Equitable	6/27/2025	06-2025	2,085.00
cocc - Central Office Cost	1453727	axaequ - Equitable	7/11/2025	07-2025	2,085.00
cocc - Central Office Cost	6272025	paychex - Paychex of New York LLC	6/27/2025	06-2025	364.16
cocc - Central Office Cost	7012025	aflac - AFLAC	7/1/2025	07-2025	156.00
cocc - Central Office Cost	7112025	paychex - Paychex of New York LLC	7/11/2025	07-2025	364.16
cocc - Central Office Cost	18431526	pers - Public Employees Retirement System	7/7/2025	07-2025	14,792.25
cocc - Central Office Cost	5463994734	sjgas - South Jersey Gas Company	6/26/2025	06-2025	377.63

101,976.62

Payment Summary

Bank=sec8hap AND mm/yy=06/2025-07/2025 AND Check Date=06/20/2025-07/17/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	24507	Oclafir - FIRST CLASS RENTAL PROPERTIES LLC	7/3/2025	07-2025	1,651.00
sec8hap - Section 8 HAP	24508	Ocomfar - ESTATE	7/3/2025	07-2025	519.00
sec8hap - Section 8 HAP	24509	Oconpat - PATRIOT CONSTRUCTION SERVICES LLC	7/3/2025	07-2025	1,887.00
sec8hap - Section 8 HAP	24510	Odamjos - DAMATO	7/3/2025	07-2025	883.00
sec8hap - Section 8 HAP	24511	Odecant - ANTHONY P DECESERO	7/3/2025	07-2025	577.00
sec8hap - Section 8 HAP	24512	Odejyes - YESENIA DEJESUS	7/3/2025	07-2025	1,850.00
sec8hap - Section 8 HAP	24513	Odelwil - WILSON ZUNUN DE LEON	7/3/2025	07-2025	673.00
sec8hap - Section 8 HAP	24514	Odocmay - MAY DOCK APARTMENTS LLC	7/3/2025	07-2025	886.00
sec8hap - Section 8 HAP	24515	Odowter - DOWER	7/3/2025	07-2025	1,850.00
sec8hap - Section 8 HAP	24516	Oeas307 - 307 N EAST AVE LLC	7/3/2025	07-2025	704.00
sec8hap - Section 8 HAP	24517	Oedwdip - EDWARD DIPALMA	7/3/2025	07-2025	1,047.00
sec8hap - Section 8 HAP	24518	Oegbmar - MARY J EGBEH	7/3/2025	07-2025	1,336.00
sec8hap - Section 8 HAP	24519	Oeinmar - MARTIN JAY EINSTEIN	7/3/2025	07-2025	710.00
sec8hap - Section 8 HAP	24520	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	7/3/2025	07-2025	10,765.00
sec8hap - Section 8 HAP	24521	Oequsul - SULLIVAN EQUITIES LLC	7/3/2025	07-2025	1,041.00
sec8hap - Section 8 HAP	24522	Oestjip - J.I.P ESTATES LLC	7/3/2025	07-2025	1,573.00
sec8hap - Section 8 HAP	24523	Oestros - ESTATE OF LUIS A ROSADO-TORRES	7/3/2025	07-2025	479.00
sec8hap - Section 8 HAP	24524	Ofamfai - Faiola Family LP	7/3/2025	07-2025	225.00
sec8hap - Section 8 HAP	24525	Ofamfp - FAIOLA FAMILY LP	7/3/2025	07-2025	1,379.00
sec8hap - Section 8 HAP	24526	Ofiodor - FLOWERS	7/3/2025	07-2025	1,046.00
sec8hap - Section 8 HAP	24527	Oforraf - RAFAEL EDUARDO DILONE FORTUNA	7/3/2025	07-2025	1,326.00
sec8hap - Section 8 HAP	24528	Og.b.ltd - G B LTD OPER CO INC	7/3/2025	07-2025	1,055.00
sec8hap - Section 8 HAP	24529	Ogarabn - ABNER GARCIA	7/3/2025	07-2025	436.00
sec8hap - Section 8 HAP	24530	Ogarsal - GARCIA	7/3/2025	07-2025	2,982.00
sec8hap - Section 8 HAP	24531	Ogarspr - SPRING GARDENS VINELAND LLC	7/3/2025	07-2025	6,902.00
sec8hap - Section 8 HAP	24532	Ogarvin - VINELAND GARDENS LLC	7/3/2025	07-2025	578.00
sec8hap - Section 8 HAP	24533	Ogibjam - GRIBBLE JR	7/3/2025	07-2025	954.00
sec8hap - Section 8 HAP	24534	Ogolrob - ROBERT D GALBIATI	7/3/2025	07-2025	1,227.00
sec8hap - Section 8 HAP	24535	Ogonabr - GONZALEZ JR	7/3/2025	07-2025	1,019.00
sec8hap - Section 8 HAP	24536	Ogonlil - GONZALEZ	7/3/2025	07-2025	1,740.00
sec8hap - Section 8 HAP	24537	Ogroche - CHERRY GROUP LLC	7/3/2025	07-2025	2,533.00
sec8hap - Section 8 HAP	24538	Ogromad - MADHU GROUP LLC	7/3/2025	07-2025	2,308.00
sec8hap - Section 8 HAP	24539	Ogromic - MICHAEL D RUPPERT JR	7/3/2025	07-2025	1,076.00
sec8hap - Section 8 HAP	24540	Ogruedi - EDISON GRULLON	7/3/2025	07-2025	1,829.00
sec8hap - Section 8 HAP	24541	Ohagdan - DANIEL HAGEMAN JR	7/3/2025	07-2025	1,098.00
sec8hap - Section 8 HAP	24542	Ohemtom - BTW 4 LLC	7/3/2025	07-2025	582.00
sec8hap - Section 8 HAP	24543	Ohenreu - HENDLER	7/3/2025	07-2025	2,000.00
sec8hap - Section 8 HAP	24544	Ohereri - 123 SOUTH 4TH STREET LLC	7/3/2025	07-2025	2,886.00
sec8hap - Section 8 HAP	24545	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	7/3/2025	07-2025	3,698.00
sec8hap - Section 8 HAP	24546	Ohfprop - HF PROPERTY MANAGEMENT	7/3/2025	07-2025	1,645.00
sec8hap - Section 8 HAP	24547	Oholasm - ASM HOLDINGS LLC	7/3/2025	07-2025	774.00
sec8hap - Section 8 HAP	24548	Oholgle - GLEN PARK OWNER LLC	7/3/2025	07-2025	2,422.00
sec8hap - Section 8 HAP	24549	Oholvin - VINELAND 18 HOLDINGS LLC	7/3/2025	07-2025	1,627.00
sec8hap - Section 8 HAP	24550	Ohomhec - HECS HOMES LLC	7/3/2025	07-2025	807.00

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

RESOLUTION #2025-40

Approving Change Order #4 for
Modernization of Elevators at Kidston & Olivio Towers

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

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

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

WHEREAS, change order #4 is a credit for work not completed. Work is related to the rear door threshold on elevator car #1, combined with additional electrical work not included in the scope of work; and

WHEREAS, the aforementioned credit change order in the amount of (\$1,795.56) is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change order for work not completed with a credit amount of (\$1,795.56).

ADOPTED: July 17, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*
Resolution seconded by Commissioner *Chapman*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson	✓			
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Elizabeth Serrano	✓			
Mario Ruiz-Mesa – Chairperson	✓			

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 July 17, 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

AIA® Document G701® – 2017

Change Order

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

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

CHANGE ORDER INFORMATION:
Change Order Number: 004
Date: 07-07-2025

OWNER: *(Name and address)*
Vineland Housing Authority
191 W Chestnut Avenue, Vineland NJ
08360

ARCHITECT: *(Name and address)*
Donovan Architects LLC
9 Tanner Street, Suite 201 Haddonfield,
NJ 08033

CONTRACTOR: *(Name and address)*
J. H. Williams Enterprises, Inc.
513 Pleasant Valley Avenue,
Moorestown, NJ. 08057

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)


Credit from Otis for work not performed for additional electrical required for the elevator.

The original was	\$ 1,124,500.00
The net change by previously authorized Change Orders	\$ 27,934.72
The prior to this Change Order was	\$ 1,152,434.72
The will be decreased by this Change Order in the amount of	\$ (1,795.56)
The new including this Change Order will be	\$ 1,150,639.16

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be January 31, 2025

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

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


ARCHITECT *(Signature)*

BY: Michael R. Donovan, Principal
(Printed name, title, and license number if required)

7.7.25
Date


CONTRACTOR *(Signature)*

BY: Brendan Williams, Vice President
(Printed name and title)

07/07/25
Date


OWNER *(Signature)*

BY: Jacqueline S. Jones, Executive Director
(Printed name and title)

7/17/25
Date

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

RESOLUTION #2025-41
Resolution to Transition Emergency Housing Voucher (EHV)
to Housing Choice Voucher (HCV)

WHEREAS, The Emergency Housing Voucher (EHV) program was established March 11, 2021 to provide housing for families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability; and

WHEREAS, The funding for the EHV program is expected to expire in 2026, but may expire at the end of 2025; and

WHEREAS, per HUD PIH Notice 2025-19, the Authority may elect to transition the EHV families to the Housing Choice Voucher (HCV) program; and

WHEREAS, transferring the EHV families to the HCV program is to prevent the EHV families a gap or loss in their housing assistance; and

WHEREAS, A preference for the EHV residents must be established to transfer the vouchers to the Section 8 Housing Choice Voucher Program (HCV); and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioner of the City of Vineland approves transition of EHV Vouchers to the HCV program.

ADOPTED: July 17, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*
Resolution seconded by Commissioner *Asselta*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson	<input checked="" type="checkbox"/>			
Brian Asselta	<input checked="" type="checkbox"/>			
Albert Porter	<input checked="" type="checkbox"/>			
Iris Acosta-Jimenez	<input checked="" type="checkbox"/>			
Elizabeth Serrano	<input checked="" type="checkbox"/>			
Mario Ruiz-Mesa – Chairperson	<input checked="" type="checkbox"/>			

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 July 17, 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 #2025-42

A Resolution Appointing Ron Miller as Purchasing Agent
for the Vineland Housing Authority

WHEREAS, P.L. 2009, c. 166, codified as N.J.S.A. 40A:11-9 et seq., supplementing and amending Chapter 11 of Title 40A of the New Jersey Statutes allows local contracting units in New Jersey to create the position of Purchasing Agent; and

WHEREAS, the Vineland Housing Authority appointed Ron Miller as the Purchasing Agent for the Vineland Housing Authority at its meeting held on December 20, 2012; and

WHEREAS, pursuant to N.J.S.A. 40A:11-3(c), the State Treasurer has exercised her authority to adjust bid thresholds for contracting units subject to the Local Public Contracts Law. The adjustment became effective on July 1, 2025, and is available on the Division of Purchase and Property's webpage for bid thresholds adjusted by the State Treasurer on a five-year schedule.

WHEREAS, for contracting units that have appointed a Qualified Purchasing Agent, pursuant to N.J.S.A 40A:11-9(b) and avail themselves of the related higher bid threshold pursuant to N.J.S.A 40A:11-3, the maximum bid threshold has been increased from \$44,000 to \$53,000.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Vineland Housing Authority re-appoints Ron Miller as the Purchasing Agent for the Vineland Housing Authority; and

BE IT FURTHER RESOLVED as follows:

- 1) The Purchasing Agent shall be appointed by the Board of Commissioners of the Vineland Housing Authority; and,
- 2) The Purchasing Agent possesses a valid Qualified Purchasing Agent certificate, as issued by the New Jersey Division of Local Government Services, Department of Community Affairs; and,
- 3) The Purchasing Agent shall have the authority, responsibility and accountability for the purchasing activity for the Vineland Housing Authority, to prepare public advertising for bids and to receive bids and requests for proposals for the provision or performance of goods, services and construction contracts on behalf of the Vineland Housing Authority, and to award contracts permitted through New Jersey statutes and in accordance with the regulations, forms and procedures promulgated by state regulatory agencies in the name of the Vineland Housing Authority and conduct any activities as may be necessary or appropriate to the purchasing function of the Vineland Housing Authority; and,
- 4) The Vineland Housing Authority shall set its bid threshold at \$53,000 pursuant to N.J.S.A 40A:11-3.

ADOPTED: July 17, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson	✓			
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			
Elizabeth Serrano	✓			
Mario Ruiz-Mesa – Chairperson	✓			

VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on July 17, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

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

RESOLUTION #2025-43

Resolution of the Housing Authority of the City of Vineland
Granting an Official Leave of Absence Extension

WHEREAS, the Vineland Housing Authority adopted a Personnel Policy for the purpose of setting forth guidelines and procedures through which the Housing Authority operates, as an entity, under Federal Rules & Regulations of the Department of Housing and Urban Development (HUD) and all applicable state and local laws.

WHEREAS, per the Personnel Policy employees may be granted a personal leave of absence at the sole discretion of the Executive Director if the leave does not cause undue operational disruption; and

WHEREAS, employee Rosa Lee Ortiz submitted in writing request for a personal leave of absence; and

WHEREAS, said employee has been under physician care as of March 18, 2025; and

WHEREAS, said employee has been unable to work as of June 6, 2025; and

WHEREAS, said employee was granted an official leave of absence at the Board of Commissioners meeting held on June 19, 2025 (Resolution #2025-38) with the anticipated return to work date on or around July 16, 2025; and

WHEREAS, said employee is requesting a leave of absence extension with an anticipated return to work date of September 15, 2025; and

WHEREAS, the Executive Director recommends the Board of Commissioners of the City of Vineland grant a leave of absence extension to Rosa Lee Ortiz; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioner of the City of Vineland grants Rosa Lee Ortiz an extension to her official leave of absence with an anticipated return to work date of September 15, 2025.

ADOPTED: July 17, 2025

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson	<input checked="" type="checkbox"/>			
Brian Asselta	<input checked="" type="checkbox"/>			
Albert Porter	<input checked="" type="checkbox"/>			
Iris Acosta-Jimenez	<input checked="" type="checkbox"/>			
Elizabeth Serrano	<input checked="" type="checkbox"/>			
Mario Ruiz-Mesa – Chairperson	<input checked="" type="checkbox"/>			

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 July 17, 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