

Board of Commissioners
Robert Barr, Chairperson
Scott Halliday, Vice-Chairperson
Beverly McCall, Commissioner
Robert Henry, Commissioner
Patrick Mumman, Commissioner
Patricia Miles-Jackson, Commissioner
Brian Broadley, Commissioner



204 4th Street
Ocean City, New Jersey 08226

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Jacqueline S. Jones, Executive Director

October 11, 2023

The Board of Commissioners
Ocean City Housing Authority
Ocean City, New Jersey 08226

Dear Commissioner:

The regular meeting of the Ocean City Housing Authority will be held on **Tuesday, October 17, 2023** at **4:00 pm** at **Administrative Offices – 204 4th Street, Ocean City, NJ 08226.**

The Board may enter 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.

Very truly yours,

Jacqueline S. Jones
Executive Director

REVISED
Ocean City Housing Authority
AGENDA

Tuesday, October 17, 2023

4:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Reading of the "Sunshine Law Statement"
4. Roll Call
5. Approval of Minutes:
 - a. Regular Meeting on September 19, 2023
6. Fee Accountant's Report
7. Executive Director's Report
8. Committee Reports
9. Old Business:
10. New Business:
11. Resolutions: (cash report included)
 - # 2023-61 Approval of Monthly Expenses (updated)
 - # 2023-62 Authorizing Payments of Draw #38 Speitel/Bayview
 - # 2023-63 Authorizing Payment of Draw #10 Pecks Beach Family Redevelopment
 - # 2023-64 Accounts Received Decead as Uncollectible
 - # 2023-65 Void Checks not presented for Payment
 - # 2023-66 Authorizing Contracts with National Contract Vendors
 - # 2023-67 Authorizing Contracts with State Contract Vendors

Executive Session if required
- Comments from the press and/or public – Limited to 5 minutes for each speaker
12. Comments from Board Members
13. Adjournment

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

September 19, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held September 19, 2023, at 4:00 p.m. at the Administrative Offices – 204 4th Street, Ocean City, New Jersey 08226.

The meeting was called to order by Chairman Barr. Chairman Barr requested everyone to rise for the Pledge of Allegiance.

Chairman Barr read the Sunshine Law.

Upon roll call those present were:

Commissioner Robert Halliday
Commissioner Patrick Mumman
Commissioner Beverly McCall
Commissioner Robert Henry
Commissioner Patricia Jackson
Commissioner Brian Broadley
Chairman Robert Barr

Also present were Jacqueline Jones, Executive Director, Ron Miller, Director of Affordable Housing, Robert DeSantos, Esquire – Solicitor, Linda Cavallo – Accountant, Donald Wittkowski, OCNJ Daily and Gloria Pomales, Executive Assistant.

Minutes

Chairman Barr requested a motion to table the approval to next month of the Regular Meeting minutes from August 15, 2023. Motion made by Commissioner Jackson and seconded by Commissioner Mumman. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Abstain)
Commissioner Robert Henry	(Abstain)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Abstain)
Chairman Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo reviewed the Financial Report for the eleven months ending August 2023. **Motion to approve the Treasurer's report** made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Executive Director's Report

Mrs. Jones asked Ron Miller to provide an update on Bayview. Ron stated there are some delays as discussed last month. There are some challenges in the Community Room with the floor. The contractor redid the floor again, but the Authority is still not happy with it. The Community Room will remain closed until this issue gets resolved. The office and the conference room are

expected to be turned over at the end of October, beginning of November. This will leave the lobby and the elevators remaining. The elevators have a ship date of December 11th. The contractors will need 10 weeks per car to install once they are received. This will take us into February/March. The Authority is waiting for an updated schedule on the elevators from the contractor.

Mrs. Jones stated the Pecks Beach Family Redevelopments specs went out and bids were received on September 12th. The bids were overbudget. There is a resolution tonight to reject those bids. The Authority will rebid. The problem is the amount that is over is insurmountable when it comes to tax credit financing and working with the NJHMFA because there is a limit on square footage cost for affordable housing. Mrs. Jones spoke with the Authority’s consultant Rick Ginnetti to find out how to solve this problem. Rick and his associate, Charles are working with the NJHMFA to find out how far we are able to push the cap over the limit. They do allow developers to go over the limit with a waiver. It is not about getting more money from anywhere. It is about how it affects the tax credits and the trust fund cannot be touched either. Rick’s initial thoughts are to try and bid it out again as is and have two different contracts. A separate contract for the demolition, sitework, community room and the street. If those four items are removed out of the bid, Rick estimates that is worth about \$1.4 million. These areas would not be in the tax credit basis and use City money for those items and not tax credit money. Rick also has some other thoughts to get the contract down to about \$18 million. If it gets down to about \$18 million it would be closer to the square footage that NJHMFA will allow. This is option 1. Rick wanted Mrs. Jones to convey that he would do his because he wants to give the Commissioners the design they are looking for. The other option would be to redesign. The redesign would look something like a condominium. There would be a lot of savings with parking and garages, as well as common walls and sharing sewer, fire suppression systems and elevators. The focus is trying to get the NJHMFA on board with the original design. Possibly changing some of the design on the bid and going with the two contracts if that is allowable. Commissioner Halliday asked if the financing with NJHMFA can be strictly for the units themselves. Mrs. Jones stated this is correct and Rick has done this before, but in the cost of building the units there is the cost of the design and the professional fees as well. This is being worked on now and more information will be provided in October. Commissioner Broadley asked what the cost per square foot at last update. Mrs. Jones is not sure, but Rick’s argument is also that building on the island is more expensive. He is also asking for waivers. Commissioner Broadley is not in favor of redesign because the reason this project was started was to resemble the neighborhood. The Authority is obligated to build 60 units with the COAH agreement with the State and the City. Rick’s opinion is that a waiver will be received but the question is how much of a waiver. It is not about extra money. The NJHMFA will not allow a project that is this far over budget.

Motion to approve the Executive Director’s Report made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

- | | |
|-------------------------------|-------|
| Commissioner Robert Halliday | (Yes) |
| Commissioner Patrick Mumman | (Yes) |
| Commissioner Beverly McCall | (Yes) |
| Commissioner Robert Henry | (Yes) |
| Commissioner Patricia Jackson | (Yes) |
| Commissioner Brian Broadley | (Yes) |
| Chairman Robert Barr | (Yes) |

Committee Reports – None.

Old Business – None.

New Business – None.

With no other discussion on related matters the Chairman moved to the Resolutions.

Resolution #2023-43 (Tabled from last month)
Awarding Resident Wellness Services Contract

Chairman Barr called for a motion to approve Resolution #2023-43. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. The following vote was taken:

- | | |
|------------------------------|-------|
| Commissioner Robert Halliday | (Yes) |
| Commissioner Patrick Mumman | (Yes) |

Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Abstain)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-48
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$552,327.32. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones briefly reviewed the bill list. Mrs. Jones stated the only item of significance is the Vineland Housing Authority invoice that is a bit higher than normal due to the OCHA's maintenance repairer is out on Workman's Comp since July and there has been additional assistance from the Vineland maintenance department needed. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes – Abstain from Acenda Invoices)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-49
Resolution Authorizing Payment of Draw 37

Chairman Barr called for a motion to approve Resolution #2023-49. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones reviewed the draw. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-50
Resolution Authorizing Payment of Draw #9 Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-50. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained the draw. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)

Ron Miller explained Resolutions #2023-51 through 2023-55. The professional services contract went out to RFP as done annually every year. Each one received a single response from the Authority's current vendor with the exception of General Counsel. As the Board is aware the General Counsel stepped down last month. Brief discussion regarding the current recommended General Counsel, Brown and Connery.

Resolution #2023-51
Award Accounting Services Contract

Chairman Barr called for a motion to approve Resolution #2023-51. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-52
Award Auditing Services Contract

Chairman Barr called for a motion to approve Resolution #2023-52. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-53
Award Legal Services Contract – General Counsel

Chairman Barr called for a motion to approve Resolution #2023-53. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-54
Award Special Legal Services Contract – Landlord/Tenant

Chairman Barr called for a motion to approve Resolution #2023-54. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-55
Award Consulting Services Contract

Chairman Barr called for a motion to approve Resolution #2023-55. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-56
Authorizing Shared Services Agreement with the Vineland Housing Authority

Chairman Barr stated on behalf of the board, the Board would like to amend this resolution to include an additional \$10,000 of which \$5,000 will go to Mrs. Jones and \$5,000 of which will go to her team as she chooses to distribute it. Chairman Barr called for a motion to approve Resolution #2023-56. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones thanked the Board. She stated it was unnecessary, but very much appreciated. Mrs. Jones stated this contract is for another 2 years extended to 2025 for the same services as in the past. She indicated even though the contract includes office coverage on site that it is only billed when needed as needed. The OCHA has an onsite manager. Board Members thanked Mrs. Jones and VHA for their services. Commissioner Jackson asked about the onsite manager. Mrs. Jones provided the onsite manager's hours. Commissioner Jackson asked once the new sites are up will there be a new central location and someone onsite to assist the families. Mrs. Jones stated there will be community space at the new site with the of staffing the office on a part-time basis. Chairman Barr stated that the entire board recognizes what the Vineland Housing Authority does and it is recognized. Mrs. Jones thanked everyone. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)

Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-57
Rejecting Bids for the Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-57. Ron Miller stated there will be a slight delay with the rebid as some of the documents will need to be rewritten and the bid will be out for a longer time period as some of the feedback received from the bidders is that they did not have enough time. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-58
Approving Change Order #5 for Bayview Manor 1st & 5th Floor Renovations
TABLED FOR NEXT MONTH

Ron Miller requested that this resolution be tabled until next month. A job meeting was held today to discuss this change order. The general contractor is not in agreement with the OCHA and the architect in regard to the language in the change order. He would not sign it. Ron believes they can come to an agreement on some language to get it signed but would like it reviewed by the Authority's counsel before presentation. The Authority is trying to gain access to the office, conference room and community room spaces when these spaces are complete understanding that the contractor needs to finish the elevators in the building because it is going to be prolonged due to the shipping delay. Another change order will be presented next month. It is a zero-dollar change order. The scope of work will not be split because the contractor will not sign it that way. The schedule the contractor provides will be used and added language for the Authority to gain access to its space allowing him to finish out his single contract. The contractor indicated that he is willing to cooperate on this. There was not enough time to rewrite everything and get it reviewed by counsel. The contract expires on October 1st and will be working out of contract until next month. Brief discussion on occupancy. Chairman Barr called for a motion to table the approval of Resolution #2023-58. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-59
Authorizing Entering into a Contract Agreement with
Global – Dealer of Record Nickerson, NJ – Office/Community Space Furniture

Chairman Barr called for a motion to approve Resolution #2023-59. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained this is the furniture for the community space, new conference space/board room and also the office space. This vendor is an approved State contract vendor. Due to the amount, this requires Board approval and a 49% discount was received on this furniture. This does not include TV's. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)

Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-60
Authorizing Shared Services Agreement with the Cape May Housing Authority

Chairman Barr called for a motion to approve Resolution #2023-60. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained there is an existing agreement with Cape May and Ocean City and this is an extension for another 2 years. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Chairman Barr requested comments from the public. No public comments. Chairman Barr requested comments from Board Commissioners and/or Administration. No further comments.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:32 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer

Ocean City Housing Authority - Commissioner's Report - TOTAL

Month Ending: Sep 2023



	TOTAL			
	ANNUAL BUDGET	BUDGET THRU September	ACTUAL THRU September	VARIANCE THRU September
<u>INCOME</u>				
DWELLING RENTAL	\$ 569,880	\$ 569,880	\$ <u>646,254</u>	\$ 76,374
TOTAL TENANT REVENUE	\$ 569,880	\$ 569,880	\$ 646,254	\$ 76,374
HUD OPERATING SUBSIDY	\$ 287,240	\$ 287,240	\$ <u>192,202</u>	\$ (95,038)
PBV HAP SUBSIDY	388,360	388,360	<u>351,323</u>	(37,037)
HUD CAPITAL FUNDS-OPERATIONS	71,000	71,000	<u>121,578</u>	50,578
CDBG INCOME	23,300	23,300	<u>713</u>	(22,588)
TOTAL HUD FUNDING	\$ 769,900	\$ 769,900	\$ 665,815	\$ (104,085)
INVESTMENT INCOME- UNRESTRICTED	\$ 120	\$ 120	\$ <u>548</u>	\$ 428
NONDWELLING RENTAL INCOME	54,000	54,000	-	(54,000)
OTHER INCOME-LAUNDRY	6,900	6,900	<u>2,608</u>	(4,292)
OTHER INCOME-FRAUD RECOVERY	2,500	2,500	<u>6,987</u>	4,487
OTHER INCOME-MISCELLANEOUS	11,540	11,540	<u>6,983</u>	(4,557)
TOTAL INCOME	\$ 1,414,840	\$ 1,414,840	\$ 1,329,195	\$ (85,645)
<u>EXPENSES</u>				
ADMINISTRATIVE SALARIES				
ADMINISTRATIVE SALARIES	\$ -	\$ -	\$ <u>31,364</u>	\$ 31,364
PAYROLL TAXES - ADMIN	-	-	<u>2,619</u>	2,619
TOTAL ADMINISTRATIVE SALARIES	\$ -	\$ -	\$ 33,982	\$ 33,982
AUDIT FEES	\$ 12,000	\$ 12,000	\$ <u>17,500</u>	\$ 5,500
ADVERTISING	740	740	<u>3,037</u>	2,297
OFFICE EXPENSES				
COMPUTER SERVICES	\$ 3,700	\$ 3,700	\$ <u>300</u>	\$ (3,400)
CONSULTANTS-RAD CONVERSION	11,030	11,030	<u>7,050</u>	(3,980)
COPIER	2,660	2,660	<u>199</u>	(2,461)
DUES & PUBLICATIONS	730	730	<u>571</u>	(159)
OFFICE SUPPLIES	790	790	<u>642</u>	(148)
PHONE & INTERNET	13,780	13,780	<u>12,205</u>	(1,575)
POSTAGE	1,640	1,640	<u>2,328</u>	688
LEGAL	16,020	16,020	<u>15,911</u>	(109)
CRIMINAL BACKGROUND CHECKS	360	360	<u>1,008</u>	648
LEGAL-RAD	4,000	4,000	-	(4,000)
TRAVEL	70	70	-	(70)
TRAINING	440	440	<u>135</u>	(305)
ACCOUNTING	26,540	26,540	<u>30,065</u>	3,525
MANAGEMENT FEES	266,880	266,880	<u>191,472</u>	(75,408)
MISCELLANEOUS-SUNDRY	13,660	13,660	<u>25,411</u>	11,751
TOTAL ADMINISTRATIVE EXPENSES	\$ 375,040	\$ 375,040	\$ 341,816	\$ (33,224)

Ocean City Housing Authority - Commissioner's Report - TOTAL

Month Ending: Sep 2023



	TOTAL			
	ANNUAL BUDGET	BUDGET THRU September	ACTUAL THRU September	VARIANCE THRU September
OTHER TENANT SERVICES	\$ 3,900	\$ 3,900	\$ <u>2,400</u>	\$ (1,500)
TENANT SVCS - BEHAVIORAL HEALTH	39,100	39,100	<u>14,138</u>	(24,963)
TOTAL OTHER TENANT SERVICES	\$ 43,000	\$ 43,000	\$ 16,538	\$ (26,463)
WATER/SEWER	\$ 104,350	\$ 104,350	\$ <u>102,043</u>	\$ (2,307)
ELECTRIC	98,360	98,360	<u>110,707</u>	12,347
GAS	50,180	50,180	<u>47,930</u>	(2,250)
GARBAGE/TRASH REMOVAL	-	-	<u>184</u>	184
TOTAL UTILITY EXPENSES	\$ 252,890	\$ 252,890	\$ 260,864	\$ 7,974
MAINTENANCE LABOR	\$ 65,000	\$ 65,000	\$ <u>46,756</u>	\$ (18,244)
MAINT. MATERIALS	139,800	139,800	<u>49,932</u>	(89,868)
MAINT. CONTRACT COSTS	220,100	220,100	<u>157,592</u>	(62,508)
EMPLOYEE BENEFITS	37,530	37,530	<u>32,417</u>	(5,113)
TOTAL MAINTENANCE	\$ 462,430	\$ 462,430	\$ 286,697	\$ (175,733)
INSURANCE	\$ 110,490	\$ 110,490	\$ <u>98,166</u>	\$ (12,324)
FLOOD INSURANCE	29,140	29,140	<u>29,999</u>	859
BAD DEBTS	13,230	13,230	<u>13,230</u>	-
COMPENSATED ABSENCES	1,260	1,260	<u>1,260</u>	-
PAYMENT IN LIEU OF TAXES	29,770	29,770	<u>29,770</u>	(0)
PENSION	10,690	10,690	<u>8,253</u>	(2,437)
RETIREE BENEFITS	28,260	28,260	<u>12,276</u>	(15,984)
TOTAL OTHER EXPENSES	\$ 222,840	\$ 222,840	\$ 192,954	\$ (29,886)
TOTAL EXPENDITURES	\$ 1,356,200	\$ 1,356,200	\$ 1,098,868	\$ (257,332)
Replacement Reserve	\$ 44,550	\$ 44,550	\$ <u>44,602</u>	\$ 52
PROFIT	\$ 14,090	\$ 14,090	\$ 185,725	\$ 171,635

Commissioner's Report - Property Detail

Month Ending: Sep 2023



	<u>BAYVIEW</u>				<u>SPEITEL</u>				<u>PECK'S FAMILY</u>			
	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>
<u>INCOME</u>												
DWELLING RENTAL	\$ 161,730	\$ 161,730	\$ <u>187,862</u>	\$ 26,132	\$ 161,150	\$ 161,150	\$ <u>161,603</u>	\$ 453	\$ 247,000	\$ 247,000	\$ <u>296,789</u>	\$ 49,789
TOTAL TENANT REVENUE	\$ 161,730	\$ 161,730	\$ 187,862	\$ 26,132	\$ 161,150	\$ 161,150	\$ 161,603	\$ 453	\$ 247,000	\$ 247,000	\$ 296,789	\$ 49,789
HUD OPERATING SUBSIDY	\$ -	\$ -	\$ <u>-</u>	\$ -	\$ -	\$ -	\$ <u>-</u>	\$ -	\$ 287,240	\$ 287,240	\$ <u>192,202</u>	\$ (95,038)
PBV HAP SUBSIDY	198,510	198,510	<u>169,143</u>	(29,367)	189,850	189,850	<u>182,180</u>	(7,670)	-	-	<u>-</u>	-
HUD CAPITAL FUNDS- OPERATIONS	-	-	<u>-</u>	-	-	-	<u>-</u>	-	71,000	71,000	<u>121,578</u>	50,578
CDBG INCOME	6,500	6,500	<u>128</u>	(6,372)	4,200	4,200	<u>200</u>	(4,001)	12,600	12,600	<u>385</u>	(12,215)
TOTAL HUD FUNDING	\$ 205,010	\$ 205,010	\$ 169,271	\$ (35,739)	\$ 194,050	\$ 194,050	\$ 182,380	\$ (11,671)	\$ 370,840	\$ 370,840	\$ 314,165	\$ (56,675)
INVESTMENT INCOME- UNRESTRICTED	\$ 40	\$ 40	\$ <u>248</u>	\$ 208	\$ 30	\$ 30	\$ <u>4</u>	\$ (26)	\$ 50	\$ 50	\$ <u>296</u>	\$ 246
NONDWELLING RENTAL INCOME	54,000	54,000	<u>-</u>	(54,000)	-	-	<u>-</u>	-	-	-	<u>-</u>	-
OTHER INCOME- LAUNDRY	2,800	2,800	<u>830</u>	(1,970)	1,200	1,200	<u>770</u>	(431)	2,900	2,900	<u>1,009</u>	(1,892)
OTHER INCOME-FRAUD RECOVERY	-	-	<u>3,891</u>	3,891	-	-	<u>-</u>	-	2,500	2,500	<u>3,096</u>	596
OTHER INCOME-MISCELLANEOUS	3,090	3,090	<u>1,038</u>	(2,052)	1,100	1,100	<u>1,172</u>	72	7,350	7,350	<u>4,773</u>	(2,577)
TOTAL INCOME	\$ 426,670	\$ 426,670	\$ 363,140	\$ (63,530)	\$ 357,530	\$ 357,530	\$ 345,927	\$ (11,603)	\$ 630,640	\$ 630,640	\$ 620,127	\$ (10,513)
<u>EXPENSES</u>												
ADMINISTRATIVE SALARIES												
ADMINISTRATIVE SALARIES	\$ -	\$ -	\$ <u>8,782</u>	\$ 8,782	\$ -	\$ -	\$ <u>5,645</u>	\$ 5,645	\$ -	\$ -	\$ <u>16,936</u>	\$ 16,936
PAYROLL TAXES - ADMIN	-	-	<u>733</u>	733	-	-	<u>471</u>	471	-	-	<u>1,414</u>	1,414

Commissioner's Report - Property Detail

Month Ending: Sep 2023



	<u>BAYVIEW</u>				<u>SPEITEL</u>				<u>PECK'S FAMILY</u>			
	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>
TOTAL ADMINISTRATIVE SALARIES	\$ -	\$ -	\$ 9,515	\$ 9,515	\$ -	\$ -	\$ 6,117	\$ 6,117	\$ -	\$ -	\$ 18,350	\$ 18,350
AUDIT FEES	\$ 3,520	\$ 3,520	\$ <u>5,068</u>	\$ 1,548	\$ 2,620	\$ 2,620	\$ <u>3,606</u>	\$ 986	\$ 5,860	\$ 5,860	\$ <u>8,826</u>	\$ 2,966
ADVERTISING	170	170	<u>812</u>	642	200	200	<u>522</u>	322	370	370	<u>1,702</u>	1,332
OFFICE EXPENSES												
COMPUTER SERVICES	\$ 500	\$ 500	\$ <u>84</u>	\$ (416)	\$ 1,200	\$ 1,200	\$ <u>54</u>	\$ (1,146)	\$ 2,000	\$ 2,000	\$ <u>162</u>	\$ (1,838)
CONSULTANTS-RAD	500	500	<u>1,400</u>	900	530	530	<u>2,950</u>	2,420	10,000	10,000	<u>2,700</u>	(7,300)
CONVERSION												
COPIER	740	740	<u>56</u>	(684)	480	480	<u>36</u>	(444)	1,440	1,440	<u>107</u>	(1,333)
DUES & PUBLICATIONS	170	170	<u>160</u>	(10)	200	200	<u>103</u>	(97)	360	360	<u>308</u>	(52)
OFFICE SUPPLIES	200	200	<u>265</u>	65	200	200	<u>72</u>	(128)	390	390	<u>305</u>	(85)
PHONE & INTERNET	4,260	4,260	<u>2,978</u>	(1,282)	5,630	5,630	<u>4,705</u>	(925)	3,890	3,890	<u>4,522</u>	632
POSTAGE	420	420	<u>652</u>	232	400	400	<u>419</u>	19	820	820	<u>1,257</u>	437
LEGAL	3,000	3,000	<u>3,674</u>	674	1,880	1,880	<u>1,958</u>	78	11,140	11,140	<u>10,279</u>	(861)
CRIMINAL BACKGROUND	40	40	<u>125</u>	85	20	20	<u>346</u>	326	300	300	<u>537</u>	237
CHECKS												
LEGAL-RAD	-	-	-	-	-	-	-	-	4,000	4,000	-	(4,000)
TRAVEL	20	20	-	(20)	10	10	-	(10)	40	40	-	(40)
TRAINING	140	140	<u>38</u>	(102)	200	200	<u>24</u>	(176)	100	100	<u>73</u>	(27)
ACCOUNTING	6,500	6,500	<u>8,418</u>	1,918	4,540	4,540	<u>5,412</u>	872	15,500	15,500	<u>16,235</u>	735
MANAGEMENT FEES	57,840	57,840	<u>42,466</u>	(15,374)	52,040	52,040	<u>27,300</u>	(24,740)	157,000	157,000	<u>121,706</u>	(35,294)
MISCELLANEOUS-	4,740	4,740	<u>7,648</u>	2,908	3,720	3,720	<u>3,404</u>	(316)	5,200	5,200	<u>14,359</u>	9,159
SUNDRY												
TOTAL ADMINISTRATIVE EXPENSES	\$ 82,760	\$ 82,760	\$ 83,359	\$ 599	\$ 73,870	\$ 73,870	\$ 57,029	\$ (16,841)	\$ 218,410	\$ 218,410	\$ 201,429	\$ (16,981)
OTHER TENANT SERVICES	\$ 1,400	\$ 1,400	\$ <u>2,400</u>	\$ 1,000	\$ 1,200	\$ 1,200	\$ -	\$ (1,200)	\$ 1,300	\$ 1,300	\$ -	\$ (1,300)
TENANT SVCS – BEHAVIORAL HEALTH	15,500	15,500	<u>3,959</u>	(11,542)	10,400	10,400	<u>2,545</u>	(7,855)	13,200	13,200	<u>7,634</u>	(5,566)

Commissioner's Report - Property Detail

Month Ending: Sep 2023



	<u>BAYVIEW</u>				<u>SPEITEL</u>				<u>PECK'S FAMILY</u>			
	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>	<i>ANNUAL BUDGET</i>	<i>BUDGET THRU September</i>	<i>ACTUAL THRU September</i>	<i>VARIANCE THRU September</i>
<i>TOTAL OTHER TENANT SERVICES</i>	\$ 16,900	\$ 16,900	\$ 6,359	\$ (10,542)	\$ 11,600	\$ 11,600	\$ 2,545	\$ (9,055)	\$ 14,500	\$ 14,500	\$ 7,634	\$ (6,866)
<i>WATER/SEWER</i>	\$ 21,540	\$ 21,540	\$ 17,839	\$ (3,701)	\$ 15,000	\$ 15,000	\$ 14,800	\$ (200)	\$ 67,810	\$ 67,810	\$ 69,404	\$ 1,594
<i>ELECTRIC</i>	86,520	86,520	77,877	(8,643)	2,600	2,600	16,781	14,181	9,240	9,240	16,049	6,809
<i>GAS</i>	-	-	-	-	5,040	5,040	5,171	131	45,140	45,140	42,759	(2,381)
<i>GARBAGE/TRASH REMOVAL</i>	-	-	70	70	-	-	15	15	-	-	100	100
<i>TOTAL UTILITY EXPENSES</i>	\$ 108,060	\$ 108,060	\$ 95,785	\$ (12,275)	\$ 22,640	\$ 22,640	\$ 36,767	\$ 14,127	\$ 122,190	\$ 122,190	\$ 128,311	\$ 6,121
<i>MAINTENANCE LABOR</i>	\$ 18,000	\$ 18,000	\$ 13,092	\$ (4,908)	\$ 14,000	\$ 14,000	\$ 8,416	\$ (5,584)	\$ 33,000	\$ 33,000	\$ 25,248	\$ (7,752)
<i>MAINT. MATERIALS</i>	16,800	16,800	16,491	(309)	100,440	100,440	8,910	(91,530)	22,560	22,560	24,532	1,972
<i>MAINT. CONTRACT COSTS</i>	84,390	84,390	74,593	(9,797)	56,930	56,930	36,981	(19,949)	78,780	78,780	46,017	(32,763)
<i>EMPLOYEE BENEFITS</i>	11,240	11,240	9,077	(2,163)	6,900	6,900	5,835	(1,065)	19,390	19,390	17,505	(1,885)
<i>TOTAL MAINTENANCE</i>	\$ 130,430	\$ 130,430	\$ 113,252	\$ (17,178)	\$ 178,270	\$ 178,270	\$ 60,142	\$ (118,128)	\$ 153,730	\$ 153,730	\$ 113,303	\$ (40,427)
<i>INSURANCE</i>	\$ 30,820	\$ 30,820	\$ 25,703	\$ (5,117)	\$ 24,600	\$ 24,600	\$ 18,854	\$ (5,746)	\$ 55,070	\$ 55,070	\$ 53,609	\$ (1,461)
<i>FLOOD INSURANCE</i>	4,000	4,000	5,113	1,113	4,500	4,500	4,512	12	20,640	20,640	20,374	(266)
<i>BAD DEBTS</i>	1,500	1,500	1,500	-	930	930	936	6	10,800	10,800	10,794	(6)
<i>COMPENSATED ABSENCES</i>	420	420	420	-	420	420	420	-	420	420	420	-
<i>PAYMENT IN LIEU OF TAXES</i>	5,370	5,370	5,364	(6)	11,920	11,920	11,926	6	12,480	12,480	12,480	-
<i>PENSION</i>	3,000	3,000	2,311	(689)	2,430	2,430	1,486	(944)	5,260	5,260	4,457	(803)
<i>RETIREE BENEFITS</i>	7,900	7,900	3,437	(4,463)	5,460	5,460	2,210	(3,250)	14,900	14,900	6,629	(8,271)
<i>TOTAL OTHER EXPENSES</i>	\$ 53,010	\$ 53,010	\$ 43,848	\$ (9,162)	\$ 50,260	\$ 50,260	\$ 40,343	\$ (9,917)	\$ 119,570	\$ 119,570	\$ 108,763	\$ (10,807)
<i>TOTAL EXPENDITURES</i>	\$ 391,160	\$ 391,160	\$ 342,603	\$ (48,557)	\$ 336,640	\$ 336,640	\$ 196,825	\$ (139,815)	\$ 628,400	\$ 628,400	\$ 559,440	\$ (68,960)
<i>Replacement Reserve</i>	\$ 26,950	\$ 26,950	\$ 27,002	\$ 52	\$ 17,600	\$ 17,600	\$ 17,600	\$ -	\$ -	\$ -	\$ -	\$ -

Commissioner’s Report - Property Detail
Month Ending: Sep 2023



	<u>BAYVIEW</u>				<u>SPEITEL</u>				<u>PECK'S FAMILY</u>			
	<i>ANNUAL</i>	<i>BUDGET</i>	<i>ACTUAL</i>	<i>VARIANCE</i>	<i>ANNUAL</i>	<i>BUDGET</i>	<i>ACTUAL</i>	<i>VARIANCE</i>	<i>ANNUAL</i>	<i>BUDGET</i>	<i>ACTUAL</i>	<i>VARIANCE</i>
	<i>BUDGET</i>	<i>THRU</i>	<i>THRU</i>	<i>THRU</i>	<i>BUDGET</i>	<i>THRU</i>	<i>THRU</i>	<i>THRU</i>	<i>BUDGET</i>	<i>THRU</i>	<i>THRU</i>	<i>THRU</i>
		<i>September</i>	<i>September</i>	<i>September</i>		<i>September</i>	<i>September</i>	<i>September</i>		<i>September</i>	<i>September</i>	<i>September</i>
<i>PROFIT</i>	\$ 8,560	\$ 8,560	\$ (6,465)	\$ (15,025)	\$ 3,290	\$ 3,290	\$ 131,502	\$ 128,212	\$ 2,240	\$ 2,240	\$ 60,688	\$ 58,448

Ocean City Housing Authority

Administrative Report

DATE: October 11, 2023

TO: Board of Commissioners, Ocean City Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for September 2023)

PERIOD: September 13, 2023 to October 10, 2023

Please see the next page for Bayview Renovation Projects:

Bayview – Renovation Projects

<u>Interior Renovations</u> a. Renovate Lobby; b. Addition of Mail Room; c. Renovate Community Room; d. Renovate Community Bathrooms; e. Renovate Laundry Room; f. New Flooring in Common Areas; g. All Common Areas painted; h. Maintenance Shop; i. Office & Conference Room; j. New Handrails throughout Common hallways; k. Elevator renovation; March update: 2nd, 3rd & 4th Floors - new common area flooring is complete and handrails have been refinished; The 5th floor Community Room is under renovation – a new kitchen, flooring, lighting, & painting are in progress; Floor tile was found under the Community Room carpet & is being tested for ACM – Asbestos Containing Material; A 5 week completion is expected for this room; The office & conference room is progressing with framing electrical, plumbing & HVAC work underway; Lastly, the unforeseen conditions change order is expected to be complete in the next few days; Recommendation letters are needed from Donovan Architects & Lerch Bates (elevator consultant) to complete the change order process; April update: ACM testing and monitoring continues; There will be a change order presented for the ACM testing & scope of work; Additional work may be needed depending on the ACM testing results;	May update: ACM testing & monitoring continues; A change order is on the Agenda for the ACM removal on the 5th Floor (community room floor & ceiling); this work is required under NJAC 5:28-8 (Sub-Chapter 8); Additional work may be needed pending proposals for additional ACM work on the 1st & 5th floors; Notifications & updates to residents are continuing; Two fifth floor residents have been temporarily relocated to the 1st floor; Work is scheduled to resume about May 18, 2023; June update: ACM work and monitoring in the 5th Floor Community Room has been completed. Additional abatement of flooring in the Laundry began on June 14, 2023, after abatement is completed new flooring has been scheduled to be installed on the 5th floor; Notifications & updates to residents are continuing; Two fifth floor residents have been temporarily relocated to the 1st floor; Work is scheduled to be completed on the 5th floor on or about June 28, 2023; Ceiling anchors will be installed on the 1st floor which will allow work to resume, all trades are being scheduled to return and complete work on the remainder of the project. July update: ACM work has been completed; The Laundry Room was re-opened ahead of schedule; Community Room is in the process of having new kitchenette, flooring, and painting completed. Notifications and updates are continuing to keep the residents informed of the project; Two residents that were temporarily relocated to the 1st floor have been moved back to their apartments; Work on the first floor continues to make good progress; mailboxes have been installed & new fire-sprinkler work has been completed; electrical, plumbing, and drywall all continue to make good progress. Elevator submittals have been received and are currently under review. Work is anticipated to be completed on or around August 31, 2023, with the exception of the elevator.	August update: ACM work has been completed; The Community Room kitchenette, flooring, lighting, and painting are completed. Work on the first floor continues to make progress, mailboxes have been installed, new fire-sprinkler work has been completed, electrical, plumbing, and drywall all continue to make progress. Electrical issues throughout the project have caused delays, this continues and is being addressed by our professional team. We do anticipate a delay in getting the first-floor offices opened, and are actively working to resolve the time overrun. September update: Drywall work is being completed in the office, conference and mail rooms. Finishes in other areas of the building are ongoing including the lobby renovation. We do anticipate a delay in getting the first-floor offices opened, and are actively working to resolve the time overrun. <i>October update: Drywall & painting has been completed in the office, conference and mail room. Finishes in other areas of the building are ongoing including lobby renovation. Flooring work is scheduled to begin on the 1st floor within the next week. New ceiling installation on the first floor has started. Lobby renovation is underway & with some inconvenience; Tenants are being kept informed;</i>
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Bayview – Renovation Projects (continued)

Bayview Manor Landscaping Project	Project Specifications are being developed for hopeful Fall plantings;	August Update: A meeting with the landscape architect is being scheduled; September Update: A specification for the landscaping at Bayview Manor is in process to obtain quotes for the work; October Update: Specifications for this project are in review; This work will likely be completed in the spring; November update: Some shrubs have been removed; The land has been graded and grass seed has been planted; New plantings are planned for April 2023; December update: New plantings are planned for April 2023; January update: New plantings are planned for April 2023; February update: New plantings are planned for April 2023; March update: This project has been placed on hold pending the outcome of the needed funds for to complete the Bayview Manor renovations; <i>No Status Change on this Project;</i>
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Peck's Beach Family Redevelopment Project

Scope of Work	Work Status	Comments
Design Phase of the Redevelopment of Peck's Beach Family September '22 update – NJHMFA has received the application. A further update will be given at the board meeting; October update – NJHMFA has received the application. A further update will be given at the board meeting; November update: NJHMFA board approved the Declaration of Intent (DOI); The DOI has been passed to the Governor for the 14-day veto period; Notice of approval is anticipated for the first week in December; Next step is the submission of the project to the Planning Board by the end of November; We had a meeting with the Pecks Family residents on November 1st; The next meeting is planned for January 2023; Work on the RAD conversion process will continue to work toward "closing." December update: The official approval letter (Declaration of Intent) for the financing from the NJHMFA was received in November. Design details are in process. An informal meeting with the Planning Office is to be scheduled prior to the Planning Board presentation, which is anticipated for February 2023; January update: The design is being readied for submission to the Planning Office by the end of January. February update: The design is being readied for submission to the Planning Office. Next steps – finalize construction plans, prepare bid documents; put out for bid; work toward financial closing with HMFA and HUD; the 2nd Resident meeting is scheduled for March;	• June 2021- Award Special Architectural and Engineering (Electrical & Mechanical) Services • Award Special Engineering (Civil) Services March Update: A courtesy review by the sub-committee of the Planning Board was held on March 2nd; The second resident meeting was held on March 7th; The consultant, architect and Authority staff were in attendance; Residents were presented with the plans, asked a lot of questions and were very pleased with the presentation; The site plans for the project are ready for presentation to the Planning Board for the April 5th meeting; April update: The presentation to the Planning Board was held on April 5th. The presentation was well received with votes for approval of the plan; The Authority's consultants, The Brooke Group, applied for funding known as the Affordable Housing Protection Funds through the NJHMFA. At this writing, the NJHMFA has indicated the application for the \$4M grant is complete. We understand the next step is NJHMFA board approval.	May update: The project team continues to meet regularly in anticipation of bid packet completion. Geo-Technical testing services have been ordered. Phase II Environmental Review requirements are pending and is expected to be awarded once final proposals have been received. June update: The project team met and reviewed the 50% plans in detail. Follow-up meetings continue; the next plan review of 90% drawings is scheduled for early July. Bidding is anticipated in August. Phase II & Geo-Technical field work has been completed; reports are still pending. July update: The project team continues to meet regularly in anticipation of putting together a public bid package, the project team is currently reviewing 90% plans. Geo-Technical testing services – a preliminary report of the findings has been issued. Phase II Environmental Review remains pending, field work has been started, but reports have not yet been issued. August update: The project team has completed design work and put this project out to public bid. A pre-bid meeting has been scheduled; bids are being received in early September. September update: Bids were received on September 12, 2023 & were rejected due to over budget; are being evaluated by the Project Team. <i>October update: Bids were rejected for being over budget; Bidding is expected to begin in November 2023;</i>

Commissioner	Training Program Status
Robert Barr, Chairman	Completed
Robert Scott Halliday, Vice Chairman	Completed
Brian Broadley	Completed
Robert Henry	Completed
Beverly McCall	Completed
Patricia Miles-Jackson	Completed
Patrick Mumman	Completed

Program Statistics Report	10/2022 - 10/2023	2023 SEP	2023 AUG	2023 JUL
<u>Tenant Accounts Receivable</u>				
Number of “non-payment of rent” cases referred to the solicitor	2	0	3	
<u>Unit Inspections</u>				
Total number of units to be inspected in fiscal year	119	119	119	
Number of inspections completed this month - all sites (include BB insp.)	139	20	119	
Total number of units inspected year-to-date - all sites	758	619	599	
<u>Occupancy</u>				
Monthly Unit Turnaround Time (Avg) (Down,Prep & Lease-up Time)	61	539	93	
Annual Unit Turnaround Time (For Fiscal Year)	167	180	129	
Monthly - Number of Vacancies Filled (this month)	2	1	1	
Monthly - Average unit turnaround time in days for Lease up	125	125	37	
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	414	414	56	
PIC Score	92.31%	92.31%	94.59%	
<u>Vacancies - At end of Month</u>				
Bay View Manor	3	4	4	
Speitel Commons	1	2	2	
Peck's Beach Family	0	0	1	
Total	4	6	7	
Occupancy Rate	96.69%	95.04%	94.21%	
<u>Vacancy Turnovers by VHA Maintenance Staff</u>				
Total Hours (Summarized Quarterly)	3.00			
Average Hours per Vacancy per Month (Br. Sizes 0 thru 4)	0.00	3.00	0.00	
Average Hours per Vacancy YTD (Br. Sizes 0 thru 4)	20.16	22.00	26.55	
<u>Rent Roll</u>				
Bay View Manor - Elderly/Disabled	\$16,287	\$15,187	\$16,159	
Speitel Commons - Elderly/Disabled	\$14,252	\$13,654	\$14,146	
Peck's Beach - Family	\$33,771	\$34,009	\$34,259	
Total Rent Roll	\$64,310	\$62,850	\$64,564	
<u>Waiting List Applicants - All Waiting Lists are CLOSED as of 3/31/2023</u>				
Families - Ocean City Preference	12	13	13	
Families - No Ocean City Preference	180	181	185	
Elderly (Seniors - 62+)/Disabled - Ocean City Preference	8	8	8	
Elderly (Seniors - 62+)/Disabled - No Ocean City Preference	179	183	183	
<u>Maintenance Department</u>				
Average work order turnaround time in days - Tenant Generated	0.14	0.04	0.07	
Total Tenant Generated Work Orders	16	17	15	
Number of routine work orders written this month	65	79	105	
Number of outstanding work orders from previous month	733	718	646	
Total number of work orders to be addressed this month	815	815	766	
Total number of work orders completed this month	79	82	48	
Total number of work orders left outstanding	736	733	718	
Number of emergency work orders written this month	1	1	0	
Total number of work orders written year-to-date	1269	1187	1090	
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	0	0	0	
<u>Real Estate Assessment Center (REAC) Scores</u>				
Year-End 2018 - Audited - Remains static due to RAD Application	68	68	68	

**Ocean City Housing Authority
Cash Report
As of September 31, 2023**

Net Cash Position:

Cash Balance per Reconciled Bank Statements at 09/30/2023			\$1,021,471.75
2021 Capital Fund available for PH (pbfamily)			\$558.00
2022 Capital Fund available for PH (pbfamily)			\$149,280.00
2023 Capital Fund available for PH (pbfamily)			\$150,347.00
Add: A/R-Tenants 09/2023	Current		\$15,694.56
	Past		\$1,333.77

Reimbursements Due From The City

Reimbursement for Behavioral Health Svcs - CDBG Grant - Acenda	\$1,800.00
Reimbursement for Bayview Manor/Speitel Construction - City of OC	\$416,262.87
Reimbursement for Pecks Family Redevelopment - City of OC	\$18,069.01

Less: Bill List payments - Oct 2023 (\$539,615.14)

Accrued Expenses - Total from detail below (\$49,941.00)

<u>Accrued Expenses</u>	<u>Annual Budget</u>	<u>No of Months</u>	<u>Amount Accrued Less Paid</u>
Insurance-Prop/Flood	139,630.00	12	5,681.00
Bad Debt	13,230.00	12	13,230.00
Comp Absences	1,260.00	12	1,260.00
P.I.L.O.T.	29,770.00	12	29,770.00
Net Accrual	183,890.00		49,941.00

Committed to Bayview Manor renovations (\$200,000)

Net Cash Balance \$985,260.82

	<u>Average Expenses</u>	<u>Cash Available for # of</u>	
Per Month	\$ 91,572	11.15	Months
Per Day	\$ 3,052	323	Days

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

RESOLUTION #2023-53

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 \$1,392,087.13

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: October 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Asselta

VOTE:

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

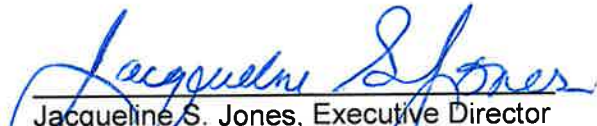
VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
BOARD MEETING
LIST OF CHECKS
10/19/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 755,746.00
3947 - 3997	LANDLORD/TENANT CHECKS AND OTHER	\$ 86,148.00
20137 -20306; 500031-33	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 669,598.00
	SECTION 8 ADM FEE ACCOUNT	150,316.66
728 - 729; 20232690385	COMPUTER CHECKS- Ocean First	\$150,316.66
	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	0.00
	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	0.00
	COMPUTER CHECKS- Ocean First	\$0.00
	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	0.00
	COMPUTER CHECKS	
	OCEAN FIRST BANK FSS ESCROW	0.00
	COMPUTER CHECKS	
	CAPITAL BANK GEN/FUND PH	163,316.23
2557 - 2562; 5466510902, 5467248027, 20232690386, 20232690391 & 20232690396	COMPUTER CHECKS	
	COCC CASH ACCOUNT	165,132.63
12420 - 12485; 131385, 1329076, 10052023, 10062023, 27961936, 2023092001, 5461672379, 20232690397 & 710209262023	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	09/22/23 - 10/6/23 131,712.53
	PAYROLL TAX LIABILITY	09/22/23 - 10/6/23 25,863.08
	TOTAL	\$ 1,392,087.13

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	3947	0counina - COURTER	10/2/2023	10-2023	1,042.00
sec8hap - Section 8 HAP	3948	t0000613 - ALEJANDRO	10/2/2023	10-2023	79.00
sec8hap - Section 8 HAP	3949	t0000660 - COLON	10/2/2023	10-2023	101.00
sec8hap - Section 8 HAP	3950	t0001053 - MEDINA	10/2/2023	10-2023	93.00
sec8hap - Section 8 HAP	3951	t0003357 - KENNEDY	10/2/2023	10-2023	81.00
sec8hap - Section 8 HAP	3952	t0004557 - RAMOS	10/2/2023	10-2023	24.00
sec8hap - Section 8 HAP	3953	t0004802 - MORRIS	10/2/2023	10-2023	15.00
sec8hap - Section 8 HAP	3954	t0004846 - ROTHMALLER	10/2/2023	10-2023	101.00
sec8hap - Section 8 HAP	3955	t0005188 - MELENDEZ	10/2/2023	10-2023	45.00
sec8hap - Section 8 HAP	3956	t0005231 - REDFERN	10/2/2023	10-2023	81.00
sec8hap - Section 8 HAP	3957	t0005571 - CARABALLO	10/2/2023	10-2023	22.00
sec8hap - Section 8 HAP	3958	t0005666 - BALDWIN	10/2/2023	10-2023	182.00
sec8hap - Section 8 HAP	3959	t0005731 - HAROLD	10/2/2023	10-2023	89.00
sec8hap - Section 8 HAP	3960	t0006338 - SAEZ	10/2/2023	10-2023	15.00
sec8hap - Section 8 HAP	3961	t0006766 - MOSS	10/2/2023	10-2023	188.00
sec8hap - Section 8 HAP	3962	t0007057 - DESAI	10/2/2023	10-2023	63.00
sec8hap - Section 8 HAP	3963	t0008517 - LUGO	10/2/2023	10-2023	4.00
sec8hap - Section 8 HAP	3964	t0008553 - CARLO	10/2/2023	10-2023	282.00
sec8hap - Section 8 HAP	3965	t0010164 - RIVERA MARTINEZ	10/2/2023	10-2023	48.00
sec8hap - Section 8 HAP	3966	t0010166 - ORTIZ	10/2/2023	10-2023	195.00
sec8hap - Section 8 HAP	3967	t0012267 - ACKLEY	10/2/2023	10-2023	18.00
sec8hap - Section 8 HAP	3968	t0012269 - PEYTON	10/2/2023	10-2023	64.00
sec8hap - Section 8 HAP	3969	t0012270 - MERCADO	10/2/2023	10-2023	1.00
sec8hap - Section 8 HAP	3970	t0012280 - LOPEZ	10/2/2023	10-2023	2.00
sec8hap - Section 8 HAP	3971	t0012529 - IRIZARRY	10/2/2023	10-2023	5.00
sec8hap - Section 8 HAP	3972	t0012866 - YOUNG	10/2/2023	10-2023	10.00
sec8hap - Section 8 HAP	3973	t0012962 - MORALES	10/2/2023	10-2023	9.00
sec8hap - Section 8 HAP	3974	t0013607 - CROSBY	10/2/2023	10-2023	9.00
sec8hap - Section 8 HAP	3975	t0013692 - Rodriguez	10/2/2023	10-2023	55.00
sec8hap - Section 8 HAP	3976	t0013888 - Scarbrough	10/2/2023	10-2023	172.00
sec8hap - Section 8 HAP	3977	t0013930 - Quinones	10/2/2023	10-2023	41.00
sec8hap - Section 8 HAP	3978	t0014378 - Hand	10/2/2023	10-2023	8.00
sec8hap - Section 8 HAP	3979	t0014859 - HALL	10/2/2023	10-2023	68.00
sec8hap - Section 8 HAP	3980	t0015067 - QUILES	10/2/2023	10-2023	107.00
sec8hap - Section 8 HAP	3981	t0015625 - MACIN	10/2/2023	10-2023	73.00
sec8hap - Section 8 HAP	3982	t0015636 - WILSON	10/2/2023	10-2023	36.00
sec8hap - Section 8 HAP	3983	t0015851 - MIDDLETON	10/2/2023	10-2023	78.00
sec8hap - Section 8 HAP	3984	t0015857 - PAYNE	10/2/2023	10-2023	41.00
sec8hap - Section 8 HAP	3985	t0015908 - BEARDSLEY	10/2/2023	10-2023	119.00
sec8hap - Section 8 HAP	3986	t0015929 - ALICEA	10/2/2023	10-2023	79.00
sec8hap - Section 8 HAP	3987	vf093 - ORANGE COUNTY HOUSING & C D	10/2/2023	10-2023	1,511.00
sec8hap - Section 8 HAP	3988	0ahcpv - AFFORDABLE HOUSING CORPORATION	9/29/2023	09-2023	0.00
sec8hap - Section 8 HAP	3989	0ahctaaa - AFFORDABLE HOUSING CORPORATION	9/29/2023	09-2023	23,674.00
sec8hap - Section 8 HAP	3990	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	9/29/2023	09-2023	26,439.00

Payment Summary

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Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	3991	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	9/29/2023	09-2023	1,923.00
sec8hap - Section 8 HAP	3992	0melrose - MELROSE COURT LP	9/29/2023	09-2023	6,457.00
sec8hap - Section 8 HAP	3993	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	9/29/2023	09-2023	9,701.00
sec8hap - Section 8 HAP	3994	0radoak - RADIANT OAKVIEW APARTMENTS LLC	9/29/2023	09-2023	12,421.00
sec8hap - Section 8 HAP	3995	0radoak - RADIANT OAKVIEW APARTMENTS LLC	10/2/2023	10-2023	9.00
sec8hap - Section 8 HAP	3996	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	9/30/2023	09-2023	268.00
sec8hap - Section 8 HAP	3997	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	9/30/2023	09-2023	0.00
sec8hap - Section 8 HAP	20137	0537grap - 529-537 GRAPE STREET, LLC	10/3/2023	10-2023	300.00
sec8hap - Section 8 HAP	20138	0abobab - BABATUNDE O ABORISADE	10/3/2023	10-2023	877.00
sec8hap - Section 8 HAP	20139	0acojor - ACOSTA	10/3/2023	10-2023	2,579.00
sec8hap - Section 8 HAP	20140	0ahcpv - AFFORDABLE HOUSING CORPORATION	10/3/2023	10-2023	11,702.00
sec8hap - Section 8 HAP	20141	0ahctaaa - AFFORDABLE HOUSING CORPORATION	10/3/2023	10-2023	88,353.00
sec8hap - Section 8 HAP	20142	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	10/3/2023	10-2023	78,253.00
sec8hap - Section 8 HAP	20143	0albreb - REBECCA C THOMPSON-ALBERT	10/3/2023	10-2023	301.00
sec8hap - Section 8 HAP	20144	0aljess - ALJESS LLC	10/3/2023	10-2023	451.00
sec8hap - Section 8 HAP	20145	0andcar - ANDUJAR	10/3/2023	10-2023	555.00
sec8hap - Section 8 HAP	20146	0andjon - JONATHAN ANDREOZZI	10/3/2023	10-2023	1,921.00
sec8hap - Section 8 HAP	20147	0andron - RONALD ANDRO	10/3/2023	10-2023	73.00
sec8hap - Section 8 HAP	20148	0aparab - AB APARTMENTS LLC	10/3/2023	10-2023	3,052.00
sec8hap - Section 8 HAP	20149	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	10/3/2023	10-2023	6,444.00
sec8hap - Section 8 HAP	20150	0assind - INDEPENDENCE ASSOCIATES LLC	10/3/2023	10-2023	874.00
sec8hap - Section 8 HAP	20151	0behhar - BEHRENS	10/3/2023	10-2023	350.00
sec8hap - Section 8 HAP	20152	0beredw - EDWIN C & SAVALYN BERGAMO	10/3/2023	10-2023	230.00
sec8hap - Section 8 HAP	20153	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	10/3/2023	10-2023	3,210.00
sec8hap - Section 8 HAP	20154	0betalp - ALPHA BETA CAMDEN LLC	10/3/2023	10-2023	1,440.00
sec8hap - Section 8 HAP	20155	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	10/3/2023	10-2023	783.00
sec8hap - Section 8 HAP	20156	0brewst - BREWSTER GARDEN APARTMENTS LLC	10/3/2023	10-2023	982.00
sec8hap - Section 8 HAP	20157	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	10/3/2023	10-2023	16,976.00
sec8hap - Section 8 HAP	20158	0bususa - USA BUSY BEE INC	10/3/2023	10-2023	930.00
sec8hap - Section 8 HAP	20159	0cackim - KIMBERLY A CACCHIOLI	10/3/2023	10-2023	1,256.00
sec8hap - Section 8 HAP	20160	0camnil - NILZA R CAMACHO	10/3/2023	10-2023	1,066.00
sec8hap - Section 8 HAP	20161	0carjos - CARVALHO	10/3/2023	10-2023	702.00
sec8hap - Section 8 HAP	20162	0carmar - SIMOES	10/3/2023	10-2023	791.00
sec8hap - Section 8 HAP	20163	0casros - CASTILLO	10/3/2023	10-2023	637.00
sec8hap - Section 8 HAP	20164	0cbrenta - C & B RENTALS	10/3/2023	10-2023	838.00
sec8hap - Section 8 HAP	20165	0cdgard - CD GARDENS INC.	10/3/2023	10-2023	2,458.00
sec8hap - Section 8 HAP	20166	0chajos - JOSEPH T CHAMBERS	10/3/2023	10-2023	950.00
sec8hap - Section 8 HAP	20167	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	10/3/2023	10-2023	4,728.00
sec8hap - Section 8 HAP	20168	0chuoks - OKSANA CHUMAK	10/3/2023	10-2023	1,525.00
sec8hap - Section 8 HAP	20169	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	10/3/2023	10-2023	1,490.00
sec8hap - Section 8 HAP	20170	0corjua - CORTES	10/3/2023	10-2023	2,695.00
sec8hap - Section 8 HAP	20171	0crofre - FBF ASSOCIATES INC	10/3/2023	10-2023	800.00
sec8hap - Section 8 HAP	20172	0damjos - DAMATO	10/3/2023	10-2023	879.00
sec8hap - Section 8 HAP	20173	0dejpau - PAULINO S DEJESUS	10/3/2023	10-2023	1,624.00

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Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	20174	Odejyys - YESENIA DEJESUS	10/3/2023	10-2023	1,700.00
sec8hap - Section 8 HAP	20175	Odelwil - WILSON ZUNUN DE LEON	10/3/2023	10-2023	648.00
sec8hap - Section 8 HAP	20176	Odibwil - WILLIAM V DIBIASE	10/3/2023	10-2023	1,191.00
sec8hap - Section 8 HAP	20177	Oeas307 - 307 N EAST AVE LLC	10/3/2023	10-2023	751.00
sec8hap - Section 8 HAP	20178	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	10/3/2023	10-2023	677.00
sec8hap - Section 8 HAP	20179	Oedwdip - EDWARD DIPALMA	10/3/2023	10-2023	955.00
sec8hap - Section 8 HAP	20180	Oegbmar - MARY J EGBEH	10/3/2023	10-2023	1,534.00
sec8hap - Section 8 HAP	20181	Oeinmar - MARTIN JAY EINSTEIN	10/3/2023	10-2023	676.00
sec8hap - Section 8 HAP	20182	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	10/3/2023	10-2023	8,627.00
sec8hap - Section 8 HAP	20183	Oestros - ESTATE OF LUIS A ROSADO-TORRES	10/3/2023	10-2023	474.00
sec8hap - Section 8 HAP	20184	Ofamfai - Faiola Family LP	10/3/2023	10-2023	221.00
sec8hap - Section 8 HAP	20185	Ofamfp - FAIOLA FAMILY LP	10/3/2023	10-2023	2,678.00
sec8hap - Section 8 HAP	20186	Oflodor - FLOWERS	10/3/2023	10-2023	884.00
sec8hap - Section 8 HAP	20187	Og.b.ltd - G B LTD OPER CO INC	10/3/2023	10-2023	1,063.00
sec8hap - Section 8 HAP	20188	Ogarabn - ABNER GARCIA	10/3/2023	10-2023	478.00
sec8hap - Section 8 HAP	20189	Ogarsal - GARCIA	10/3/2023	10-2023	1,968.00
sec8hap - Section 8 HAP	20190	Ogarspr - SPRING GARDENS VINELAND LLC	10/3/2023	10-2023	7,340.00
sec8hap - Section 8 HAP	20191	Ogarvin - VINELAND GARDENS LLC	10/3/2023	10-2023	1,126.00
sec8hap - Section 8 HAP	20192	Oghebre - BRENDAN G GHEEN	10/3/2023	10-2023	960.00
sec8hap - Section 8 HAP	20193	Ogibjam - GRIBBLE JR	10/3/2023	10-2023	811.00
sec8hap - Section 8 HAP	20194	Ogroche - CHERRY GROUP LLC	10/3/2023	10-2023	1,550.00
sec8hap - Section 8 HAP	20195	Ogromad - MADHU GROUP LLC	10/3/2023	10-2023	2,620.00
sec8hap - Section 8 HAP	20196	Ogromic - MICHAEL D RUPPERT JR	10/3/2023	10-2023	1,774.00
sec8hap - Section 8 HAP	20197	Ohagdan - DANIEL HAGEMAN JR	10/3/2023	10-2023	2,761.00
sec8hap - Section 8 HAP	20198	Ohemtorn - BTW 4 LLC	10/3/2023	10-2023	1,150.00
sec8hap - Section 8 HAP	20199	Ohereri - 123 SOUTH 4TH STREET LLC	10/3/2023	10-2023	3,948.00
sec8hap - Section 8 HAP	20200	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	10/3/2023	10-2023	3,191.00
sec8hap - Section 8 HAP	20201	Ohfprop - HF PROPERTY MANAGEMENT	10/3/2023	10-2023	1,683.00
sec8hap - Section 8 HAP	20202	Oholasm - ASM HOLDINGS LLC	10/3/2023	10-2023	487.00
sec8hap - Section 8 HAP	20203	Oholvin - VINELAND 18 HOLDINGS LLC	10/3/2023	10-2023	1,346.00
sec8hap - Section 8 HAP	20204	Ohornhec - HECS HOMES LLC	10/3/2023	10-2023	962.00
sec8hap - Section 8 HAP	20205	Ohomoa - O&A HOME RENTAL LLC	10/3/2023	10-2023	1,400.00
sec8hap - Section 8 HAP	20206	Ohomsky - SKYLO HOMES LLC	10/3/2023	10-2023	631.00
sec8hap - Section 8 HAP	20207	Ohomtar - TARKILN HOMES LLC	10/3/2023	10-2023	5,484.00
sec8hap - Section 8 HAP	20208	Ohougol - GOLD HOUSING PROVIDERS LLC	10/3/2023	10-2023	1,250.00
sec8hap - Section 8 HAP	20209	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	10/3/2023	10-2023	401.00
sec8hap - Section 8 HAP	20210	Ohowkev - KEVIN HOWARD	10/3/2023	10-2023	4,202.00
sec8hap - Section 8 HAP	20211	Oiaplis - LISA A IAPALUCCI	10/3/2023	10-2023	1,479.00
sec8hap - Section 8 HAP	20212	Oingden - INGRALDI	10/3/2023	10-2023	1,133.00
sec8hap - Section 8 HAP	20213	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	10/3/2023	10-2023	1,577.00
sec8hap - Section 8 HAP	20214	Oinvweb - WEBER INVESTMENT GROUP LLC	10/3/2023	10-2023	2,000.00
sec8hap - Section 8 HAP	20215	Ojerpri - PRIME JERSEY ESTATES	10/3/2023	10-2023	3,120.00
sec8hap - Section 8 HAP	20216	Okapala - PANDA REALTY GROUP LLC	10/3/2023	10-2023	1,271.00
sec8hap - Section 8 HAP	20217	Okatjay - JAY-KAT INVESTMENTS, LLC	10/3/2023	10-2023	885.00

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	20218	0klc1llc - KLC1 LLC	10/3/2023	10-2023	1,354.00
sec8hap - Section 8 HAP	20219	0labfel - LABOY	10/3/2023	10-2023	2,625.00
sec8hap - Section 8 HAP	20220	0landic - LANDICINI 566 LLC	10/3/2023	10-2023	335.00
sec8hap - Section 8 HAP	20221	0lanedw - EDWARD J LANG	10/3/2023	10-2023	1,300.00
sec8hap - Section 8 HAP	20222	0lebzb - LEBRON	10/3/2023	10-2023	1,711.00
sec8hap - Section 8 HAP	20223	0legmay - MAYERFELD LEGACY TRUST	10/3/2023	10-2023	1,002.00
sec8hap - Section 8 HAP	20224	0levgab - GABRIELLE LEVITT	10/3/2023	10-2023	850.00
sec8hap - Section 8 HAP	20225	0lhrent - L & H RENTALS	10/3/2023	10-2023	792.00
sec8hap - Section 8 HAP	20226	0linrob - ROBERT LINDNER	10/3/2023	10-2023	446.00
sec8hap - Section 8 HAP	20227	0llciig - IIG-1 LLC	10/3/2023	10-2023	871.00
sec8hap - Section 8 HAP	20228	0llckoo - KOONER LLC	10/3/2023	10-2023	1,707.00
sec8hap - Section 8 HAP	20229	0llcsn2 - SN 22 LLC	10/3/2023	10-2023	1,931.00
sec8hap - Section 8 HAP	20230	0locloc - LOCATION LOCATION & TIMING LLC	10/3/2023	10-2023	956.00
sec8hap - Section 8 HAP	20231	0londav - DAVID LONGINI	10/3/2023	10-2023	471.00
sec8hap - Section 8 HAP	20232	0lopyad - YADIRA LOPEZ	10/3/2023	10-2023	603.00
sec8hap - Section 8 HAP	20233	0lospro - LOST PROPERTIES LLC	10/3/2023	10-2023	2,961.00
sec8hap - Section 8 HAP	20234	0mapgre - GREENWOOD MAPLE JAY LLC	10/3/2023	10-2023	874.00
sec8hap - Section 8 HAP	20235	0melrose - MELROSE COURT LP	10/3/2023	10-2023	18,477.00
sec8hap - Section 8 HAP	20236	0menbre - MENDEZ	10/3/2023	10-2023	245.00
sec8hap - Section 8 HAP	20237	0millvil - MILLVILLE REALTY CORPORATION	10/3/2023	10-2023	1,813.00
sec8hap - Section 8 HAP	20238	0miryar - MIRANDA	10/3/2023	10-2023	2,637.00
sec8hap - Section 8 HAP	20239	0monbry - BRYAN P. MONTEMURRO	10/3/2023	10-2023	622.00
sec8hap - Section 8 HAP	20240	0neeshr - SHREE NEEL LLC	10/3/2023	10-2023	2,425.00
sec8hap - Section 8 HAP	20241	0negcar - CARLOS NEGRON JR	10/3/2023	10-2023	766.00
sec8hap - Section 8 HAP	20242	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	10/3/2023	10-2023	29,501.00
sec8hap - Section 8 HAP	20243	0oyojos - JOSE N OYOLA	10/3/2023	10-2023	536.00
sec8hap - Section 8 HAP	20244	0paeast - EAST PARK APARTMENTS	10/3/2023	10-2023	7,409.00
sec8hap - Section 8 HAP	20245	0pagang - ANGEL L PAGAN	10/3/2023	10-2023	1,400.00
sec8hap - Section 8 HAP	20246	0panpar - PARESH PANCHAL	10/3/2023	10-2023	2,975.00
sec8hap - Section 8 HAP	20247	0parest - PARVIN ESTATES LLC	10/3/2023	10-2023	46.00
sec8hap - Section 8 HAP	20248	0pargle - GLEN PARK APARTMENTS LP	10/3/2023	10-2023	762.00
sec8hap - Section 8 HAP	20249	0parkto - PARK TOWNE APTS LLC	10/3/2023	10-2023	12,324.00
sec8hap - Section 8 HAP	20250	0pasmar - PASTORE	10/3/2023	10-2023	1,070.00
sec8hap - Section 8 HAP	20251	0poisil - SILVER POINT MANAGEMENT LLC	10/3/2023	10-2023	341.00
sec8hap - Section 8 HAP	20252	0proexc - EXCEL PROPERTY MANAGEMENT LLC	10/3/2023	10-2023	644.00
sec8hap - Section 8 HAP	20253	0profam - FAM PROPERTY MANAGEMENT LLC	10/3/2023	10-2023	1,280.00
sec8hap - Section 8 HAP	20254	0prolha - LHA PROPERTIES LLC	10/3/2023	10-2023	2,745.00
sec8hap - Section 8 HAP	20255	0protim - TIMARIA PROPERTIES LLC	10/3/2023	10-2023	1,557.00
sec8hap - Section 8 HAP	20256	0quilou - QUILES	10/3/2023	10-2023	374.00
sec8hap - Section 8 HAP	20257	0radoak - RADIANT OAKVIEW APARTMENTS LLC	10/3/2023	10-2023	136,538.00
sec8hap - Section 8 HAP	20258	0ramnic - NICHOLAS P RAMBONE	10/3/2023	10-2023	1,224.00
sec8hap - Section 8 HAP	20259	0raymar - RAYMOND HOLDINGS LLP	10/3/2023	10-2023	2,225.00
sec8hap - Section 8 HAP	20260	0reajba - JBAR REALTY LLC	10/3/2023	10-2023	911.00
sec8hap - Section 8 HAP	20261	0realbf - B & F REAL ESTATE HOLDINGS LLC	10/3/2023	10-2023	1,610.00

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	20262	Orealsa - S & A REALTY ENTERPRISES LLC	10/3/2023	10-2023	628.00	
sec8hap - Section 8 HAP	20263	Oreamat - MATURO REALTY INC	10/3/2023	10-2023	2,091.00	
sec8hap - Section 8 HAP	20264	Oreasar - SARA REAVES	10/3/2023	10-2023	470.00	
sec8hap - Section 8 HAP	20265	Oregche - REGENCY CHESTNUT COURT	10/3/2023	10-2023	10,260.00	
sec8hap - Section 8 HAP	20266	Oregeas - REGENCY EAST LLC	10/3/2023	10-2023	2,479.00	
sec8hap - Section 8 HAP	20267	Oreisup - SUPERIOR RE INVESTMENTS LLC	10/3/2023	10-2023	1,800.00	
sec8hap - Section 8 HAP	20268	Orenaco - ACOSTA RENTAL LLC	10/3/2023	10-2023	2,000.00	
sec8hap - Section 8 HAP	20269	Orenokg - K G RENOVATIONS LLC	10/3/2023	10-2023	1,121.00	
sec8hap - Section 8 HAP	20270	Orivdie - DIEGO A RIVERA	10/3/2023	10-2023	3,320.00	
sec8hap - Section 8 HAP	20271	Oriviri - IRIS J RIVERA	10/3/2023	10-2023	1,091.00	
sec8hap - Section 8 HAP	20272	Orivvic - VICTORIANO RIVERA JR	10/3/2023	10-2023	522.00	
sec8hap - Section 8 HAP	20273	Ormidprop - R MIDDLETON PROPERTIES LLC	10/3/2023	10-2023	659.00	
sec8hap - Section 8 HAP	20274	Orodhen - HENRY RODRIGUEZ	10/3/2023	10-2023	881.00	
sec8hap - Section 8 HAP	20275	Orogluc - ROGERS	10/3/2023	10-2023	754.00	
sec8hap - Section 8 HAP	20276	Orogsal - SALVATORE W ROGGIO	10/3/2023	10-2023	702.00	
sec8hap - Section 8 HAP	20277	Orpjpro - RPJ PROPERTIES LLC	10/3/2023	10-2023	13,504.00	
sec8hap - Section 8 HAP	20278	Oruppab - RUPERTO	10/3/2023	10-2023	1,175.00	
sec8hap - Section 8 HAP	20279	Osaiger - GERALD M SAINOT JR	10/3/2023	10-2023	1,758.00	
sec8hap - Section 8 HAP	20280	Osaldas - DAMIAN & ELAINE SALAS	10/3/2023	10-2023	797.00	
sec8hap - Section 8 HAP	20281	Osauaud - SAUNDERS	10/3/2023	10-2023	1,800.00	
sec8hap - Section 8 HAP	20282	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	10/3/2023	10-2023	736.00	
sec8hap - Section 8 HAP	20283	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LL	10/3/2023	10-2023	404.00	
sec8hap - Section 8 HAP	20284	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	10/3/2023	10-2023	309.00	
sec8hap - Section 8 HAP	20285	Oshabru - BRUCE D SHAW	10/3/2023	10-2023	1,251.00	
sec8hap - Section 8 HAP	20286	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	10/3/2023	10-2023	2,119.00	
sec8hap - Section 8 HAP	20287	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	10/3/2023	10-2023	1,740.00	
sec8hap - Section 8 HAP	20288	Ototalb - ALBERTO SOTO	10/3/2023	10-2023	1,090.00	
sec8hap - Section 8 HAP	20289	Osqulan - LANDIS SQUARE SR APTS	10/3/2023	10-2023	2,087.00	
sec8hap - Section 8 HAP	20290	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	10/3/2023	10-2023	1,695.00	
sec8hap - Section 8 HAP	20291	Oswaway - WAYNE SWANSON	10/3/2023	10-2023	607.00	
sec8hap - Section 8 HAP	20292	Oswel101 - 101 S WEST LLC	10/3/2023	10-2023	2,984.00	
sec8hap - Section 8 HAP	20293	Otayver - TAYLOR	10/3/2023	10-2023	637.00	
sec8hap - Section 8 HAP	20294	Othapau - ALBERTA A QUAIROLI ESTATE	10/3/2023	10-2023	1,082.00	
sec8hap - Section 8 HAP	20295	Otimesus - SUSAN V TIMMRECK	10/3/2023	10-2023	794.00	
sec8hap - Section 8 HAP	20296	Otorism - TORRES	10/3/2023	10-2023	1,794.00	
sec8hap - Section 8 HAP	20297	Ovasdap - DAPHNE VASSALOTTI	10/3/2023	10-2023	593.00	
sec8hap - Section 8 HAP	20298	Ovhosri - SRI VHOMES LLC	10/3/2023	10-2023	1,650.00	
sec8hap - Section 8 HAP	20299	Ovinlan - VINELAND VILLAGE APTS	10/3/2023	10-2023	6,860.00	
sec8hap - Section 8 HAP	20300	Ovirulou - LOUIS A VIRUET	10/3/2023	10-2023	992.00	
sec8hap - Section 8 HAP	20301	Ovitdor - VITALO	10/3/2023	10-2023	885.00	
sec8hap - Section 8 HAP	20302	Owalnut - WALNUT REALTY ASSOCIATES LLC	10/3/2023	10-2023	10,460.00	
sec8hap - Section 8 HAP	20303	Owassey - SEYMOUR WASSERSTRUM	10/3/2023	10-2023	1,200.00	
sec8hap - Section 8 HAP	20304	Owhebr - WHEELER SR	10/3/2023	10-2023	472.00	
sec8hap - Section 8 HAP	20305	Owolpro - WOLF PROPERTY HOLDINGS LLC	10/3/2023	10-2023	1,277.00	

Payment Summary

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Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	20306	0wrialf - WRIGHT	10/3/2023	10-2023	680.00
sec8hap - Section 8 HAP	500031	0velmal - MALADA CRESPO VELEZ	9/27/2023	09-2023	0.00
sec8hap - Section 8 HAP	500032	0abrawi - ABRAHAN HEREDIA	10/3/2023	10-2023	0.00
sec8hap - Section 8 HAP	500033	0chainv - CHAAD INVESTMENTS LLC	10/3/2023	10-2023	0.00
					755,746.00

Payment Summary

erty=.all AND Bank=sec8admn AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Cl

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8admn - Section 8 Admi	728	vfi093 - ORANGE COUNTY HOUSING & C D	10/2/2023	10-2023	65.16
sec8admn - Section 8 Admi	729	vha - HOUSING AUTHORITY CITY OF VINELAND	9/29/2023	09-2023	93,151.50
sec8admn - Section 8 Admi	20232690385	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	57,100.00 9/29/2023
					150,316.66

Payment Summary

erty=.all AND Bank=capgenfd AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Cl

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
capgenfd - Public Housing C	2557	0salela - SALAS	9/26/2023	09-2023	2,700.00
capgenfd - Public Housing C	2558	b0000830 - MOLINA	9/26/2023	09-2023	1,150.00
capgenfd - Public Housing C	2559	vmu - Vineland Municipal Utilities	9/29/2023	09-2023	11,809.70
capgenfd - Public Housing C	2560	b0000802 - REESE	10/13/2023	10-2023	290.32
capgenfd - Public Housing C	2561	b0000817 - CARABALLO	10/17/2023	10-2023	1,150.00
capgenfd - Public Housing C	2562	0gonabr - GONZALEZ JR	10/18/2023	10-2023	1,205.00
capgenfd - Public Housing C	5466510902	sjgas - South Jersey Gas Company	9/29/2023	09-2023	109.66
capgenfd - Public Housing C	5467248027	sjgas - South Jersey Gas Company	9/29/2023	09-2023	522.13
capgenfd - Public Housing C	20232690386	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	128,700.00
capgenfd - Public Housing C	20232690391	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	1,542.00
capgenfd - Public Housing C	20232690396	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	14,137.42
					163,316.23

Payment Summary

operty=.all AND Bank=cocc AND mm/yy=09/2023-10/2023 AND Check Date=09/22/2023-10/19/2023 AND All Checks=Yes AND Include Voids=All Chec

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	12420	vmu - Vineland Municipal Utilities	9/29/2023	09-2023	3,134.70
cocc - Central Office Cost	12421	bobaut - BOB'S AUTO SUPPLY, INC	9/29/2023	09-2023	89.00
cocc - Central Office Cost	12422	ccia - Cumberland Co Improvement Auth	9/29/2023	09-2023	38.97
cocc - Central Office Cost	12423	cintron - MIGDALIA CINTRON	9/29/2023	09-2023	93.00
cocc - Central Office Cost	12424	coloni - Colonial Electrical Supply	9/29/2023	09-2023	78.90
cocc - Central Office Cost	12425	genelec - Gen X Electrical Contractors LLC	9/29/2023	09-2023	142.50
cocc - Central Office Cost	12426	hompro - Home Depot Pro	9/29/2023	09-2023	2,527.16
cocc - Central Office Cost	12427	jdrcon - JDR Construction LLC	9/29/2023	09-2023	2,414.00
cocc - Central Office Cost	12428	mazza - Frank Mazza & Son Inc.	9/29/2023	09-2023	5,542.53
cocc - Central Office Cost	12429	miles - Miles IT Company	9/29/2023	09-2023	3,664.00
cocc - Central Office Cost	12430	pbrese - Reserve Account	9/29/2023	09-2023	1,000.00
cocc - Central Office Cost	12431	staadv - Staples, Inc.	9/29/2023	09-2023	807.21
cocc - Central Office Cost	12432	weaequ - Weaver Equipment Sales & Service	9/29/2023	09-2023	154.95
cocc - Central Office Cost	12433	cwa - Communications Workers of America	9/29/2023	09-2023	228.60
cocc - Central Office Cost	12434	broste - Stefan Browne Court Officer	10/11/2023	10-2023	82.00
cocc - Central Office Cost	12435	acehar - Vineland Ace Hardware East	10/19/2023	10-2023	89.98

Payment Summary

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Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	12436	amacap - Amazon Capital Services Inc	10/19/2023	10-2023	1,670.17
cocc - Central Office Cost	12437	ambcom - Ambient Comfort	10/19/2023	10-2023	1,349.00
cocc - Central Office Cost	12438	aprsup - APR SUPPLY CO	10/19/2023	10-2023	90.19
cocc - Central Office Cost	12439	avena - Linda M Avena CPA	10/19/2023	10-2023	7,083.26
cocc - Central Office Cost	12440	barret - Barretta Plumbing Heating Cooling	10/19/2023	10-2023	1,198.00
cocc - Central Office Cost	12441	blockisi - TELESYSTEM	10/19/2023	10-2023	2,033.28
cocc - Central Office Cost	12442	bobaut - BOB'S AUTO SUPPLY, INC	10/19/2023	10-2023	543.19
cocc - Central Office Cost	12443	bowman - BOWMAN & COMPANY, LLP	10/19/2023	10-2023	7,000.00
cocc - Central Office Cost	12444	callexp - Call Experts New Jersey	10/19/2023	10-2023	433.95
cocc - Central Office Cost	12445	canbus - Canon Solutions America Inc	10/19/2023	10-2023	187.18
cocc - Central Office Cost	12446	ccia - Cumberland Co Improvement Auth	10/19/2023	10-2023	3,561.84
cocc - Central Office Cost	12447	centur - Century Water Conditioning & Purification Inc	10/19/2023	10-2023	1,493.92
cocc - Central Office Cost	12448	chute - Chute Master Services Inc	10/19/2023	10-2023	1,770.00
cocc - Central Office Cost	12449	cintas - Cintas Corporation #100	10/19/2023	10-2023	698.31
cocc - Central Office Cost	12450	coloni - Colonial Electrical Supply	10/19/2023	10-2023	9.52
cocc - Central Office Cost	12451	cullig - South Jersey Culligan Water	10/19/2023	10-2023	33.00
cocc - Central Office Cost	12452	ekrise - KRISE ELECTRICAL CONTRACTOR LLC	10/19/2023	10-2023	1,191.04
cocc - Central Office Cost	12453	eldpes - ELDER PEST CONTROL, INC.	10/19/2023	10-2023	1,237.50
cocc - Central Office Cost	12454	fedex - Federal Express	10/19/2023	10-2023	34.02
cocc - Central Office Cost	12455	gabage - Eisenstat Gabage and Furman PC	10/19/2023	10-2023	1,185.00
cocc - Central Office Cost	12456	genelec - Gen X Electrical Contractors LLC	10/19/2023	10-2023	475.00
cocc - Central Office Cost	12457	hdsupp - HD Supply Facilities Maintenance LTD	10/19/2023	10-2023	1,067.45
cocc - Central Office Cost	12458	hill - Ronald Hill	10/19/2023	10-2023	1,125.00
cocc - Central Office Cost	12459	himina - DELSEA LAUNDROMAT	10/19/2023	10-2023	745.00
cocc - Central Office Cost	12460	homest - HP Homestead Plumbing and Heating Inc	10/19/2023	10-2023	1,231.44
cocc - Central Office Cost	12461	hompro - Home Depot Pro	10/19/2023	10-2023	4,269.41
cocc - Central Office Cost	12462	inspira - Inspira Health Network Urgent Care, PC	10/19/2023	10-2023	60.00
cocc - Central Office Cost	12463	irrsj - Conserva Irrigation of South Jersey	10/19/2023	10-2023	1,200.00
cocc - Central Office Cost	12464	joskel - JOSEPH KELLY	10/19/2023	10-2023	60.00
cocc - Central Office Cost	12465	lilfor - LILLISTON FORD, INC.	10/19/2023	10-2023	15.86
cocc - Central Office Cost	12466	miles - Miles IT Company	10/19/2023	10-2023	12,322.00
cocc - Central Office Cost	12467	natten - National Tenant Network	10/19/2023	10-2023	864.00
cocc - Central Office Cost	12468	pbrese - Reserve Account	10/19/2023	10-2023	1,000.00
cocc - Central Office Cost	12469	pcrich - P C Richard and Son Builders Div	10/19/2023	10-2023	1,797.00
cocc - Central Office Cost	12470	peters - Peterson Service Co Inc	10/19/2023	10-2023	1,620.00
cocc - Central Office Cost	12471	pitneq - Pitney Bowes Global Financial Services, LLC.	10/19/2023	10-2023	574.26
cocc - Central Office Cost	12472	purewa - Pure Water Solutions Inc	10/19/2023	10-2023	253.00
cocc - Central Office Cost	12473	quapri - Quality Printing	10/19/2023	10-2023	460.00
cocc - Central Office Cost	12474	riggin - Riggins Inc	10/19/2023	10-2023	259.18
cocc - Central Office Cost	12475	rpmlan - RPM Landscape Contractor LLC	10/19/2023	10-2023	1,575.00
cocc - Central Office Cost	12476	rutgers - Rutgers, The State University of New Jersey	10/19/2023	10-2023	175.00
cocc - Central Office Cost	12477	sermas - ServiceMaster Of The Shore Area	10/19/2023	10-2023	1,185.00
cocc - Central Office Cost	12478	sherwi - Sherwin Williams Company	10/19/2023	10-2023	145.98
cocc - Central Office Cost	12479	sjappra - South Jersey Appraisal Associates LLC	10/19/2023	10-2023	1,800.00
cocc - Central Office Cost	12480	sousid - South Side Auto Body	10/19/2023	10-2023	985.00
cocc - Central Office Cost	12481	totsec - Total Security Alarms, LLC.	10/19/2023	10-2023	570.25
cocc - Central Office Cost	12482	ulbric - Ulbrich-Scull Investigations LLC	10/19/2023	10-2023	1,866.20
cocc - Central Office Cost	12483	veriw - Verizon Wireless	10/19/2023	10-2023	1,023.65
cocc - Central Office Cost	12484	vldins - City of Vineland, Division of Code Enforcement	10/19/2023	10-2023	39,600.00
cocc - Central Office Cost	12485	weaequ - Weaver Equipment Sales & Service	10/19/2023	10-2023	52.18

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			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	131385	axaequ - Equitable	10/10/2023	10-2023	2,015.00
cocc - Central Office Cost	1329076	axaequ - Equitable	9/22/2023	09-2023	2,015.00
cocc - Central Office Cost	10052023	aflac - AFLAC	10/5/2023	10-2023	156.00
cocc - Central Office Cost	10062023	paychex - Paychex of New York LLC	10/6/2023	10-2023	448.11
cocc - Central Office Cost	27961936	pers - Public Employees Retirement System	10/10/2023	10-2023	17,484.20
cocc - Central Office Cost	2023092001	paychex - Paychex of New York LLC	9/22/2023	09-2023	473.29
cocc - Central Office Cost	5461672379	sjgas - South Jersey Gas Company	9/29/2023	09-2023	117.44
cocc - Central Office Cost	20232690397	vha - HOUSING AUTHORITY CITY OF VINELAND	9/26/2023	09-2023	7,913.00
cocc - Central Office Cost	710209262023	wex - WEX Bank	9/26/2023	09-2023	3,243.86
					165,132.63

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

RESOLUTION #2023-54

Resolution Authorizing Contracts with Approved National
Contract Vendors for Contracting Units
Pursuant to N.J.S.A. 52:34-6.2(b)(3)

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

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

WHEREAS, the Housing Authority of the City of Vineland intends to enter into contracts with the attached Referenced National Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current national contracts; and

WHEREAS, the Housing Authority of the City of Vineland may through the use of the attached contracts purchase in excess of the bid threshold; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Vineland authorizes the Purchasing Agent to purchase certain goods or services from those approved national cooperative contracts on the attached list, pursuant to all conditions of the individual contracts; and

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

ADOPTED: October 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

Chapman

VOTE:

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

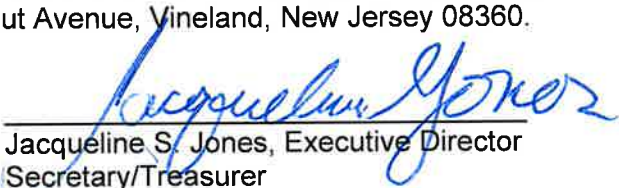
VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

National Cooperative Contract Vendors

Cooperative Contract Vendors

Contract Information	Vendor	Products\Services	Expiration
OMNIA Partners - US Communities Contract, County of Maricopa, Arizona Contract #16154	HD Supply Facilities Maintenance	Maintenance and Hardware Supplies	12/31/2026
OMNIA Partners - US Communities Contract, Maricopa County, Phoenix, AZ, Contract #16154	Home Depot Pro	Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services	12/31/2026
OMNIA Partners - US Communities Contract, Fresno Unified School District, CA, Contract #22-07	Home Depot Pro	Maintenance and Hardware Supplies	10/31/2025
OMNIA Partners - US Communities Contract, County of Fairfax, Virginia Contract #:4400006644	Insight Public Sector	Technology Products and Solutions	4/30/2023
Sourcewell Contract #081419-CDW	CDW-G Technology Solutions	Technology & Communications Solutions	10/30/2024
Sourcewell Contract#: #080620-WEX	Wright Express Financial Services Corp	Fuel Card Services	9/10/2024
OMNIA Partners - US Communities Contract, Prince William County Public Schools, Virginia, Contract R-BB-19002	CINTAS	Uniform Services	10/31/2027
Sourcewell - Contract#: 121218-WWG	Grainger	Facilities & Maintenance Repair	1/25/2023
Sourcewell - Contract Number: 192163	Grainger	Maintenance, Repair and Operations (MRO) Supplies, Parts, Equipment, Materials, and Related Services	12/31/2024
OMNIA - Contract Number: 2018.000207	Grainger	Maintenance, Repair, Operations (MRO) Supplies and Related Services	6/30/2024
OMNIA Partners - US Communities Contract, Prince William County Public Schools, VA Contract#:R-TC-17006	Amazon Business	Online Marketplace	1/18/2028
OMNIA Partners - Contract 02-147	Sherwin Williams	Paint and Related Supplies	4/30/2028
Sourcewell Contract #030421-SCS STANLEY Integrated Security Solutions	Stanley Access Technologies	Integrated Systems, Services and Equipment	4/22/2025
Sourcewell Contract #080420-TKE Thyssenkrupp Elevator	TK Elevator	Elevators, Escalators, and Moving Walks with Related Equipment, Services	8/28/2024
Sourcewell Contract #012320-SCC - Staples	Staples	Office Supplies	4/6/2024
Sourcewell Contract #030421-JHN - Johnson Controls	Johnson Controls	Facility Security Systems	4/22/2025
Sourcewell Contract #070121-JHN - Johnson Controls	Johnson Controls (tyco)	HVAC Systems	8/12/2025
OMNIA Partners - US Communities - Contract Number: R192006 Region 4 ESC	Lowe's	Maintenance, Repair & Operations Supplies and Related Services	3/31/2024
OMNIA Partners - National IPA - Contract Number: FI-R0251-18	Canon	Multi-Function Copier Devices and Service Solutions	3/31/2024
OMNIA Partners - Contract Number: R200501	Schindler	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2025
OMNIA Partners - US Communities Contract - Contract Number: 4400006642	Carahsoft Software Corp	Google Products, Services and Solutions	10/31/2023
OMNIA Partners - US Communities Contract - Contract #2019001564	KONE	Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services	9/30/2024
OMNIA Partners - US Communities Contract - Contract #R200502	TK Elevator Corp	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2024
OMNIA Partners - US Communities Contract - Contract #R200501	Schindler Group	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2023
OMNIA Partners - US Communities Contract - Contract #2019001563	OTIS	Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services	9/30/2024
OMNIA Partners - US Communities Contract - Contract #R190601	GovDeals	Auctioneer Services and Related Products	1/31/2025
OMNIA Partners - US Communities Contract - Contract #18-6320	Shred-it	Document and Media Destruction Services	5/14/2024
Sourcewell Contract #012320-SCC - Staples	Staples	Office Supply Catalog Solutions	4/6/2024
OMNIA Partners - US Communities Contract - Contract #2020002148	Mannington Commercial	Systemwide Flooring	4/14/2025
OMNIA Partners - US Communities Contract - Contract #2020002149	Mohawk Carpet Distribution, Inc.	Systemwide Flooring	4/14/2025

Sourcewell Contract #031121-DAC - Deere and Company	Deere and Company	Grounds Maintenance Equipment	4/30/2025
Sourcewell Contract #091422-FAS - Fastenal Company	Fastenal Company	Facility MRO	11/8/2026
Sourcewell Contract #070121-HNY - Honeywell	Honeywell	Building Management Systems	8/12/2025
Sourcewell Contract #121919-KII - KI Furniture	KI Furniture	Furniture	2/18/2024
Sourcewell Contract #011322-PIT - Pitney Bowes	Pitney Bowes	Mailing & Shipping Software & Solutions	2/28/2026
Sourcewell Contract #121919-STI - Steelcase	Steelcase	Furniture	2/18/2024
OMNIA Partners - US Communities Contract - Contract #2019001568	Lerch Bates Inc.	Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization	9/30/2024
OMNIA Partners - US Communities Contract - Contract #3341	Trane	HVAC Products, Installation, Labor Based Solutions, and Related Products and Services	8/31/2027
OMNIA Partners - US Communities Contract - Contract #22601702	Panasonic	Mobile Computing Solutions Including Ruggedized Laptops, Tablets, Accessories and Related Technology Products and Services	4/13/2025
Sourcewell Contract #121919-TKN - Teknion	Teknion	Public Sector & Education Furnishings	2/18/2024
OMNIA Partners - US Communities Contract - Contract #R191811	National Office Furniture	Furniture, Installation and Related Services	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R191802	Allsteel	Furniture, Installation and Related Services	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R191819	Enwork	Furniture, Installation and Related Services	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R200601	Sunbelt Rentals	Equipment and Tool Rental Services	10/31/2025
OMNIA Partners - US Communities Contract - Contract #2017000280	Advance Auto Parts	Automotive Parts & Supplies	6/30/2024
OMNIA Partners - US Communities Contract - Contract #R211201	AutoZone	Automotive Parts & Supplies	12/31/2026
OMNIA Partners - US Communities Contract - Contract #R220201	Burke	Playground Systems, Installation, Service and Related Items	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R220202	Play & Park Structures	Playground Systems, Installation, Service and Related Items	4/30/2027
OMNIA Partners - US Communities Contract - Contract # 20469	Exmark	Tractors, Mowers, and Other Equipment, Parts, and Services	5/14/2027
Sourcewell Contract # - 091422	Grainger	Facility MRO Solution, PPE Safety supplies	11/8/2026
Sourcewell Contract # - 101320-SCC	Grainger	Facilities equipment &supplies	11/16/2024
Sourcewell Contract # - RFP#010720	Panasonic	Equipment, Products, Or Services	2/21/2024
Educational Services Commission of New Jersey - BID: ESCNJ 22/23-23	All-Risk	Disaster Recovery Services	11/15/2024

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

RESOLUTION #2023-55

Resolution Authorizing Contracts with Approved State
Contract Vendors for Contracting Units
Pursuant to N.J.S.A. 40A:11-12a

WHEREAS, the Housing Authority of the City of Vineland, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

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

WHEREAS, the Housing Authority of the City of Vineland intends to enter into contracts with the attached Referenced State Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts; and

WHEREAS, the Housing Authority of the City of Vineland may through the use of the attached contracts purchase in excess of the bid threshold; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Vineland authorizes the Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendors on the attached list, pursuant to all conditions of the individual State contracts; and

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

ADOPTED: October 19, 2023

MOVED/SECONDED:
Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

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

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on October 19, 2023 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

NJ State Contract Vendors

Contract Information	Vendor	Products\Services	Expiration
NJ State Contract #:19-TELE-00656	DELL MARKETING LP	M0483 - COMPUTER EQUIPMENT, PERIPHERALS & RELATED SERVICES	10/31/2023
NJ State Contract #:20-TELE-01510	DELL MARKETING LP	SOFTWARE LICENSE & RELATED SERVICES	5/24/2026
NJ State Contract #:20-TELE-01511	CDW GOVERNMENT LLC	Software Reseller Services	5/24/2026
NJ State Contract #:22-TELE-05441	VERIZON WIRELESS	WIRELESS DEVICES AND SERVICES	8/11/2024
NJ State Contract #:0000003	W B MASON COMPANY INC	T0052 Office Supplies and Recycled Copy Paper Statewide	5/6/2024
NJ State Contract #:88692	MARLEE CONTRACTORS	HVAC, REFRIGERATION AND BOILER SERVICES	10/31/2023
NJ State Contract #:21-FOOD-01747	PEMBERTON ELECTRICAL SUPPLY CO	ELECTRICAL EQUIPMENT AND SUPPLIES	9/30/2024
NJ State Contract #:23-FOOD-50947	PEMBERTON ELECTRICAL SUPPLY CO	T2419 Electrical Equipment, Supplies, Light Poles, and Luminaries with Associated Lamps	7/31/2026
NJ State Contract #:23-FOOD-47763	FRANK MAZZA AND SON	CARPET/FLOORING SUPPLY&INSTALL	6/30/2025
NJ State Contract #:40823	Creston Hydraulics Inc.	T0126 - OEM & NON-OEM MAINTENANCE & REPAIR SERVICES FOR LIGHT/MEDIUM DUTY VEHICLES	3/17/2024
NJ State Contract #:88272	Creston Hydraulics Inc.	T0085 - SNOW PLOW PARTS, AND GRADER AND LOADER BLADES	1/19/2024
NJ State Contract #:19-FOOD-01328	South Jersey Paper Products	T0012 Food Service Items: Disposable, Paper and Plastic for Distribution and Support Services	10/31/2023
NJ State Contract #: 43029	Laurel Lawn Mower	PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2023
NJ State Contract #:19-FLEET-00677	Grainger	M0002 CUSTOM ORDERS Facilities Maintenance and Repair & Operations (MRO) and Industrial Supplies	6/30/2024
NJ State Contract #:19-FLEET-00566	Grainger	Facilities Maintenance and Repair & Operations (MRO) and Industrial Supplies	6/30/2024
NJ State Contract #: 43037	Central Jersey Equipment	T2187 - PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2024
NJ State Contract #: 43022	Cherry Valley Tractor Sales	T2187 - PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	2/16/2024
NJ State Contract #: 21-FLEET-03204	Jet Vac Equipment	T3117 12 YD. COMBINATION SEWER CLEANER & VACUUM MANHOLE CLEANER	1/4/2025

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

RESOLUTION #2023-56

Resolution to Award Fire Pump Replacement at Kidston & Olivio Towers

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for the Fire Pump Replacement at Kidston and Olivio Towers; and

WHEREAS, bids were advertised pursuant to section 4 of P.L.1971, c.198 (C.40A:11-4) on two occasions; and

WHEREAS, the first occasion of advertisement for bids for the Fire Pump Replacement at Kidston and Olivio Towers was on May 2, 2023, received on June 1, 2023 and no bids were received; and

WHEREAS, the second occasion of advertisement for bids for the Fire Pump Replacement at Kidston and Olivio Towers was on June 6, 2023, received on June 21, 2023 and one bid was received; and

WHEREAS, the bid submission exceeds the project budget; and

WHEREAS, the governing body determined that such bid was not responsive and reasonable as to pricing; and

WHEREAS, the governing body authorized the Purchasing Agent to re-bid or negotiate the project (Resolution 2023-37, July 20, 2023); and

WHEREAS, a contract has been negotiated with J.H. Williams Enterprise, Inc. of Moorestown, NJ; and,

WHEREAS, the Authority recommends the contract be awarded to J.H. Williams Enterprise, Inc.; and,

WHEREAS, the Authority has funding available for this expenditure; and,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby awards the contract for Fire Pump Replacement at Kidston and Olivio Towers and approves the expenditure of funds in the amount of \$558,900 to J.H. Williams Enterprise, Inc..

ADOPTED: October 19, 2023

MOVED/SECONDED:
Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Asselta

VOTE:

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

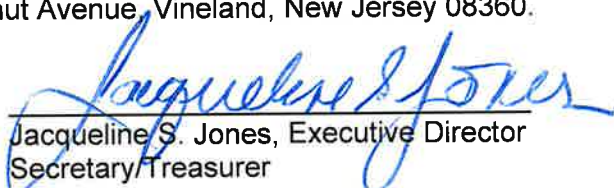
VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

Fire Pump Replacement at Kidston and Olivio Towers

from the Home Ownership Funds. The line item to be charged for the above expenditure is Account # 1400-06-000.



Wendy Hughes
Certifying Financial Officer

10/19/2023
Date



October 17, 2023

Jacqueline Jones, Executive Director
Vineland Housing Authority
191 W Chestnut Ave.
Vineland, NJ 08360

Re: Kidston and Olivio Towers Fire Pump Replacement
Recommendation to Award

Dear Ms. Jones,

On Wednesday, June 21st, 2023 a bid was publicly opened and read aloud for the above referenced project. One (1) contractor submitted bids for the project. The only bid was submitted by J. H. Williams Enterprises, Inc. of Moorestown, New Jersey in the amount of \$735,000.00. The contract was subsequently negotiated in the amount of \$558,900.00. Our office has evaluated the negotiated contract and believe it to be responsive and complete. Therefore, we recommend the board of the Vineland Housing Authority award a construction contract to J. H. Williams Enterprises, Inc.

Thank you for the opportunity to be of service. We look forward to the successful completion of this project with you.

Sincerely,

Michael R. Donovan, AIA

donovan
a r c h i t e c t s

9 TANNER ST. | SUITE 201
HADDONFIELD NJ 08033
donovanarchitects.com

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: JH Williams Enterprises, Inc.
- B. Project Name: Kidston & Olivio Towers Fire Pump Replacement.
 - 1. Project Location: 1040 – 1044 E. Landis Ave, Vineland, NJ 08360.
- C. Owner: Vineland Housing Authority, 191 W Chestnut Ave, Vineland, NJ 08360
- D. Architect: Donovan Architects LLC, 9 Tanner Street, Suite 201, Haddonfield, NJ, 08033.
- E. Architect Project Number: 22-033.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Haley Donovan LLC and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
 - 1. five hundred fifty-eight thousand nine hundred Dollars (\$ 558,900.00).
 - 2. The above amount may be modified by amounts indicated by the Bidder on the attached Document 004323 "Alternates Form."

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting ten percent (10%) of the Base Bid amount above (not to exceed \$20,000):
 - 1. twenty thousand Dollars (\$ 20,000.00).
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Owner, and shall fully complete the Work within 180 calendar days.

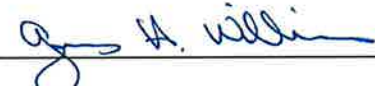
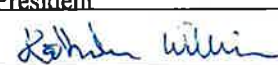
1.5 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and are attached hereto.
1. Bid Form Supplement - Bid Bond Form (AIA Document A310).
 2. Bid Form Supplement – Proposed Schedule of Values Form
 3. Bid Form Supplement – Bid Guarantee
 4. Bid Form Supplement – Stockholder's Disclosure
 5. Bid Form Supplement – List of Prime Sub-Contractors
 6. Bid Form Supplement – Acknowledgement of Receipt of Addenda
 7. Bid Form Supplement – Alternates Form

1.6 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in Vineland, State of New Jersey and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.7 SUBMISSION OF BID

- A. Respectfully submitted this 12 day of October, 2023.
- B. Submitted By: JH Williams Enterprises, Inc. (Name of bidding firm or corporation).
- C. Authorized Signature:  (Handwritten signature).
- D. Signed By: James H. Williams (Type or print name).
- E. Title: President (Owner/Partner/President/Vice President).
- F. Witness By:  (Handwritten signature).
- G. Attest: _____ (Handwritten signature).
- H. By: Kathleen Williams (Type or print name).
- I. Title: Secretary (Corporate Secretary or Assistant Secretary).
- J. Street Address: 513 Pleasant Valley Ave.
- K. City, State, Zip: Moorestown, NJ, 08057
- L. Phone: 856-793-7114

Kidston and Olivio Towers – Fire Pump Replacement
Bid Submission | 06.06.23

Donovan Architects, LLC

M. License No.: 13VH00294700

N. Federal ID No.: 223773797 (Affix Corporate Seal Here).

END OF DOCUMENT 004113

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

RESOLUTION #2023-57

A RESOLUTION APPROVING THE ADOPTION OF THE HOUSING AUTHORITY OF THE
CITY OF VINELAND’S PERSONNEL POLICY AND EMPLOYEE MANUAL

WHEREAS, the Housing Authority of the City of Vineland (the “Authority”) has promulgated Personnel Policies and an Employee Manual, with codified policies and procedures applicable to its employees, volunteers, and appointed officials (the “Personnel Policies”);

WHEREAS, the Authority is a member of the New Jersey Municipal Excess Liability Joint Insurance Fund (“NJ MEL”);

WHEREAS, the Authority has implemented the NJ MEL’s model employment practices risk control program (“Risk Control Program”);

WHEREAS, the NJ MEL’s Risk Control Program requires the Authority to make certain updates to its Personnel Policies, every two years;

WHEREAS, the NJ MEL has provided required and recommended policies for New Jersey municipalities and authorities, which contains the most recent updates to the Risk Control Program, in accordance with recent developments and enactments under New Jersey and federal law; and

WHEREAS, the Authority’s Board of Commissioners has determined that updated Personnel Policies should be adopted so that the Authority can implement and promulgate the NJ MEL’s most recent updates and suggestions regarding the Risk Control Program; and

WHEREAS, the members of the Authority’s Board of Commissioners have been provided with a copy of the updated Personnel Policies.

NOW, THEREFORE BE IT ADOPTED by the Board of Commissioners of the Housing Authority of the City of Vineland that the Authority shall adopt and distribute to all employees, volunteers, and appointed officials, the aforementioned updated Personnel Policies and Employee Manual;

BE IT FURTHER ADOPTED that the Authority and its Executive Director, in consultation with the Authority Labor and Employment Attorney, shall be authorized to make additional and non-material revisions to the Personnel Policies and Employee Manual, prior to the Personnel Policies being issued to Authority employees, volunteers, and appointed officials.

BE IT FURTHER ADOPTED that the final version of the Authority’s Personnel Policies and Employee Manual shall be distributed to Authority employees, volunteers, and appointed officials on or by November 1, 2023.

This Resolution shall become effective October 19, 2023.

ADOPTED: October 19, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

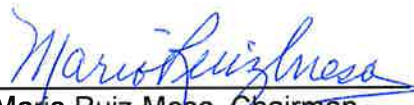
Chapman
Asselta

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 19, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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