
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

November 21, 2024

6 p.m.

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



**Housing Authority
of the
City of Vineland**

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

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

November 15, 2024


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, November 21, 2024 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, November 21, 2024

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 August 15, 2024
Approval of Minutes of the Regular Meeting conducted on October 17, 2024
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report – Appoint Reorganization Committee
8. Old Business
9. New Business
10. Resolutions:
 - # 2024-44 Awarding Legal Services Contract – General Counsel (*tabled for December*)
 - # 2024-45 Awarding Special Legal Services Contract – Labor Relations Counsel (*tabled for December*)
 - # 2024-57 Monthly Expenses (*updated*)
 - # 2024-58 Accounts Receivable Decried as Uncollectible
 - # 2024-59 Approving Member Participation in a Cooperative Pricing System (Bergen County)
 - # 2024-60 Award IT Services Contract 2024-2025
 - # 2024-61 Entering into a Contract Agreement with Pellegrino Chevrolet
 - # 2024-62 Rescind Resolution #2024-43 Awarding A & E Services Contract

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, August 15, 2024
6:15 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, August 15, 2024, at 6:15 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 Daniel Peretti	(Absent)
Commissioner Brian Asselta	
Commissioner Albert Porter	
Commissioner Iris Acosta-Jimenez	
Chairperson Mario Ruiz-Mesa	

Also, present were Jacqueline Jones, 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 July 18, 2024. A motion was made by Commissioner Asselta and seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the ten months ending July 31, 2024.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported Ron Miller, Operations Director, will not be able to attend the meeting as he is in the building, but he is on a virtual court case regarding a resident placing improper trash at the curb of an Authority scattered site home.

Mrs. Jones informed the Board there is no status change in the Tarkiln roof project. Procurement procedures are being worked on before moving forward.

The Kidston and Olivio Towers refurbishment of the elevators is in motion as stated in the written report. Part of the project is completed and then they will switch over to another elevator car. One elevator remains in service at both buildings.

The last item with the Kidston and Olivio Towers interior plumbing project is the water filtration system. The Authority is looking for a specific engineering consultant to assist. There is an issue with the equipment that was procured.

The Kidston and Olivio fire pump replacement is substantially complete. There was a fueling station issue due to the delivery of the wrong piece of equipment. A replacement has been ordered. There was also a jockey pump that was replaced.

There is no new update on the Scattered Site disposition from Mrs. Jones report. There are five (5) agreements of sale waiting for settlement dates. This means that there are various documents that need to be completed. The declaration of trust needs to be released from HUD. Once the agreement is signed and it goes to HUD for sign off. It takes about 45 days to get the document back from HUD. There is one (1) house listed and one (1) house is vacant.

There are few payments on the bill list this evening for the ten (10) units being redeveloped at D'Orazio Terrace. A lot of work has been completed and there has been a lot of conversations with the architect. Mrs. Jones reminded the Board that this building will be the model building for the rest of the property. The Authority is also looking at curb appeal for this property. There may be some discussions at next month's meeting regarding working on the D'Orazio community room now rather than waiting for the tax credit process.

The waiting list is open for 0, 1-, 4-, 5- and 6-bedroom units. It will remain open until there are more applicants on the list. Mrs. Jones reviewed the current waiting list number. The Authority is at 98% occupancy.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2024-39
Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,342,678.86. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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


There is no need for an Executive Session.

Chairperson Ruiz-Mesa asked for comments from the press, public or any Board Member. No further 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 6:27 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, October 17, 2024
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Vice Chairperson Chapman on Thursday, October 17, 2024, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Vice Chairperson Chapman read the Sunshine Law.

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

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

Vice Chairperson Chapman called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the twelve months ending September 30, 2024. Brief discussion regarding the financial report.

Executive Director's Report:

Vice Chairperson Chapman requested the Executive Administrative Report. Mrs. Jones asked Ron Miller to provide an update on the current projects. Ron Miller stated last month the Board approved a professional services contract for a new architect. A kickoff introduction meeting was held. An onsite meeting for the Tarkiln Roof project is scheduled for next week. The VHA is waiting on the drawing files to be released from Donovan Architects. The new architects are aware that this project needs to be out to be bid and under construction by summer of 2025. Completion date is hard to estimate at this time.

There is a change order in the resolution section for the Kidston and Olivio Elevator Modernization project. It will be further discussed during the resolution section of the meeting. Kidston Towers elevator car #1 is scheduled to tentatively go back into services on October 25th. Olivio Towers elevator car #1 is scheduled to go back into service on December 20th. This will complete the project and a punch list will be provided.

The fueling station submittal regarding the Kidston Towers fire pump was reviewed and approved. This project is complete.

Six of the units at D'Orazio Terrace are being painted this week. Three of the units have already been painted. Leaving one more to be painted. The floors will go in after painting is completed along with mill work as well as cleaning. The change order for site improvements being discussed in the resolution section of the meeting tonight will hold up the project from completion.

Mrs. Jones reported there was a tour of the one building at D'Orazio consisting of 6 – zero bedroom and 4 – one-bedroom units. The architect took out all the walls and redesigned these units. It is unbelievable what they did to make the zero-bedroom unit feel like a small 1-bedroom apartment. It is a much-improved way to live and she is impressed with how it was designed. Mrs. Jones is excited to take this through the rest of the development.

Mrs. Jones provided an update on the scattered sites. There are three houses under agreement and one house listed for sale. This will complete the sale of the homes and the conversion to RAD can begin.

The Audit FYE 2023 has been completed but the Auditors were waiting for the post-employment health benefit and pension information from the State. They have finally received it and are analyzing the information. Mrs. Jones has a meeting with the Auditor tomorrow morning and will be provided with an update with where they are at finishing the audit so they can be presented to the Board. There are no issues or findings. The auditors just need to wrap up the numbers to be able to report.

Committee Report: None.

Old Business: None.

New Business: None.

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

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

Vice Chairperson Chapman called for a motion to approve Resolution #2024-44. Tabled for next month.

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

Vice Chairperson Chapman called for a motion to approve Resolution #2024-45. Tabled for next month.

Resolution #2024-49
Resolution to Approve Monthly Expenses

Vice Chairperson Chapman stated the bills have been reviewed and are recommended for payment in the sum of \$1,353,709.75. A motion was made by Commissioner Acosta-Jimenez; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2024-50
Authorizing Shared Services Agreement with the City of Vineland – Rock Salt

Vice Chairperson Chapman called for a motion to approve Resolution #2024-50. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2024-51
Authorizing Contracts with National Contract Vendors

Vice Chairperson Chapman called for a motion to approve Resolution #2024-51. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2024-52
Authorizing Contracts with State Contract Vendors

Vice Chairperson Chapman called for a motion to approve Resolution #2024-52. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2024-53
**Approving Change Order #3 for Modernization
of the Elevators at Kidston & Olivio Towers**

Vice Chairperson Chapman called for a motion to approve Resolution #2024-53. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-54
**Authorizing Repair & Replacement of Structured Wiring
for the Asselta Acres Security Camera System**

Vice Chairperson Chapman called for a motion to approve Resolution #2024-54. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2024-55
Void Checks Not Presented for Payment

Vice Chairperson Chapman called for a motion to approve Resolution #2024-55. Mrs. Jones reviewed and explained the checks not presented for payment. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

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

Resolution #2024-56
Approving Change Order #6 for Construction Renovations at D'Orazio Terrace

Vice Chairperson Chapman called for a motion to approve Resolution #2024-56. Ron Miller explained the change order is site related consisting of concrete and drainage work. Mrs. Jones

stated there has been a water issue at D'Orazio for years. Ron and the architect's engineers have gone through extensive measures to figure out where the water is coming from. This will allow the Authority to know what to do for the specs going forward for the remainder of the 9 buildings. A motion was made by Commissioner Asselta; seconded by Commissioner Acosta-Jimenez. The following vote was taken:

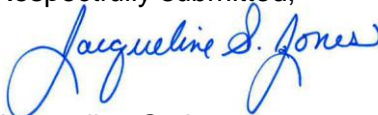
Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Absent)

There is no need for an Executive Session.

Vice Chairperson Chapman asked for comments from the press, public or any Board Member. No Comments.

With no further business to discuss, Vice Chairperson Chapman 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 6:20 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ONE MONTHS ENDED OCTOBER 31, 2024

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU OCTOBER</u>	<u>ACTUAL THRU OCTOBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	678,010	56,501	63,708	7,207
OTHER INCOME MISC.	11,090	924	281	(643)
PHA OPERATING SUBSIDY	398,660	33,222	29,384	(3,838)
SECTION 8 ADMIN. FEE INCOME	1,320,000	110,000	89,283	(20,717)
CAPITAL FUNDS	655,000	54,583	0	(54,583)
FSS GRANT-PH	106,920	8,910	8,910	0
CSP-CONGREGATE SERVICES INCOME	50,820	4,235	3,257	(978)
INVESTMENT INCOME	17,830	1,486	2,629	1,143
CF MANAGEMENT FEE	60,000	5,000	0	(5,000)
MGMT FEE-PH	130,260	10,855	10,560	(295)
MGMT FEE-SEC 8	146,450	12,204	12,276	72
MGMT FEE-MELROSE	12,090	1,008	1,008	1
MGMT FEE-RAD	450,000	37,500	37,500	0
BOOKKEEPING FEE	12,130	1,011	960	(51)
BOOKKEEPING FEE-SEC 8	91,530	7,628	7,672	45
ASSET MGMT FEE	16,680	1,390	1,430	40
SHOP RENT	61,420	5,118	5,119	1
INCOME FROM OTHER AUTHORITIES	481,500	40,125	53,372	13,247
SERVICE INCOME FROM MELROSE	69,390	5,783	4,447	(1,336)
FRAUD RECOVERY	15,000	1,250	8,095	6,845
MISCELLANEOUS INCOME	1,200	100	119	19
TOTAL INCOME	4,785,980	398,832	340,010	(58,822)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,386,650	115,554	107,220	(8,334)
PAYROLL TAXES	124,800	10,400	8,196	(2,204)
HEALTH BENEFITS	520,780	43,398	28,830	(14,568)
CRIMINAL BACKGROUND CHECKS	6,500	542	835	293
TNT/EMPL SCREENING	22,490	1,874	246	(1,628)
LEGAL-GENERAL	24,510	2,043	1,407	(636)
LEGAL-OTHER	4,500	375	0	(375)
STAFF TRAINING	7,000	583	944	361
TRAVEL	3,000	250	0	(250)
ACCOUNTING	87,550	7,296	7,296	0
AUDITING	47,780	3,982	3,982	0
PORT OUT ADMIN FEES	2,400	200	501	301
MANAGEMENT FEES	273,150	22,763	22,835	73
BOOKKEEPING FEES	103,010	8,584	8,633	49
ASSET MGMT FEES	16,680	1,390	1,430	40
CF MANAGEMENT FEES	60,000	5,000	0	(5,000)
CONSULTANTS	7,100	592	0	(592)
IT CONSULTANTS	33,680	2,807	3,435	628

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ONE MONTHS ENDED OCTOBER 31, 2024

	ANNUAL BUDGET	BUDGET THRU OCTOBER	ACTUAL THRU OCTOBER	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	6,000	500	0	(500)
MEMBERSHIP DUES/FEES	4,900	408	478	70
PUBLICATIONS	1,300	108	0	(108)
ADVERTISING	4,800	400	0	(400)
OFFICE SUPPLIES	17,800	1,483	610	(873)
PAPER	4,000	333	0	(333)
COMPUTER & SOFTWARE EXPENSES	158,290	13,191	19,375	6,184
FUEL-ADMIN	2,200	183	0	(183)
TELEPHONE AND CELL	39,500	3,292	2,614	(678)
POSTAGE	24,500	2,042	1,420	(622)
COPIER SUPPLIES	8,400	700	247	(453)
INTERNET	7,000	583	373	(210)
GPS VEHICLE TRACKING	1,400	117	119	2
INSPECTION FEES	10,730	894	886	(8)
COFFEE SUPPLIES	1,500	125	32	(93)
MISCELLANEOUS EXPENSES	18,700	1,558	1,465	(93)
TOTAL ADMINISTRATION EXPENSES	<u>3,042,600</u>	<u>253,550</u>	<u>223,409</u>	<u>(30,141)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	26,080	2,173	3,323	1,150
PAYROLL TAXES	2,350	196	254	58
TENANT CONTRACT SERVICES	9,500	792	1,125	333
OTHER	6,000	500	257	(243)
TOTAL TENANT SERVICES	<u>43,930</u>	<u>3,661</u>	<u>4,959</u>	<u>1,298</u>
UTILITIES:				
WATER	29,590	2,466	2,323	(143)
ELECTRIC	155,610	12,968	8,256	(4,712)
GAS	24,000	2,000	909	(1,091)
GARBAGAE/TRASH REMOVAL	10,900	908	1,034	126
SEWER	55,350	4,613	4,612	(1)
TOTAL UTILITIES EXPENSE	<u>275,450</u>	<u>22,953</u>	<u>17,134</u>	<u>(5,819)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	386,610	32,218	14,029	(18,189)
PAYROLL TAXES	34,790	2,899	1,073	(1,826)
HEALTH BENEFITS	111,670	9,306	5,573	(3,733)
MAINTENANCE UNIFORMS	2,270	189	694	505
VEHICLE GAS, OIL, GREASE	19,740	1,645	2,144	499
MATERIALS	94,190	7,849	6,995	(854)
CONTRACT-COSTS	105,910	8,826	7,783	(1,043)
REPAIRS-VEHICLES	7,610	634	16	(618)
RENT EXPENSE	15,190	1,266	1,266	0
EXTERMINATION	6,460	538	190	(348)
TRASH REMOVAL	8,890	741	836	95

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE ONE MONTHS ENDED OCTOBER 31, 2024

	ANNUAL BUDGET	BUDGET THRU OCTOBER	ACTUAL THRU OCTOBER	FROM BUDGET (+OVER/-UNDER)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	793,330	66,111	40,599	(25,512)
GENERAL EXPENSES:				
BAD DEBTS	5,980	498	498	(0)
COMPENSATED ABSENCES	14,000	1,167	1,167	0
FSS ESCROWS-SEC 8	72,000	6,000	3,035	(2,965)
INSURANCE	199,000	16,583	15,058	(1,525)
PAYMENTS IN LIEU OF TAXES	44,940	3,745	4,925	1,180
PENSION - ANNUAL PAYMENT	167,750	13,979	13,979	(0)
REPLACEMENT RESERVES	95,000	7,917	7,917	0
RETIREE HEALTH BENEFITS	97,260	8,105	6,986	(1,119)
TOTAL GENERAL EXPENSES	695,930	57,994	53,565	(4,429)
TOTAL OPERATING EXPENSES	4,851,240	404,269	339,666	(64,603)
PROFIT (LOSS) EXCLUDING HAP	(65,260)	(5,437)	344	5,781
HAP REVENUES	8,241,000	686,750	776,655	89,905
HAP EXPENSES	8,169,000	680,750	821,409	140,659
NET HAP (LOSS)	72,000	6,000	(44,754) *	(50,754)
GRAND TOTAL PROFIT (LOSS)	6,740	563	(44,410)	(44,973)
UNRECONCILED HUD HELD RESERVES AT 10/31/24			104,883	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			60,473	

Housing Authority of the City of Vineland

Administrative Report

DATE: November 14, 2024

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for October 2024)

PERIOD: October 10, 2024 to November 14, 2024

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. **The status of this project has not changed as the cost of the fire-pump project has not been determined.**

Renovation Projects

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	<i>10/2024 - A kick-off meeting was held with Clarke Caton Hintz to discuss the project and begin the bidding process.</i>
<p style="text-align: center;">KT/OT – Elevator Refurbishment;</p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p>	<p style="text-align: center;">Bid opening on 5/17/22</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>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;</p>	<p>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>

Kidston & Olivio Towers – Renovation Projects - Active

Scope of Work	Work Status	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>July-August 2021 Award Anticipated</p>	<p>01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture;</p> <p>2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval;</p> <p>3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April;</p> <p>4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H;</p> <p>5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</p> <p>4/2023 Update:</p> <ul style="list-style-type: none"> - New domestic water pump replacement – Complete; - Kidston mechanical room piping replacement – Complete; - Water filtration system - Olivio is complete; Kidston – parts are backordered; <p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.</p> <p>Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;</p> <p>6/2023 Update: No status change;</p> <p>7/2023 Update: No status change;</p> <p>8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.</p> <p>Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p>

Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
<p style="text-align: center;">KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p> <hr/> <p>9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p>10/2023 Update: - No update;</p> <p>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</p> <p>12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p>		<p>02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p>05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p>06/2024 – New vendor for water filtration system on schedule for an on-site visit;</p> <p>7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. <u>No update.</u></p> <p>9/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</p> <p><i>11/2024 – No update on this project.</i></p>

Kidston/Olivio Towers – Fire Pump Replacement

9/2023 - Fire Pump Replacement

Project was bid on two occasions –

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Scattered Site Disposition – Status

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

SCATTERED SITE HOMES – STATUS SUMMARY

<i>Date</i>	<i>Addresses</i>	<i>Status</i>	<i>Total Homes</i>
			39 Keeping
<i>2022 Activity</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD – 5/4/22</i>	
	<i>1441 Nylund Drive</i>	<i>SOLD – 05/10/22</i>	
	<i>612 Oxford Street</i>	<i>SOLD – 5/16/22</i>	
	<i>1137 East Elmer Rd</i>	<i>SOLD – 6/28/22</i>	
	<i>864 Columbia Avenue</i>	<i>SOLD – 9/30/22</i>	
	<i>1409 Brown Road</i>	<i>SOLD – 9/8/22</i>	
	<i>1745 Jackson Drive</i>	<i>SOLD – 11/10/22</i>	
	<i>4331 Robert Drive</i>	<i>SOLD – 2/12/22</i>	<i>8 Sold in 2022</i>
<i>2023 Activity</i>	<i>760 N. Mill Rd</i>	<i>SOLD – 12/1/23</i>	
	<i>1091 N. Mill Rd</i>	<i>SOLD – 10/31/23</i>	
	<i>1290 Old Lake Rd</i>	<i>SOLD – 12/29/23</i>	
	<i>930 Charles St</i>	<i>SOLD – 1/11/2024</i>	
	<i>30 Avon Place</i>	<i>SOLD – 1/31/2024</i>	
	<i>5578 High Ridge Rd</i>	<i>SOLD – 1/31/2024</i>	
	<i>1479 Brown Rd</i>	<i>SOLD – 2/21/2024</i>	
	<i>2174 Sunset Ave</i>	<i>SOLD – 4/04/2024</i>	
	<i>5599 Lodge Place</i>	<i>SOLD – 7/01/2024</i>	<i>9 Sold in 2023</i>
<i>2024 Activity</i>	<i>3188 Hance Bridge Rd</i>	<i>SOLD 4/22/2024</i>	
	<i>5633 High Ridge Rd</i>	<i>SOLD – 5/2024</i>	
	<i>721 S. Valley Ave</i>	<i>SOLD – 5/30/2024</i>	
	<i>2961 Athens Way</i>	<i>SOLD – 6/19/2024</i>	
	<i>4630 Bernard Rd</i>	<i>SOLD – 7/02/2024</i>	
	<i>1659 Venus Drive</i>	<i>SOLD – 6/20/2024</i>	
	<i>4509 Noel Drive</i>	<i>SOLD – 5/28/2024</i>	
	<i>38 Victory Lane</i>	<i>SOLD 7/17/24</i>	
	<i>4511 Robin Road</i>	<i>SOLD 8/30/24</i>	
	<i>1460 Neptune Terr</i>	<i>SOLD 9/20/24</i>	
	<i>2935 Athens Way</i>	<i>SOLD 9/16/24</i>	
	<i>1306 Brown Rd</i>	<i>November 2023 SOLD – 9/30/24</i>	<i>12 Sold in 2024</i>
	<i>1017 Alexander Dr</i>	<i>Agreement of Sale – 10/4/24</i>	
	<i>5691 High Ridge Rd</i>	<i>Agreement of Sale – 10/25/24</i>	
	<i>4486 Robin Road</i>	<i>Agreement of Sale – 10/10/24</i>	<i>3 Agreements</i>
	<i>2149 Berkley Dr</i>	<i>Listed for Sale – Vineland Realty – 10/3/24</i>	<i>1 Listed</i>
		<i>33 Houses being sold;</i>	<i>End of List</i>

D’Orazio Terrace – Redevelopment

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

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

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

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

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

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

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

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

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

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

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

D’Orazio Terrace – Redevelopment - continued

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

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

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

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

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

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

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

D’Orazio Terrace – Community Room

Project update to be provided at the board meeting.

Melrose Court

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

Community Outreach

On October 18, 2024, an event was held for the family and scattered sites. The Vineland Fire Department provided fire prevention information and brought a fire truck, which was a highlight of the event. Both children and adults enjoyed the opportunity to explore the truck and engage with the firefighters. Our operations team and public housing manager interacted with the families to better connect with the community. The team provided light refreshments, and activities at the Corbin Center for the children.



Board of Commissioners
NJ Local Housing Authority Training Program Status

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

Program Statistics Report

10/2024 - 10/2025

Oct2024

Sep2024

Aug2024

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	2	0	0
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	10	28	33
Total number of units inspected year-to-date - all sites	495	485	457
City Inspections	110	0	14
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down,Prep & Leasup Time)	45	82	40
Annual Unit Turnaround Time (For Fiscal Year)	45	110	112
Monthly - Number of Vacancies (at start of month)	7	12	18
Monthly - Number of Vacancies Filled (this month)	9	5	7
Monthly - Average unit turnaround time in days for Lease Up	6	6	3
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	21	21	18
Monthly - Annual Average Number of Vacancies (at start of month)	15	17	19
PIC Score	100.00	100.00	100.00
Occupancy Rate	99.12%	99.12%	98.76%
Public Housing & RAD Waiting List Applicants 0,1,4,5,6 bedroom lists open.			
Families - With Local Preference	112	115	112
Families - Without Local Preference	347	347	335
Elderly (Seniors - 62+)/Disabled - With Local preference	139	111	96
Elderly (Seniors - 62+)/Disabled - Without Local preference	270	220	184
0/1 Bedroom	409	331	280
2 Bedroom	154	154	152
3 Bedroom	91	105	111
4 Bedroom	156	146	129
5 Bedroom	50	49	47
6 Bedroom	8	8	8
Success Rate	25%	25%	25%
Average work order turnaround time in days - Tenant Generated	0.11	0.10	0.09
Number of routine work orders written this month	574	440	451
Number of outstanding work orders from previous month	1,206	1,484	1,484
Total number of work orders to be addressed this month	1,780	1,924	1,935
Total number of work orders completed this month	519	718	451
Total number of work orders left outstanding	1,261	1,206	1,484
Number of emergency work orders written this month	1	0	3
Total number of work orders written year-to-date	574	6,330	5,890
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	1	3	5
Section 8			
Level of leased units of previous month was:	1023	1023	1028
Level of leased units this month is:	1023	1023	1023
Number of increased leased-units over last month	0	0	0
Total number of units inspected this month	26	28	24
Programs (Voucher):			
ABA Utilization %	100.11%	105.96%	110.77%
Repayment Agreements	46	39	35
Total repayments due YTD	\$154,123.18	\$113,026.62	\$100,081.74
Total repayments received YTD	\$2,358.87	\$16,036.54	\$14,932.42
PIC Score (Oakview added 10/13)	100.88%	100.88%	100.78%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	630	627	630
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1215	1217	1213
Section 8 Project Based Waiting List Applicants- Oakview - OPEN (2-4br lists open)	704	670	636
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - OPEN	0	3	3
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - OPEN	31	45	45
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	80%/20%	80%/20%	80%/20%
Section 8 - Choice Mobiltiy List	111	110	112
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	10	10	7
The number of residents signed on to the program. (FSS Contracts).	28	27	26

Program Statistics Report

10/2024 - 10/2025

Oct2024

Sep2024

Aug2024

The number of FSS Participants with established escrow accounts.	14	14	14
Number of residents in need of employment skills (GED, DL, Job Training.)	4	4	3
The number of meetings, workshops and case management services	6	5	5
Congregate Services			
Number of clients on the Congregate Program	38	41	40
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	14	13	13
Number of clients on Laundry Services	20	19	22
Number of clients on Shopping Services	4	5	5
Registered Nurse			
Number of clients served this month	99	99	123
Blood Pressure Clinics (clinics) # of residents attending	1	1	1
Health Assessments/re-assessments	8	3	8
Meds Supervision	22	31	26
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	70	70	7
Number of Meetings	6	2	5
Number of residents enrolled in academic/employment workshops (FSS)	4	4	3
VHA - (MEDICAL)			
Number of residents received health assessment	8	3	8
Number of residents health activities of daily living assessments.	7	12	35
Resident's medicine monitoring/supervision for month	22	31	26
Self-sufficiency - improved living conditions.	7	10	11
Community Development Block Grant Program			
Clients Served			
Number of new clients served	1	0	0
Number of ongoing clients	63	63	64
Total clients currently being served this month	64	70	5
Income			
Median Family Income (MFI)			
Moderate 80%-51% (MFI)	15	14	14
Low 50%-31% (MFI)	18	18	18
Very Low 30%-0% (MFI)	31	31	32
Total	64	63	64
Client Demographics			
White	9	9	9
Black	7	7	7
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	47	48
Non-Hispanic	16	16	16

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

RESOLUTION #2024-57

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 \$1,738,900.31.

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: November 21, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on November 21, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
BOARD MEETING
LIST OF CHECKS
11/21/24

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 832,219.63
4611, 4616 - 4669; 500067-68 & 11142024	LANDLORD/TENANT CHECKS AND OTHER	
		\$189,185.00
22863 - 23063	DIRECT DEPOSITS-LANDLORDS HAPS	\$643,034.63
	SECTION 8 ADM FEE ACCOUNT	\$ 245.43
772- 773	COMPUTER CHECKS- Ocean First	
		\$245.43
	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	\$ 0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	\$ 286,266.60
	COMPUTER CHECKS- Ocean First	\$0.00
117 - 118	COMPUTER CHECKS- Truist	\$286,266.60
	OCEAN FIRST BANK PH SECURITY DEPOSIT	\$ 0.00
	COMPUTER CHECKS	\$0.00
	OCEAN FIRST BANK FSS ESCROW	\$ 502.06
223	COMPUTER CHECKS	\$502.06
	CAPITAL BANK GEN/FUND PH	\$ 37,701.49
2643 - 2645; 337341, 858121, 5465335331, 7589510474, 20242980029 & 20242980030	COMPUTER CHECKS	
	COCC CASH ACCOUNT	\$ 294,934.79
13535 - 13645; 136157, 225485, 1394358, 1396282, 10182024, 10212024, 11012024, 11142024, 11152024, 30281256, 5467304848, 20242980034 & 710211192024	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	10/18/24 - 11/15/2024 \$ 239,614.85
	PAYROLL TAX LIABILITY	10/18/24 - 11/15/2024 \$ 47,415.46
	TOTAL	\$ 1,738,900.31

Payment Summary

Bank=sec8hap AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	4611	t0018174 - TURNER	10/23/2024	10-2024	-31.00	
sec8hap - Section 8 HAP	4616	t0018174 - TURNER	10/29/2024	10-2024	31.00	
sec8hap - Section 8 HAP	4617	Oapabar - BARCLAY APARTMENTS VENTURES LP	11/1/2024	11-2024	1,351.00	
sec8hap - Section 8 HAP	4618	Ocbrenta - C & B RENTALS	11/1/2024	11-2024	1,775.00	
sec8hap - Section 8 HAP	4619	Oinvfai - INVESTMENT GROUP LLC	11/1/2024	11-2024	1,893.00	
sec8hap - Section 8 HAP	4620	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	11/1/2024	11-2024	163,532.00	
sec8hap - Section 8 HAP	4621	t0000066 - CORTES	11/1/2024	11-2024	56.00	
sec8hap - Section 8 HAP	4622	t0000623 - FREEMAN	11/1/2024	11-2024	3.00	
sec8hap - Section 8 HAP	4623	t0001053 - MEDINA	11/1/2024	11-2024	137.00	
sec8hap - Section 8 HAP	4624	t0001073 - PETERSON	11/1/2024	11-2024	5.00	
sec8hap - Section 8 HAP	4625	t0003424 - WALLS	11/1/2024	11-2024	53.00	
sec8hap - Section 8 HAP	4626	t0004557 - RAMOS	11/1/2024	11-2024	39.00	
sec8hap - Section 8 HAP	4627	t0004672 - CRUZ	11/1/2024	11-2024	84.00	
sec8hap - Section 8 HAP	4628	t0005562 - GASKINS	11/1/2024	11-2024	170.00	
sec8hap - Section 8 HAP	4629	t0005715 - VAZQUEZ	11/1/2024	11-2024	134.00	
sec8hap - Section 8 HAP	4630	t0005884 - RUIZ	11/1/2024	11-2024	145.00	
sec8hap - Section 8 HAP	4631	t0006492 - MOORE	11/1/2024	11-2024	50.00	
sec8hap - Section 8 HAP	4632	t0006629 - FORD	11/1/2024	11-2024	73.00	
sec8hap - Section 8 HAP	4633	t0006766 - MOSS	11/1/2024	11-2024	273.00	
sec8hap - Section 8 HAP	4634	t0007021 - SHIELDS	11/1/2024	11-2024	6.00	
sec8hap - Section 8 HAP	4635	t0007057 - DESAI	11/1/2024	11-2024	78.00	
sec8hap - Section 8 HAP	4636	t0008077 - PEREZ	11/1/2024	11-2024	104.00	
sec8hap - Section 8 HAP	4637	t0008553 - CARLO	11/1/2024	11-2024	53.00	
sec8hap - Section 8 HAP	4638	t0010164 - RIVERA MARTINEZ	11/1/2024	11-2024	63.00	
sec8hap - Section 8 HAP	4639	t0010166 - ORTIZ	11/1/2024	11-2024	60.00	
sec8hap - Section 8 HAP	4640	t0012267 - ACKLEY	11/1/2024	11-2024	6.00	
sec8hap - Section 8 HAP	4641	t0012269 - PEYTON	11/1/2024	11-2024	44.00	
sec8hap - Section 8 HAP	4642	t0012280 - LOPEZ	11/1/2024	11-2024	12.00	
sec8hap - Section 8 HAP	4643	t0013742 - Thomas	11/1/2024	11-2024	71.00	
sec8hap - Section 8 HAP	4644	t0013765 - Samuel	11/1/2024	11-2024	83.00	
sec8hap - Section 8 HAP	4645	t0013888 - SCARBROUGH	11/1/2024	11-2024	223.00	
sec8hap - Section 8 HAP	4646	t0013930 - Quinones	11/1/2024	11-2024	26.00	
sec8hap - Section 8 HAP	4647	t0014022 - Bonano	11/1/2024	11-2024	9.00	
sec8hap - Section 8 HAP	4648	t0014175 - Chavez	11/1/2024	11-2024	15.00	
sec8hap - Section 8 HAP	4649	t0014378 - HAND	11/1/2024	11-2024	52.00	
sec8hap - Section 8 HAP	4650	t0014546 - Heggs	11/1/2024	11-2024	13.00	
sec8hap - Section 8 HAP	4651	t0014727 - Rodriguez	11/1/2024	11-2024	140.00	
sec8hap - Section 8 HAP	4652	t0014784 - ARNOLD	11/1/2024	11-2024	159.00	
sec8hap - Section 8 HAP	4653	t0014786 - Rivera Viruet	11/1/2024	11-2024	75.00	
sec8hap - Section 8 HAP	4654	t0014974 - Ortiz	11/1/2024	11-2024	16.00	
sec8hap - Section 8 HAP	4655	t0015043 - POWELL	11/1/2024	11-2024	133.00	
sec8hap - Section 8 HAP	4656	t0015601 - LLOYD	11/1/2024	11-2024	13.00	
sec8hap - Section 8 HAP	4657	t0015625 - MACIN	11/1/2024	11-2024	88.00	
sec8hap - Section 8 HAP	4658	t0015634 - DICKS	11/1/2024	11-2024	52.00	
sec8hap - Section 8 HAP	4659	t0015636 - WILSON	11/1/2024	11-2024	63.00	
sec8hap - Section 8 HAP	4660	t0015850 - PURNELL	11/1/2024	11-2024	92.00	
sec8hap - Section 8 HAP	4661	t0015908 - BEARDSLEY	11/1/2024	11-2024	103.00	

Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	4662	t0015929 - ALICEA	11/1/2024	11-2024	121.00	
sec8hap - Section 8 HAP	4663	t0017041 - MANSON	11/1/2024	11-2024	84.00	
sec8hap - Section 8 HAP	4664	t0018082 - JORDAN	11/1/2024	11-2024	90.00	
sec8hap - Section 8 HAP	4665	t0018174 - TURNER	11/1/2024	11-2024	31.00	
sec8hap - Section 8 HAP	4666	vf1093 - ORANGE COUNTY HOUSING & C D	11/1/2024	11-2024	1,379.00	
sec8hap - Section 8 HAP	4667	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	11/1/2024	11-2024	5,236.00	
sec8hap - Section 8 HAP	4668	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	11/1/2024	11-2024	7,401.00	
sec8hap - Section 8 HAP	4669	Ohousin - VINELAND HOUSING AUTHORITY	11/14/2024	11-2024	3,218.00	
sec8hap - Section 8 HAP	22863	0537grap - 529-537 GRAPE STREET,LLC	11/6/2024	11-2024	580.00	
sec8hap - Section 8 HAP	22864	0abobab - BABATUNDE O ABORISADE	11/6/2024	11-2024	1,479.00	
sec8hap - Section 8 HAP	22865	0abrawi - ABRAHAN HEREDIA	11/6/2024	11-2024	662.00	
sec8hap - Section 8 HAP	22866	0acojol - ACOSTA III	11/6/2024	11-2024	840.00	
sec8hap - Section 8 HAP	22867	0acojor - ACOSTA	11/6/2024	11-2024	2,027.00	
sec8hap - Section 8 HAP	22868	0ahcpv - AFFORDABLE HOUSING CORPORATION	11/6/2024	11-2024	13,685.00	
sec8hap - Section 8 HAP	22869	0ahctaaa - AFFORDABLE HOUSING CORPORATION	11/6/2024	11-2024	92,059.00	
sec8hap - Section 8 HAP	22870	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELANI	11/6/2024	11-2024	80,289.00	
sec8hap - Section 8 HAP	22871	0albreb - REBECCA C THOMPSON-ALBERT	11/6/2024	11-2024	355.00	
sec8hap - Section 8 HAP	22872	0aljess - ALJESS LLC	11/6/2024	11-2024	847.00	
sec8hap - Section 8 HAP	22873	0andcar - ANDUJAR	11/6/2024	11-2024	1,145.00	
sec8hap - Section 8 HAP	22874	0andjon - JONATHAN ANDREOZZI	11/6/2024	11-2024	1,725.00	
sec8hap - Section 8 HAP	22875	0andron - RONALD ANDRO	11/6/2024	11-2024	683.00	
sec8hap - Section 8 HAP	22876	0aparab - AB APARTMENTS LLC	11/6/2024	11-2024	3,687.00	
sec8hap - Section 8 HAP	22877	0apgava - VALLEY GARDEN APARTMENTS LLC	11/6/2024	11-2024	977.00	
sec8hap - Section 8 HAP	22878	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	11/6/2024	11-2024	256.00	
sec8hap - Section 8 HAP	22879	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	11/6/2024	11-2024	7,266.00	
sec8hap - Section 8 HAP	22880	0assind - INDEPENDENCE ASSOCIATES LLC	11/6/2024	11-2024	892.00	
sec8hap - Section 8 HAP	22881	0asslop - LOPEZ & ASSOCIATES LLC	11/6/2024	11-2024	814.00	
sec8hap - Section 8 HAP	22882	0augdav - DAVID AUGUSTINE	11/6/2024	11-2024	1,666.00	
sec8hap - Section 8 HAP	22883	0banvan - CAMPOS BANDALA	11/6/2024	11-2024	1,193.00	
sec8hap - Section 8 HAP	22884	0behant - ANTHONY BEHRENS	11/6/2024	11-2024	782.00	
sec8hap - Section 8 HAP	22885	0beredw - EDWIN C & SAVALYN BERGAMO	11/6/2024	11-2024	221.00	
sec8hap - Section 8 HAP	22886	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	11/6/2024	11-2024	4,261.00	
sec8hap - Section 8 HAP	22887	0betalp - ALPHA BETA CAMDEN LLC	11/6/2024	11-2024	1,305.00	
sec8hap - Section 8 HAP	22888	0biaent - BIA ENTERPRISES LLC	11/6/2024	11-2024	633.00	
sec8hap - Section 8 HAP	22889	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	11/6/2024	11-2024	945.00	
sec8hap - Section 8 HAP	22890	0brewst - BREWSTER GARDEN APARTMENTS LLC	11/6/2024	11-2024	1,076.00	
sec8hap - Section 8 HAP	22891	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	11/6/2024	11-2024	17,937.00	
sec8hap - Section 8 HAP	22892	0bususa - USA BUSY BEE INC	11/6/2024	11-2024	944.00	
sec8hap - Section 8 HAP	22893	0cackim - KIMBERLY A CACCHIOLI	11/6/2024	11-2024	1,084.00	
sec8hap - Section 8 HAP	22894	0camnil - NILZA R CAMACHO	11/6/2024	11-2024	1,044.00	
sec8hap - Section 8 HAP	22895	0carjos - CARVALHO	11/6/2024	11-2024	781.00	
sec8hap - Section 8 HAP	22896	0carmar - SIMOES	11/6/2024	11-2024	769.00	
sec8hap - Section 8 HAP	22897	0casros - CASTILLO	11/6/2024	11-2024	747.00	
sec8hap - Section 8 HAP	22898	0cdgard - CD GARDENS INC.	11/6/2024	11-2024	4,478.00	
sec8hap - Section 8 HAP	22899	0chajos - JOSEPH T CHAMBERS	11/6/2024	11-2024	950.00	
sec8hap - Section 8 HAP	22900	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	11/6/2024	11-2024	5,279.00	
sec8hap - Section 8 HAP	22901	0chuoks - OKSANA CHUMAK	11/6/2024	11-2024	1,632.00	

Payment Summary

Bank=sec8hap AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	22902	Oclafir - FIRST CLASS RENTAL PROPERTIES LLC	11/6/2024	11-2024	1,394.00	
sec8hap - Section 8 HAP	22903	Ocomfar - ESTATE	11/6/2024	11-2024	519.00	
sec8hap - Section 8 HAP	22904	Oconpat - PATRIOT CONSTRUCTION SERVICES LLC	11/6/2024	11-2024	1,900.00	
sec8hap - Section 8 HAP	22905	Ocorjua - CORTES	11/6/2024	11-2024	3,463.00	
sec8hap - Section 8 HAP	22906	Odamjos - DAMATO	11/6/2024	11-2024	883.00	
sec8hap - Section 8 HAP	22907	Odecant - ANTHONY P DECESERO	11/6/2024	11-2024	587.00	
sec8hap - Section 8 HAP	22908	Odejyes - YESENIA DEJESUS	11/6/2024	11-2024	1,850.00	
sec8hap - Section 8 HAP	22909	Odelwil - WILSON ZUNUN DE LEON	11/6/2024	11-2024	639.00	
sec8hap - Section 8 HAP	22910	Odowter - DOWER	11/6/2024	11-2024	1,850.00	
sec8hap - Section 8 HAP	22911	Oeas307 - 307 N EAST AVE LLC	11/6/2024	11-2024	599.00	
sec8hap - Section 8 HAP	22912	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	11/6/2024	11-2024	679.00	
sec8hap - Section 8 HAP	22913	Oedwdip - EDWARD DIPALMA	11/6/2024	11-2024	947.00	
sec8hap - Section 8 HAP	22914	Oegbmar - MARY J EGBEH	11/6/2024	11-2024	1,415.00	
sec8hap - Section 8 HAP	22915	Oeinmar - MARTIN JAY EINSTEIN	11/6/2024	11-2024	718.00	
sec8hap - Section 8 HAP	22916	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	11/6/2024	11-2024	7,780.00	
sec8hap - Section 8 HAP	22917	Oequsul - SULLIVAN EQUITITIES LLC	11/6/2024	11-2024	1,041.00	
sec8hap - Section 8 HAP	22918	Oestros - ESTATE OF LUIS A ROSADO-TORRES	11/6/2024	11-2024	479.00	
sec8hap - Section 8 HAP	22919	Ofamfai - Faiola Family LP	11/6/2024	11-2024	281.00	
sec8hap - Section 8 HAP	22920	Ofamip - FAIOLA FAMILY LP	11/6/2024	11-2024	1,079.00	
sec8hap - Section 8 HAP	22921	Oflodor - FLOWERS	11/6/2024	11-2024	1,046.00	
sec8hap - Section 8 HAP	22922	Oforraf - RAFAEL EDUARDO DILONE FORTUNA	11/6/2024	11-2024	1,125.00	
sec8hap - Section 8 HAP	22923	Og.b.ltd - G B LTD OPER CO INC	11/6/2024	11-2024	1,055.00	
sec8hap - Section 8 HAP	22924	Ogarabn - ABNER GARCIA	11/6/2024	11-2024	426.00	
sec8hap - Section 8 HAP	22925	Ogarsal - GARCIA	11/6/2024	11-2024	2,934.00	
sec8hap - Section 8 HAP	22926	Ogarspr - SPRING GARDENS VINELAND LLC	11/6/2024	11-2024	7,643.00	
sec8hap - Section 8 HAP	22927	Ogarvin - VINELAND GARDENS LLC	11/6/2024	11-2024	180.00	
sec8hap - Section 8 HAP	22928	Ogibjam - GRIBBLE JR	11/6/2024	11-2024	954.00	
sec8hap - Section 8 HAP	22929	Ogolrob - ROBERT D GALBIATI	11/6/2024	11-2024	1,220.00	
sec8hap - Section 8 HAP	22930	Ogonabr - GONZALEZ JR	11/6/2024	11-2024	1,019.00	
sec8hap - Section 8 HAP	22931	Ogroche - CHERRY GROUP LLC	11/6/2024	11-2024	1,579.00	
sec8hap - Section 8 HAP	22932	Ogromad - MADHU GROUP LLC	11/6/2024	11-2024	2,744.00	
sec8hap - Section 8 HAP	22933	Ogromic - MICHAEL D RUPPERT JR	11/6/2024	11-2024	1,076.00	
sec8hap - Section 8 HAP	22934	Ogruedi - EDISON GRULLON	11/6/2024	11-2024	1,940.00	
sec8hap - Section 8 HAP	22935	Ohagdan - DANIEL HAGEMAN JR	11/6/2024	11-2024	1,070.00	
sec8hap - Section 8 HAP	22936	Ohemtom - BTW 4 LLC	11/6/2024	11-2024	1,039.00	
sec8hap - Section 8 HAP	22937	Ohenreu - HENDLER	11/6/2024	11-2024	1,667.00	
sec8hap - Section 8 HAP	22938	Ohereri - 123 SOUTH 4TH STREET LLC	11/6/2024	11-2024	2,685.00	
sec8hap - Section 8 HAP	22939	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	11/6/2024	11-2024	3,673.00	
sec8hap - Section 8 HAP	22940	Ohfprop - HF PROPERTY MANAGEMENT	11/6/2024	11-2024	1,775.00	
sec8hap - Section 8 HAP	22941	Oholasm - ASM HOLDINGS LLC	11/6/2024	11-2024	674.00	
sec8hap - Section 8 HAP	22942	Oholgle - GLEN PARK HOLDINGS LLC	11/6/2024	11-2024	2,693.00	
sec8hap - Section 8 HAP	22943	Oholvin - VINELAND 18 HOLDINGS LLC	11/6/2024	11-2024	1,627.00	
sec8hap - Section 8 HAP	22944	Ohomhec - HECS HOMES LLC	11/6/2024	11-2024	929.00	
sec8hap - Section 8 HAP	22945	Ohomsky - SKYLO HOMES LLC	11/6/2024	11-2024	630.00	
sec8hap - Section 8 HAP	22946	Ohomtar - TARKILN HOMES LLC	11/6/2024	11-2024	6,516.00	
sec8hap - Section 8 HAP	22947	Ohopape - APEX HOPEWELL NJ LLC	11/6/2024	11-2024	632.00	
sec8hap - Section 8 HAP	22948	Ohougol - GOLD HOUSING PROVIDERS LLC	11/6/2024	11-2024	1,500.00	

Payment Summary

Bank=sec8hap AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	22949	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	11/6/2024	11-2024	477.00
sec8hap - Section 8 HAP	22950	Oiaplis - LISA A IAPALUCCI	11/6/2024	11-2024	1,670.00
sec8hap - Section 8 HAP	22951	Oingden - INGRALDI	11/6/2024	11-2024	1,078.00
sec8hap - Section 8 HAP	22952	Oinvbot - BOTA INVESTMENTS LLC	11/6/2024	11-2024	3,883.00
sec8hap - Section 8 HAP	22953	Oinvday - DAY INVESTMENTS LLP	11/6/2024	11-2024	483.00
sec8hap - Section 8 HAP	22954	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	11/6/2024	11-2024	3,808.00
sec8hap - Section 8 HAP	22955	Oinvtra - T-RAY INVESTMENTS LLC	11/6/2024	11-2024	3,161.00
sec8hap - Section 8 HAP	22956	Oinvweb - WEBER INVESTMENT GROUP LLC	11/6/2024	11-2024	6,194.00
sec8hap - Section 8 HAP	22957	Ojacgar - W JACK	11/6/2024	11-2024	921.00
sec8hap - Section 8 HAP	22958	Ojerpri - PRIME JERSEY ESTATES	11/6/2024	11-2024	13,290.00
sec8hap - Section 8 HAP	22959	Okatjay - JAY-KAT INVESTMENTS, LLC	11/6/2024	11-2024	524.00
sec8hap - Section 8 HAP	22960	Oklc1llc - KLC1 LLC	11/6/2024	11-2024	1,728.00
sec8hap - Section 8 HAP	22961	Olabfel - LABOY	11/6/2024	11-2024	1,740.00
sec8hap - Section 8 HAP	22962	Olandic - LANDICINI 566 LLC	11/6/2024	11-2024	398.00
sec8hap - Section 8 HAP	22963	Olanedw - EDWARD J LANG	11/6/2024	11-2024	1,300.00
sec8hap - Section 8 HAP	22964	Olebzai - LEBRON	11/6/2024	11-2024	2,095.00
sec8hap - Section 8 HAP	22965	Olegmay - MAYERFELD LEGACY TRUST	11/6/2024	11-2024	152.00
sec8hap - Section 8 HAP	22966	Olevgab - GABRIELLE LEVITT	11/6/2024	11-2024	1,417.00
sec8hap - Section 8 HAP	22967	Olhrent - L & H RENTALS	11/6/2024	11-2024	798.00
sec8hap - Section 8 HAP	22968	Olinrob - ROBERT LINDNER	11/6/2024	11-2024	461.00
sec8hap - Section 8 HAP	22969	Ollckoo - KOONER LLC	11/6/2024	11-2024	1,694.00
sec8hap - Section 8 HAP	22970	Ollcsn2 - SN 22 LLC	11/6/2024	11-2024	2,041.00
sec8hap - Section 8 HAP	22971	Olocloc - LOCATION LOCATION & TIMING LLC	11/6/2024	11-2024	1,047.00
sec8hap - Section 8 HAP	22972	Olonlav - DAVID LONGINI	11/6/2024	11-2024	473.00
sec8hap - Section 8 HAP	22973	Olopyad - YADIRA LOPEZ	11/6/2024	11-2024	710.00
sec8hap - Section 8 HAP	22974	Olospro - LOST PROPERTIES LLC	11/6/2024	11-2024	2,871.00
sec8hap - Section 8 HAP	22975	Omalaug - MIKLAVCIC JR	11/6/2024	11-2024	908.00
sec8hap - Section 8 HAP	22976	Omanarc - MANAGEMENT LLC	11/6/2024	11-2024	621.00
sec8hap - Section 8 HAP	22977	Omapgre - GREENWOOD MAPLE JAY LLC	11/6/2024	11-2024	1,174.00
sec8hap - Section 8 HAP	22978	Omelrose - MELROSE COURT LP	11/6/2024	11-2024	19,203.00
sec8hap - Section 8 HAP	22979	Omenbre - MENDEZ	11/6/2024	11-2024	761.00
sec8hap - Section 8 HAP	22980	Omillvil - MILLVILLE REALTY CORPORATION	11/6/2024	11-2024	2,295.00
sec8hap - Section 8 HAP	22981	Omiryar - MIRANDA	11/6/2024	11-2024	2,386.00
sec8hap - Section 8 HAP	22982	Omonbry - BRYAN P. MONTEMURRO	11/6/2024	11-2024	618.00
sec8hap - Section 8 HAP	22983	Omrjang - RIVERA	11/6/2024	11-2024	955.00
sec8hap - Section 8 HAP	22984	Omulqua - QUALITY MULTI BR RENTALS LLC	11/6/2024	11-2024	1,963.00
sec8hap - Section 8 HAP	22985	Oneddav - NEDER	11/6/2024	11-2024	1,589.00
sec8hap - Section 8 HAP	22986	Oneeshr - SHREE NEEL LLC	11/6/2024	11-2024	2,641.00
sec8hap - Section 8 HAP	22987	Onegcar - CARLOS NEGRON JR	11/6/2024	11-2024	774.00
sec8hap - Section 8 HAP	22988	Onottop - TOP NOTCH REAL ESTATE LLC	11/6/2024	11-2024	1,455.00
sec8hap - Section 8 HAP	22989	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	11/6/2024	11-2024	32,980.00
sec8hap - Section 8 HAP	22990	Opaeast - EAST PARK APARTMENTS	11/6/2024	11-2024	9,386.00
sec8hap - Section 8 HAP	22991	Opanpar - PARESH PANCHAL	11/6/2024	11-2024	1,940.00
sec8hap - Section 8 HAP	22992	Oparest - PARVIN ESTATES LLC	11/6/2024	11-2024	68.00
sec8hap - Section 8 HAP	22993	Oparkto - PARK TOWNE APTS LLC	11/6/2024	11-2024	12,763.00
sec8hap - Section 8 HAP	22994	Opasmar - PASTORE	11/6/2024	11-2024	1,400.00
sec8hap - Section 8 HAP	22995	Opin173 - 173 PINE ST LLC	11/6/2024	11-2024	1,401.00

Payment Summary

Bank=sec8hap AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	22996	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	11/6/2024	11-2024	3,806.00	
sec8hap - Section 8 HAP	22997	Opoisil - SILVER POINT MANAGEMENT LLC	11/6/2024	11-2024	1,085.00	
sec8hap - Section 8 HAP	22998	Oproall - ALL PRO GROUP LLC	11/6/2024	11-2024	1,441.00	
sec8hap - Section 8 HAP	22999	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	11/6/2024	11-2024	620.00	
sec8hap - Section 8 HAP	23000	Oprolha - LHA PROPERTIES LLC	11/6/2024	11-2024	1,618.00	
sec8hap - Section 8 HAP	23001	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	11/6/2024	11-2024	729.00	
sec8hap - Section 8 HAP	23002	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	11/6/2024	11-2024	16,185.00	
sec8hap - Section 8 HAP	23003	Oprotim - TIMARIA PROPERTIES LLC	11/6/2024	11-2024	1,585.00	
sec8hap - Section 8 HAP	23004	Oquilou - QUILES	11/6/2024	11-2024	291.00	
sec8hap - Section 8 HAP	23005	Oramnic - NICHOLAS P RAMBONE	11/6/2024	11-2024	358.00	
sec8hap - Section 8 HAP	23006	Oraymar - RAYMOND HOLDINGS LLP	11/6/2024	11-2024	1,347.00	
sec8hap - Section 8 HAP	23007	Oreabrt - BRT REAL ESTATE LLC	11/6/2024	11-2024	806.00	
sec8hap - Section 8 HAP	23008	Oreadcb - Realty LLC	11/6/2024	11-2024	729.00	
sec8hap - Section 8 HAP	23009	Oreajba - JBAR REALTY LLC	11/6/2024	11-2024	903.00	
sec8hap - Section 8 HAP	23010	Orealbf - B & F REAL ESTATE HOLDINGS LLC	11/6/2024	11-2024	2,000.00	
sec8hap - Section 8 HAP	23011	Oreala - S & A REALTY ENTERPRISES LLC	11/6/2024	11-2024	638.00	
sec8hap - Section 8 HAP	23012	Oreamat - MATURO REALTY INC	11/6/2024	11-2024	2,353.00	
sec8hap - Section 8 HAP	23013	Oreamil - MILLVILLE REALTY CORP	11/6/2024	11-2024	1,082.00	
sec8hap - Section 8 HAP	23014	Oreasar - SARA REAVES	11/6/2024	11-2024	865.00	
sec8hap - Section 8 HAP	23015	Oregche - REGENCY CHESTNUT COURT	11/6/2024	11-2024	10,962.00	
sec8hap - Section 8 HAP	23016	Oregeas - REGENCY EAST LLC	11/6/2024	11-2024	5,417.00	
sec8hap - Section 8 HAP	23017	Oreisup - SUPERIOR RE INVESTMENTS LLC	11/6/2024	11-2024	1,797.00	
sec8hap - Section 8 HAP	23018	Orehaco - ACOSTA RENTAL LLC	11/6/2024	11-2024	2,059.00	
sec8hap - Section 8 HAP	23019	Orenokg - K G RENOVATIONS LLC	11/6/2024	11-2024	1,107.00	
sec8hap - Section 8 HAP	23020	Orensup - SUPERIOR RENTALS LLC	11/6/2024	11-2024	1,417.00	
sec8hap - Section 8 HAP	23021	Orivdie - RIVERA	11/6/2024	11-2024	2,409.00	
sec8hap - Section 8 HAP	23022	Oriviri - RIVERA	11/6/2024	11-2024	1,508.00	
sec8hap - Section 8 HAP	23023	Orodhen - HENRY RODRIGUEZ	11/6/2024	11-2024	766.00	
sec8hap - Section 8 HAP	23024	Orogluc - ROGERS	11/6/2024	11-2024	802.00	
sec8hap - Section 8 HAP	23025	Orogsal - SALVATORE W ROGGIO	11/6/2024	11-2024	1,012.00	
sec8hap - Section 8 HAP	23026	Orpjpro - RPJ PROPERTIES LLC	11/6/2024	11-2024	12,614.00	
sec8hap - Section 8 HAP	23027	Orunind - INDIAN RUN APARTMENTS LP	11/6/2024	11-2024	1,071.00	
sec8hap - Section 8 HAP	23028	Oruppab - RUPERTO	11/6/2024	11-2024	748.00	
sec8hap - Section 8 HAP	23029	Osaiger - GERALD M SAINOT JR	11/6/2024	11-2024	1,311.00	
sec8hap - Section 8 HAP	23030	Osalasda - DAMIAN & ELAINE SALAS	11/6/2024	11-2024	1,985.00	
sec8hap - Section 8 HAP	23031	Osauaud - SAUNDERS	11/6/2024	11-2024	1,800.00	
sec8hap - Section 8 HAP	23032	Osaumar - SAUDERS	11/6/2024	11-2024	652.00	
sec8hap - Section 8 HAP	23033	Osaunma - SAUNDERS	11/6/2024	11-2024	3,970.00	
sec8hap - Section 8 HAP	23034	Oschdan - SCHWARTZ	11/6/2024	11-2024	1,989.00	
sec8hap - Section 8 HAP	23035	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	11/6/2024	11-2024	743.00	
sec8hap - Section 8 HAP	23036	Osenbri - HOUSING PARTNERS LLC	11/6/2024	11-2024	2,254.00	
sec8hap - Section 8 HAP	23037	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	11/6/2024	11-2024	210.00	
sec8hap - Section 8 HAP	23038	Oshabru - BRUCE D SHAW	11/6/2024	11-2024	1,391.00	
sec8hap - Section 8 HAP	23039	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	11/6/2024	11-2024	2,117.00	
sec8hap - Section 8 HAP	23040	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP I	11/6/2024	11-2024	998.00	
sec8hap - Section 8 HAP	23041	Osolmay - MAY SOLUTIONS LLC	11/6/2024	11-2024	1,752.00	
sec8hap - Section 8 HAP	23042	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	11/6/2024	11-2024	3,951.00	

Payment Summary

Bank=sec8hap AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	23043	Osotalb - ALBERTO SOTO	11/6/2024	11-2024	1,090.00	
sec8hap - Section 8 HAP	23044	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS LLC	11/6/2024	11-2024	1,938.00	
sec8hap - Section 8 HAP	23045	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	11/6/2024	11-2024	1,285.00	
sec8hap - Section 8 HAP	23046	Oswaway - WAYNE SWANSON	11/6/2024	11-2024	1,171.00	
sec8hap - Section 8 HAP	23047	Oswel101 - 101 S WEST LLC	11/6/2024	11-2024	1,898.00	
sec8hap - Section 8 HAP	23048	Otayver - TAYLOR	11/6/2024	11-2024	746.00	
sec8hap - Section 8 HAP	23049	Othapau - ALBERTA A QUAIROLI ESTATE	11/6/2024	11-2024	1,219.00	
sec8hap - Section 8 HAP	23050	Otorism - TORRES	11/6/2024	11-2024	1,548.00	
sec8hap - Section 8 HAP	23051	Ovasdap - DAPHNE VASSALOTTI	11/6/2024	11-2024	698.00	
sec8hap - Section 8 HAP	23052	Ovashen - VASQUEZ	11/6/2024	11-2024	979.00	
sec8hap - Section 8 HAP	23053	Oveljon - JONATHAN VELEZ	11/6/2024	11-2024	1,830.00	
sec8hap - Section 8 HAP	23054	Ovhosri - SRI VHOMES LLC	11/6/2024	11-2024	1,650.00	
sec8hap - Section 8 HAP	23055	Ovinlan - VINELAND VILLAGE APTS	11/6/2024	11-2024	4,613.00	
sec8hap - Section 8 HAP	23056	Ovirulou - LOUIS A VIRUET	11/6/2024	11-2024	1,064.00	
sec8hap - Section 8 HAP	23057	Owalnut - WALNUT REALTY ASSOCIATES LLC	11/6/2024	11-2024	7,350.00	
sec8hap - Section 8 HAP	23058	Owassey - SEYMOUR WASSERSTRUM	11/6/2024	11-2024	1,091.00	
sec8hap - Section 8 HAP	23059	Owebtric - WEBER	11/6/2024	11-2024	2,000.00	
sec8hap - Section 8 HAP	23060	Owhihen - WHITE III	11/6/2024	11-2024	914.00	
sec8hap - Section 8 HAP	23061	Owolpro - WOLF PROPERTY HOLDINGS LLC	11/6/2024	11-2024	3,322.00	
sec8hap - Section 8 HAP	23062	Owrialf - WRIGHT	11/6/2024	11-2024	1,586.00	
sec8hap - Section 8 HAP	23063	Oyasmia - YASMIA 3 LLC	11/6/2024	11-2024	1,356.00	
sec8hap - Section 8 HAP	500067	Ochainv - CHAAD INVESTMENTS LLC	11/6/2024	11-2024	0.00	
sec8hap - Section 8 HAP	500068	Oreahen - REAL ESTATE	11/6/2024	11-2024	0.00	
sec8hap - Section 8 HAP	11142024	vha - HOUSING AUTHORITY CITY OF VINELAND	11/14/2024	11-2024	6,589.63	
					832,219.63	

Payment Summary

Bank=sec8adm AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8adm - Section 8 Admin Fee	772	vfl093 - ORANGE COUNTY HOUSING & C D	11/1/2024	11-2024	65.90	
sec8adm - Section 8 Admin Fee	773	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	11/1/2024	11-2024	179.53	
					245.43	

Payment Summary

Bank=nhopbtt AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
nhopbtt - New HOP Inv - BB&T(Truist)	117	allris - All Risk Inc	10/25/2024	10-2024	281,232.90	10/31/2024
nhopbtt - New HOP Inv - BB&T(Truist)	118	hompro - HD SUPPLY formerly Home Depot Pro	11/21/2024	11-2024	5,033.70	
					286,266.60	

Payment Summary

Bank=capfsses AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capfsses - VHA FSS Escrow Acct	223	kohlsfss - Kohls Payment Center	10/23/2024	10-2024	502.06	
					502.06	

Payment Summary

Bank=capgenfd AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing General Fund	2643	vmu - Vineland Municipal Utilities	10/25/2024	10-2024	2,486.10	

Payment Summary

Bank=sec8hap AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing General Fund	2644	vmu - Vineland Municipal Utilities	10/25/2024	10-2024	2,231.18	
capgenfd - Public Housing General Fund	2645	vmu - Vineland Municipal Utilities	11/14/2024	11-2024	1,936.11	
capgenfd - Public Housing General Fund	337341	vmu - Vineland Municipal Utilities	11/1/2024	11-2024	8,283.85	
capgenfd - Public Housing General Fund	858121	vmu - Vineland Municipal Utilities	11/19/2024	11-2024	7,682.29	
capgenfd - Public Housing General Fund	5465335331	sjgas - South Jersey Gas Company	10/18/2024	10-2024	778.79	
capgenfd - Public Housing General Fund	7589510474	sjgas - South Jersey Gas Company	10/18/2024	10-2024	87.17	
capgenfd - Public Housing General Fund	20242980029	vha - HOUSING AUTHORITY CITY OF VINELAND	10/24/2024	10-2024	12,950.00	
capgenfd - Public Housing General Fund	20242980030	vha - HOUSING AUTHORITY CITY OF VINELAND	10/24/2024	10-2024	1,266.00	
					37,701.49	

Payment Summary

Bank=cocc AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	13535	avena - Linda M Avena CPA	10/18/2024	10-2024	7,083.34	
cocc - Central Office Cost	13536	murlor - LORRAINE MURRAY	10/18/2024	10-2024	621.30	
cocc - Central Office Cost	13537	aceplu - Ace Plumbing and Electrical Supplies Inc	10/25/2024	10-2024	1,715.00	
cocc - Central Office Cost	13538	acupri - Acu Print Corporation	10/25/2024	10-2024	79.70	
cocc - Central Office Cost	13539	adcass - Advanced Cabinetry & Storage Systems LLC	10/25/2024	10-2024	1,664.00	
cocc - Central Office Cost	13540	amacap - Amazon Capital Services Inc	10/25/2024	10-2024	825.55	
cocc - Central Office Cost	13541	aprsup - APR SUPPLY CO	10/25/2024	10-2024	16.95	
cocc - Central Office Cost	13542	barret - Barretta Plumbing Heating Cooling	10/25/2024	10-2024	1,838.68	
cocc - Central Office Cost	13543	bolste - Bolster Hardware II LLC	10/25/2024	10-2024	8.99	
cocc - Central Office Cost	13544	brooke - The Brooke Group LLC	10/25/2024	10-2024	6,496.50	
cocc - Central Office Cost	13545	brownc - Brown & Connery LLP	10/25/2024	10-2024	504.00	
cocc - Central Office Cost	13546	carahsoft - Carahsoft Technology Corporation	10/25/2024	10-2024	4,399.54	
cocc - Central Office Cost	13547	ccia - Cumberland Co Improvement Auth	10/25/2024	10-2024	56.71	
cocc - Central Office Cost	13548	cdwgov - CDW Government Inc	10/25/2024	10-2024	2,064.11	
cocc - Central Office Cost	13549	centur - Century Water Conditioning & Purification Inc	10/25/2024	10-2024	283.00	
cocc - Central Office Cost	13550	cintas - Cintas Corporation #100	10/25/2024	10-2024	343.46	
cocc - Central Office Cost	13551	coloni - Colonial Electrical Supply	10/25/2024	10-2024	283.20	
cocc - Central Office Cost	13552	combus - COMCAST	10/25/2024	10-2024	372.89	
cocc - Central Office Cost	13553	cullig - South Jersey Culligan Water	10/25/2024	10-2024	25.00	
cocc - Central Office Cost	13554	delect - D Electric Motors, Inc.	10/25/2024	10-2024	298.57	
cocc - Central Office Cost	13555	eldpes - ELDER PEST CONTROL, INC.	10/25/2024	10-2024	190.00	
cocc - Central Office Cost	13556	gemech - G E Mechanical Inc	10/25/2024	10-2024	843.60	
cocc - Central Office Cost	13557	homede - Home Depot Credit Services	10/25/2024	10-2024	1,126.28	
cocc - Central Office Cost	13558	homest - HP Homestead Plumbing and Heating Inc	10/25/2024	10-2024	1,170.23	
cocc - Central Office Cost	13559	hompro - HD SUPPLY formerly Home Depot Pro	10/25/2024	10-2024	3,940.00	
cocc - Central Office Cost	13560	intsys - Integrated Systems Associates Inc	10/25/2024	10-2024	250.00	
cocc - Central Office Cost	13561	jccupa - JC'S Custom Painting	10/25/2024	10-2024	4,285.00	
cocc - Central Office Cost	13562	miles - Miles IT Company	10/25/2024	10-2024	1,671.50	
cocc - Central Office Cost	13563	njelev - Treasurer State of NJ	10/25/2024	10-2024	830.00	
cocc - Central Office Cost	13564	sherwi - Sherwin Williams Company	10/25/2024	10-2024	3,789.23	
cocc - Central Office Cost	13565	tricit - Tri City Products	10/25/2024	10-2024	417.20	
cocc - Central Office Cost	13566	weaequ - Weaver Equipment Sales & Service LLC	10/25/2024	10-2024	378.20	
cocc - Central Office Cost	13567	cwa - Communications Workers of America	10/31/2024	10-2024	223.38	
cocc - Central Office Cost	13568	broste - Stefan Browne	10/29/2024	10-2024	82.00	
cocc - Central Office Cost	13569	aceplu - Ace Plumbing and Electrical Supplies Inc	11/8/2024	11-2024	73.38	
cocc - Central Office Cost	13570	aprsup - APR SUPPLY CO	11/8/2024	11-2024	955.00	
cocc - Central Office Cost	13571	aulffo - Wade Aulffo Roofing	11/8/2024	11-2024	750.00	
cocc - Central Office Cost	13572	barret - Barretta Plumbing Heating Cooling	11/8/2024	11-2024	124.00	
cocc - Central Office Cost	13573	bolste - Bolster Hardware II LLC	11/8/2024	11-2024	77.78	
cocc - Central Office Cost	13574	canbus - Canon Solutions America Inc	11/8/2024	11-2024	91.25	

Payment Summary

Bank=sec8hap AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	13575	fragri - Yale Electric Supply Co	11/8/2024	11-2024	1,998.85	
cocc - Central Office Cost	13576	hompro - HD SUPPLY formerly Home Depot Pro	11/8/2024	11-2024	65.88	
cocc - Central Office Cost	13577	jccupa - JC'S Custom Painting	11/8/2024	11-2024	2,817.50	
cocc - Central Office Cost	13578	jjones - Jacqueline S Jones	11/8/2024	11-2024	4,691.33	
cocc - Central Office Cost	13579	jmrefi - JM Refinishing LLC	11/8/2024	11-2024	999.00	
cocc - Central Office Cost	13580	joskel - JOSEPH KELLY	11/8/2024	11-2024	60.00	
cocc - Central Office Cost	13581	njmotor - NJ Motor Vehicle Commission	11/8/2024	11-2024	0.00	
cocc - Central Office Cost	13582	pbrese - Reserve Account	11/8/2024	11-2024	2,000.00	
cocc - Central Office Cost	13583	purcol - Purdy Collision LLC	11/8/2024	11-2024	2,500.00	
cocc - Central Office Cost	13584	quapri - Quality Printing	11/8/2024	11-2024	168.00	
cocc - Central Office Cost	13585	ronmil - Ronald Miller	11/8/2024	11-2024	987.48	
cocc - Central Office Cost	13586	rpmilan - RPM Landscape Contractor LLC	11/8/2024	11-2024	1,999.00	
cocc - Central Office Cost	13587	shred - STERICYCLE, INC.	11/8/2024	11-2024	73.84	
cocc - Central Office Cost	13588	tricit - Tri City Products	11/8/2024	11-2024	47.05	
cocc - Central Office Cost	13589	veriwi - Verizon Wireless	11/8/2024	11-2024	1,190.63	
cocc - Central Office Cost	13590	aceplu - Ace Plumbing and Electrical Supplies Inc	11/15/2024	11-2024	91.35	
cocc - Central Office Cost	13591	amacap - Amazon Capital Services Inc	11/15/2024	11-2024	46.15	
cocc - Central Office Cost	13592	blocksi - TELESYSTEM	11/15/2024	11-2024	2,042.84	
cocc - Central Office Cost	13593	callexp - Call Experts New Jersey	11/15/2024	11-2024	374.50	
cocc - Central Office Cost	13594	ccia - Cumberland Co Improvement Auth	11/15/2024	11-2024	135.61	
cocc - Central Office Cost	13595	coloni - Colonial Electrical Supply	11/15/2024	11-2024	60.21	
cocc - Central Office Cost	13596	flowho - The Flower Shoppe	11/15/2024	11-2024	90.00	
cocc - Central Office Cost	13597	haldon - Donovan Architects, LLC.	11/15/2024	11-2024	10,307.18	
cocc - Central Office Cost	13598	himina - DELSEA LAUNDROMAT	11/15/2024	11-2024	1,125.00	
cocc - Central Office Cost	13599	hompro - HD SUPPLY formerly Home Depot Pro	11/15/2024	11-2024	668.64	
cocc - Central Office Cost	13600	intsys - Integrated Systems Associates Inc	11/15/2024	11-2024	100.00	
cocc - Central Office Cost	13601	jccupa - JC'S Custom Painting	11/15/2024	11-2024	905.00	
cocc - Central Office Cost	13602	jmrefi - JM Refinishing LLC	11/15/2024	11-2024	799.00	
cocc - Central Office Cost	13603	miles - Miles IT Company	11/15/2024	11-2024	11,170.00	
cocc - Central Office Cost	13604	nanmck - Nan McKay and Associates Inc	11/15/2024	11-2024	478.00	
cocc - Central Office Cost	13605	roctow - Rock Towing	11/15/2024	11-2024	85.00	
cocc - Central Office Cost	13606	secgcs - GCSI Security Group	11/15/2024	11-2024	137.50	
cocc - Central Office Cost	13607	semper - Semper Secure , LLC	11/15/2024	11-2024	978.45	
cocc - Central Office Cost	13608	smilum - I S SMICK LUMBER	11/15/2024	11-2024	701.76	
cocc - Central Office Cost	13609	yardi - Yardi Systems Inc	11/15/2024	11-2024	47.00	
cocc - Central Office Cost	13610	amacap - Amazon Capital Services Inc	11/21/2024	11-2024	2,029.75	
cocc - Central Office Cost	13611	aprsup - APR SUPPLY CO	11/21/2024	11-2024	32.35	
cocc - Central Office Cost	13612	avena - Linda M Avena CPA	11/21/2024	11-2024	7,295.83	
cocc - Central Office Cost	13613	barret - Barretta Plumbing Heating Cooling	11/21/2024	11-2024	668.12	
cocc - Central Office Cost	13614	bobaut - BOB'S AUTO SUPPLY, INC	11/21/2024	11-2024	92.73	
cocc - Central Office Cost	13615	bolste - Bolster Hardware II LLC	11/21/2024	11-2024	51.18	
cocc - Central Office Cost	13616	brownc - Brown & Connery LLP	11/21/2024	11-2024	903.00	
cocc - Central Office Cost	13617	canbus - Canon Solutions America Inc	11/21/2024	11-2024	155.80	
cocc - Central Office Cost	13618	ccia - Cumberland Co Improvement Auth	11/21/2024	11-2024	3,315.61	
cocc - Central Office Cost	13619	cintas - Cintas Corporation #100	11/21/2024	11-2024	695.82	
cocc - Central Office Cost	13620	cnasur - CNA SURETY	11/21/2024	11-2024	359.00	
cocc - Central Office Cost	13621	coloni - Colonial Electrical Supply	11/21/2024	11-2024	436.70	
cocc - Central Office Cost	13622	combus - COMCAST	11/21/2024	11-2024	372.89	
cocc - Central Office Cost	13623	creston - Creston Hydraulics Inc.	11/21/2024	11-2024	4,035.40	
cocc - Central Office Cost	13624	cullig - South Jersey Culligan Water	11/21/2024	11-2024	99.00	
cocc - Central Office Cost	13625	custom - Custom Graphics Inc	11/21/2024	11-2024	1,561.62	
cocc - Central Office Cost	13626	eldpes - ELDER PEST CONTROL, INC.	11/21/2024	11-2024	855.00	
cocc - Central Office Cost	13627	fedex - Federal Express	11/21/2024	11-2024	25.67	
cocc - Central Office Cost	13628	hill - Ronald Hill	11/21/2024	11-2024	1,485.00	

Payment Summary

Bank=sec8hap AND mm/yy=10/2024-11/2024 AND Check Date=10/18/2024-11/21/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	13629	hompro - HD SUPPLY formerly Home Depot Pro	11/21/2024	11-2024	2,981.70	
cocc - Central Office Cost	13630	inspira - Inspira Health Network Urgent Care, PC	11/21/2024	11-2024	60.00	
cocc - Central Office Cost	13631	lilfor - LILLISTON FORD, INC.	11/21/2024	11-2024	321.15	
cocc - Central Office Cost	13632	linard - A Corky Linardo Fire Safety Equipment	11/21/2024	11-2024	2,135.66	
cocc - Central Office Cost	13633	mason - W B Mason Co Inc	11/21/2024	11-2024	752.26	
cocc - Central Office Cost	13634	miles - Miles IT Company	11/21/2024	11-2024	12,704.16	
cocc - Central Office Cost	13635	natten - National Tenant Network	11/21/2024	11-2024	871.00	
cocc - Central Office Cost	13636	njmvc - NJ Motor Vehicle Commission	11/21/2024	11-2024	150.00	
cocc - Central Office Cost	13637	peters - Peterson Service Co Inc	11/21/2024	11-2024	2,132.00	
cocc - Central Office Cost	13638	pitney - Pitney Bowes, Inc.	11/21/2024	11-2024	181.97	
cocc - Central Office Cost	13639	presso - Press of Atlantic City	11/21/2024	11-2024	358.25	
cocc - Central Office Cost	13640	secgcs - GCSI Security Group	11/21/2024	11-2024	408.00	
cocc - Central Office Cost	13641	sherwi - Sherwin Williams Company	11/21/2024	11-2024	63.46	
cocc - Central Office Cost	13642	tricit - Tri City Products	11/21/2024	11-2024	139.00	
cocc - Central Office Cost	13643	vhapet - Gloria Pomales	11/21/2024	11-2024	293.73	
cocc - Central Office Cost	13644	vldins - City of Vineland, Division of Code Enforcement	11/21/2024	11-2024	42,600.00	
cocc - Central Office Cost	13645	weaequ - Weaver Equipment Sales & Service LLC	11/21/2024	11-2024	1,798.39	
cocc - Central Office Cost	136157	vmu - Vineland Municipal Utilities	11/1/2024	11-2024	2,415.38	
cocc - Central Office Cost	225485	vmu - Vineland Municipal Utilities	11/18/2024	11-2024	2,473.88	
cocc - Central Office Cost	1394358	axaequ - Equitable	10/28/2024	10-2024	2,035.00	
cocc - Central Office Cost	1396282	axaequ - Equitable	11/7/2024	11-2024	2,035.00	
cocc - Central Office Cost	10182024	paychex - Paychex of New York LLC	10/18/2024	10-2024	420.34	
cocc - Central Office Cost	10212024	aflac - AFLAC	10/21/2024	10-2024	156.00	
cocc - Central Office Cost	11012024	paychex - Paychex of New York LLC	11/1/2024	11-2024	420.34	
cocc - Central Office Cost	11142024	vha - HOUSING AUTHORITY CITY OF VINELAND	11/14/2024	11-2024	72,770.01	
cocc - Central Office Cost	11152024	paychex - Paychex of New York LLC	11/15/2024	11-2024	415.72	
cocc - Central Office Cost	30281256	pers - Public Employees Retirement System	10/29/2024	10-2024	16,217.30	
cocc - Central Office Cost	5467304848	sjgas - South Jersey Gas Company	10/18/2024	10-2024	130.85	
cocc - Central Office Cost	20242980034	vha - HOUSING AUTHORITY CITY OF VINELAND	10/24/2024	10-2024	82.50	
cocc - Central Office Cost	710211192024	wex - WEX Bank	11/19/2024	11-2024	2,751.00	
					294,934.79	

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

RESOLUTION #2024-58

Accounts Receivable Decried as Uncollectible

WHEREAS, the Housing Authority of the City of Vineland has several accounts receivable which remain unpaid and impossible to collect; and

WHEREAS, in order to maintain proper records by the Housing Authority of the City of Vineland, it is necessary that these accounts be written off; and

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Vineland that the attached list of accounts receivable and the amount indicated thereon be and are hereby decreed and abandoned as uncollectible in the sum of \$2,723.10.

This resolution shall take effect immediately.

ADOPTED: November 21, 2024

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

Porter

VOTE:

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

VINELAND HOUSING AUTHORITY

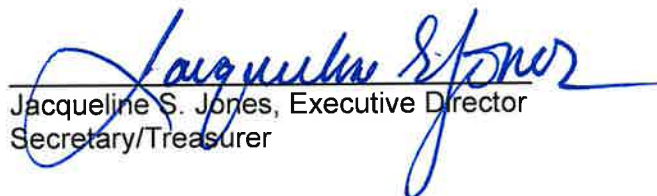


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on November 21, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

Aged Receivables

Age As Of: 9/30/2024 Post To: 9/2024

Property	Unit	Resident	Name	Sec Den	Move Out Date	Balance	Notes
dorazio	0029	t0011248	AMADOR MARTINEZ GALINDO (Past)	Y	6/24/2024	31.05	deceased
dorazio	0034	t0010754	ALFREDO PEREZ (Past)	Y	2/5/2024	179.71	low income
dorazio	0037	t0004330	CARL HANNERS (Past)	Y	8/30/2024	216.09	low income
dorazio	0039	t0001127	DELFIN SOTO (Past)	Y	1/31/2024	117.70	nursing home
dorazio	0070	t0012551	ZAIRA MENDEZ (Past)	Y	6/26/2024	1,548.10	deceased
dorazio						2,092.65	
scat018	0001	b0000780	MELINDA RODRIGUEZ (Past)	Y	3/31/2024	215.57	low income
scat018						215.57	
scat019	0002	t0000840	MARISOL SANTIAGO (Past)	Y	12/20/2023	258.52	low income
scat019	0024	b0011284	JENNIFER RIVERA (Past)	Y	2/29/2024	156.36	low income
scat019						414.88	
Total						2,723.10	

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

RESOLUTION #2024-59

A Resolution Authorizing the Vineland Housing Authority to enter into the Bergen County New Jersey Cooperative Purchasing Alliance Cooperative Pricing Agreement

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

WHEREAS, the County of Bergen, hereinafter referred to as the "Lead Agency " has offered voluntary participation in the New Jersey Cooperative Purchasing Alliance # CK04- a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on November 21, 2024 the governing body of the Housing Authority of the City of Vineland, County of Cumberland, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Housing Authority of the City of Vineland.

AUTHORITY

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

CONTRACTING UNIT

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

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

ADOPTED: November 21, 2024

MOVED/SECONDED:


Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on November 21, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

COOPERATIVE PRICING SYSTEM AGREEMENT

New Jersey Cooperative Purchasing Alliance # CK04

AGREEMENT FOR A COOPERATIVE PRICING SYSTEM

This Agreement made and entered into this 21st day of November, 2024, by and between the, COUNTY OF BERGEN and HOUSING AUTHORITY OF THE CITY OF VINELAND, who desire to participate in the # CK04, NJ Cooperative Purchasing Alliance.

WITNESSETH

WHEREAS, *N.J.S.A. 40A:11-11(5)*, specifically authorizes two or more contracting units to establish a Cooperative Pricing System for the provision and performance of goods and services and enter into a Cooperative Pricing Agreement for its administration; and

WHEREAS, the County of Bergen is conducting a voluntary Cooperative Pricing System known as the New Jersey Cooperative Purchasing Alliance with other contracting units; and

WHEREAS, this Cooperative Pricing System is to effect substantial economies in the provision and performance of goods and services; and

WHEREAS, all parties hereto have approved the within Agreement by Resolution in accordance with the aforesaid statute; and

WHEREAS, it is the desire of all parties to enter into such Agreement for said purposes;

NOW, THEREFORE, IN CONSIDERATION OF the promises and of the covenants, terms and conditions hereinafter set forth, it is mutually agreed as follows:

1. The goods or services to be priced cooperatively may include all goods and services which may be bid under the laws and stipulations of the State of New Jersey and such other items as two or more participating contracting units in the system agree can be purchased on a cooperative basis.
2. The items and classes of items which may be designated by the participating contracting units hereto may be purchased cooperatively for the period commencing with the execution of this Agreement and continuing until terminated as hereinafter provided.
3. The Lead Agency, on behalf of all participating contracting units, shall upon approval of the registration of the System and annually thereafter ON THE ANNIVERSARY OF THE REGISTRATION OF THE SYSTEM publish a legal ad in such format as required by *N.J.A.C. 5:34-7.9(a)* in its official newspaper normally used for such purposes by it to include such information as:
 - (A) The name of Lead Agency soliciting competitive bids or informal quotations.
 - (B) The address and telephone number of Lead Agency.
 - (C) The names of the participating contracting units.

(D) The State Identification Code assigned to the Cooperative Pricing System.

(E) The expiration date of the Cooperative Pricing System.

4. Each of the participating contracting units shall designate, in writing, to the Lead Agency, the items to be purchased and indicate therein the approximate quantities desired [IF NOT AN OPEN ENDED CONTRACT], the location for delivery and other requirements, to permit the preparation of specifications as provided by law.
5. The specifications shall be prepared and approved by the Lead Agency and no changes shall be made thereafter except as permitted by law. Nothing herein shall be deemed to prevent changes in specifications for subsequent purchases.
6. A single advertisement for bids or the solicitation of informal quotations for the goods or services to be purchased shall be prepared by the Lead Agency on behalf of all of the participating contracting units desiring to purchase any item.
7. The Lead Agency when advertising for bids or soliciting informal quotations shall receive bids or quotations on behalf of all participating contracting units. Following the receipt of bids, the Lead Agency shall review said bids and on behalf of all participating contracting units, either reject all or certain of the bids or make one award to the lowest responsible bidder or bidders for each separate item. This award shall result in the Lead Agency entering into a Master Contract with the successful bidder(s) providing for two categories of purchases:
 - (A) The quantities ordered for the Lead Agency's own needs, and
 - (B) The estimated aggregate quantities to be ordered by other participating contracting units by separate contracts, subject to the specifications and prices set forth in the Lead Agency's Master Contract.
8. The Lead Agency shall enter into a formal written contract(s) directly with the successful bidder(s) only after it has certified the funds available for its own needs.
9. Each participating contracting unit shall also certify the funds available only for its own needs ordered; enter into a formal written contract, when required by law, directly with the successful bidder(s); issue purchase orders in its own name directly to successful vendor(s) against said contract; accept its own deliveries; be invoiced by and receive statements from the successful vendor(s); make payment directly to the successful vendor(s) and be responsible for any tax liability.
10. No participating contracting unit in the Cooperative Pricing System shall be responsible for payment for any items ordered or for performance generally, by any other participating contracting unit. Each participating contracting unit shall accordingly be liable only for its own performance and for items ordered and received by it and none assumes any additional responsibility or liability.
11. The provisions of Paragraphs 7, 8, 9, and 10 above shall be quoted or referred to and sufficiently described in all specifications so that each bidder shall be on notice as to the respective responsibilities and liabilities of the participating contracting units.

12. No participating contracting unit in the Cooperative Pricing System shall issue a purchase order or contract for a price which exceeds any other price available to it from any other such system in which it is authorized to participate or from bids or quotations which it has itself received.
13. The Lead Agency reserves the right to exclude from consideration any good or service if, in its opinion, the pooling of purchasing requirements or needs of the participating contracting units is either not beneficial or not workable.
14. The Lead Agency shall appropriate sufficient funds to enable it to perform the administrative responsibilities assumed pursuant to this Agreement.
15. This Agreement shall become effective on the date adopted on the resolution subject to the review and approval of the Director of the Division of Local Government Services and shall continue in effect for a period not to exceed five (5) years from said date unless any party to this Agreement shall give written notice of its intention to terminate its participation.
16. The County of Bergen shall on behalf of all local units participating in the cooperative pricing system renew the system every 5 years in perpetuity; unless all parties give written notice that there is no longer a desire or a need for participation in the system.
17. All records and documents maintained or utilized pursuant to terms of this Agreement shall be identified by the System Identifier assigned by the Director, Division of Local Government Services, and such other numbers as are assigned by the Lead Agency for purposes of identifying each contract and item awarded.
18. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and executed by their authorized corporate officers and their respective seals to be hereto affixed the day and year above written.

FOR THE LEAD AGENCY

BY: *Peter J. Samig CPA*
(NAME AND TITLE)

HOUSING AUTHORITY OF THE CITY OF VINELAND

BY: *Jaqueline S. Jones*
(JACQUELINE S. JONES, EXECUTIVE DIRECTOR)

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

RESOLUTION #2024-60

Resolution Awarding Information Technology Services Contract

WHEREAS, the Housing Authority of the City of Vineland recognizes the need for Information Technology services; and,

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Information Technology services; and,

WHEREAS, the Contract Committee was notified that one proposal was received; and,

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to its Board of Commissioners a contract to **Miles IT Inc.**, 100 Mount Holly Bypass; Lumberton, NJ 08048, to provide the Housing Authority of the City of Vineland with its Information Technology services commencing December 1, 2024 through November 30, 2025 for a total cost of **\$134,028**; and,

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Information Technology services contract to **Miles IT Inc.**

ADOPTED: November 21, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on November 21, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

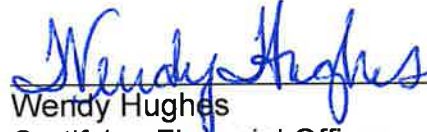

Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

INFORMATION TECHNOLOGY SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4182-01-000.



Wendy Hughes
Certifying Financial Officer

11/21/24
Date

Comparison of Information Technology Firms Submitting RFP 2024-25

Evaluation Factors	Vendor Name					
	Possible Points	Miles Technology				
1. Capabilities of the Team or Firm: This criterion evaluates the capability of each respondent to assist the VHA in the above areas. This criterion will be scored based on the experience of each respondent.	35					
2. Knowledge and Skills of the Individuals to be Assigned: This criterion evaluates the knowledge and skills of the individuals who will actually be providing the various kinds of support and IT services. This criterion will be scored based on the resumes to be submitted for individuals to be assigned to provide the various kinds of Information Technology Services.	25					
3. References	15					
4. Experience with similar New Jersey Public Sector clients	15					
5. Proposed Terms: This criterion evaluates the fee for services provided.	10					
Total						

No other RFP's received.

Cost Breakdown						
Monthly Rate for Managed Services		\$	4,471.00			
Hourly Rate						
Portal Support		\$	6,698.00			

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
INFORMATION TECHNOLOGY SERVICES
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE	ESTIMATED QTY	TOTAL PRICE
MANAGED	Provide price per month for Managed Information Technology Services		12 (MONTHS)	53,652
HOURLY	Provide price per hour for support not covered under the monthly for Managed Information Technology Services fee		50 (HOURS)	
AUDIT	Provide price to conduct quarterly vulnerability testing as defined in the scope of work		4 (MONTHS)	
PORTAL	Provide price per month for Portal Support per specifications		12 (MONTHS)	80,376

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

Total Price of all rows \$ 134,028

One Hundred and Thirty Four Thousand and Twenty Eight
TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses

Firm Name: Miles IT BY Robert Commack

Street, Town, State, Zip Code: 100 Mt Holly Bypass Lumberton NJ

Telephone: 856 439 0999 Fax: _____

Signature of proposer if the proposer is an individual: _____
Sworn to and subscribed before me day of Oct 22 2024

Signature of partner if proposer is a partnership: Robert Commack
Signature of officer if the proposer is a corporation: _____
Title: VP of IT Sales

Notary Public: Bethany L. Doohaluk
(SEAL)

BETHANY L. DOOHALUK
Notary Public - State of New Jersey
Commission # 50136809
My Commission Expires Sep 9, 2025

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

RESOLUTION #2024-61

Resolution of the Housing Authority of the City of Vineland
Authorizing Entering into a Contract Agreement
with Pellegrino Auto Group

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

WHEREAS, it is necessary for the Housing Authority of the City of to acquire a vehicle; and,

WHEREAS, funds are available for the purpose of entering into a contract agreement with Pellegrino Auto Group; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-5 – the Bergen County New Jersey Cooperative Purchasing Alliance # CK04 is registered as Lead Cooperative agency NJ System Identifier #CK04; and,

WHEREAS, the Bergen County New Jersey Cooperative Purchasing Alliance awarded Bid #11BCCP Coop 24-43 to Pellegrino Auto Group on June 19, 2024; and,

WHEREAS, the Housing Authority of the City of Vineland finds it to be in the best interests of said Authority to enter into the Bergen County New Jersey Cooperative Purchasing Alliance Bid #11BCCP Coop 24-43 contract agreement with Pellegrino Auto Group for the purchase of (1) 2025 CHEVROLET Silverado 2500 4WD Crew Custom SB in the amount of \$70,464.86.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners to the Housing Authority of the City of Vineland authorizes the award of a contract agreement with Pellegrino Auto Group – 1000 Gateway Blvd., Westville, NJ 08093.

ADOPTED: November 21, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:


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

VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on November 21, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

CERTIFICATION

Funding is available for:

PURCHASING AUTHORITY OWNED VEHICLES

(1) 2025 CHEVROLET Silverado 2500 4WD Crew Custom SB

from the COCC operating account in the amount totaling **\$70,464.86**. The line item to be charged for the above expenditure is Account# 4414-00-000.



Wendy Hughes
Certifying Financial Officer

11/21/24
Date

Pellegrino Chevrolet

1000 Gateway Blvd
 Westville, NJ 08093
 302-500-3956-Cell
 302-364-1569
 Contact: Rick DiRenzo
fleetman13@gmail.com

Quote	VHA	
Year		2025
Make		CHEV
Model		CHDCRW
Series		CK20743
Miles		
STK		

QUOTE	DATE	11/5/2024
END USER	SHIP TO	
VINELAND HOUSING AUTHORITY 191 W CHESTNUT AVENUE VINELAND, NJ 08360	same	

BERGEN COUNTY CO-OP 24-43 6% OFF MSRP/2% OFF OPTION-ORDERED UNITS

QTY	MODEL #	DESCRIPTION	MSRP	BC
1	CK20743	2025 SILVERADO 2500 4WD CREW CUSTOM SB	\$55,095.00	\$52,891.12
	L8T	ENGINE 6.6L V8		
	MKM	TRANSMISSION 10-SPD AUTOMATIC		
	Z71	OF-ROAD PACKAGE	\$175.00	\$171.50
	JGH	GVW 10,000		
	AZ3/HOU	CLOTH BENCH SEAT JET BLACK 40/20/40 SPLIT		
	AKO	DEEP TINT GLASS		
	9L7	UPFITTER SWITCHES-CHARGE TO CONNECT	\$150.00	\$147.00
	AQQ	REMOTE KEYLESS ENTRY		
	A2X	10 WAY SEAT		
	BG9	BLACK VINYL		
	CGN	SPRAY IN LINER	\$545.00	\$534.10
	NQF	TRANSFER CASE W/ROTARY DIAL		
	RVQ	ASSIST STEPS 6" RECTANGULAR,TUBULAR BLACK	\$795.00	\$779.10
	NZZ	SKID PLATE		
	PQA	SAFETY PACKAGE	\$595.00	\$583.10
	PCX	CUSTOM CONVIENNACE PACKAGE W/REMOTE	\$1,315.00	\$1,288.70
	Q86	20" WHEELS MACHINED ALUMINUM GRAZEN ACCENT		
	DWI	O/S PWR FOLD,MAN.EXT HEAT/TURN INDICATOR MIRRORS	\$450.00	\$441.00
	G80	LOCKING REAR		
	I0R	CHEV INFOTAINMENT SYSTEM W/BLUETOOTH		
	KW5	220 AMP ALTERNATOR		
	VYU	SNOW PLOW PACKAGE	\$300.00	\$294.00
	8S3	REVERSE ALARM	\$138.00	\$135.24
	EQUIP	EQUIPMENT AS REVISED QUOTE	\$12,800.00	\$12,800.00
1	DEL	TEMP TAG/DELIVERY	\$400.00	\$400.00
		INCLUDES ALL STANDARD FACTORY OPTIONS FOR THIS MODEL		
		TOTAL		\$70,464.86

VINELAND HOUSING

INSTALLED EQUIPMENT

2024 CHEVROLET 2500 CREW CAB INSTALL

MAGNUM WIND GUARD WITH LED STT & BU LIGHTS

INSTALL GM UPFITTER SWITCH HARNESS

AMBER LED STROBE KIT(2)IN GRILLE , 2 IN REAR STEP, 1 HI-POWER EACH SIDE STEP ,
STROBE SPOTLIGHT ON WIND GUARD AND INNER EDGE LIGHTBAR FRONT WINDOW
2 LED SPOTLIGHTS UNDER REAR TOMMYGATE 1500 LB LIFTGATE WITH 2PC ALUMINUM
PLATFORM

RELOCATE BACK UP CAMERA FROM TAILGATE

BLACK ALUMINUM CROSSBOX

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

RESOLUTION #2024-62

Rescinding Resolution #2024-43

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Vineland authorized and approved Resolution #2024-43 at its September 19, 2024 Board Meeting to enter into a Professional Services Contract Agreement with Clark Caton Hintz, PC for Architectural and Engineering Services; and,

WHEREAS, Clark Caton Hintz, PC is unable to fulfill the Professional Services Contract Agreement according to the terms and conditions set forth in the request for proposal; and,

WHEREAS, the Professional Services Contract Agreement was not fully executed; and

WHEREAS, the Housing Authority of the City of Vineland desires to rescind Resolution #2024-43; and,

WHEREAS, the Housing Authority of the City of Vineland requests the approval to readvertise request for proposals for Architectural and Engineering Services ; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland rescinds Resolution #2024-43 dated September 19, 2024 and readvertise for request proposals for Architectural and Engineering Services.

ADOPTED: November 21, 2024

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

VOTE:

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


VINELAND HOUSING AUTHORITY


BY: Chris (Philo) Chapman, Vice Chairman

ATTESTATION:

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By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer