

RESOLUTION NO. 5130

**RESOLUTION AWARDING THE CONTRACT FOR
HALLWAY FLOORING UPGRADES AT THE
JOHN J. CURREY BUILDING**

WHEREAS, the Lakewood Housing Authority (hereinafter referred to as LHA) has need for the above-listed work item; and

WHEREAS, the LHA is permitted to contract for such services pursuant to both the New Jersey Redevelopment and Housing Law and the New Jersey Public Contracts Law; and

WHEREAS, pursuant to the LHA Procurement Policy Guidelines, the above contract was advertised for bid in the appropriate newspapers; and

WHEREAS, on March 31, 2015 LHA received the following five (5) bids from bidders:

Best Value Rugs & Carpets, Inc. 334 Route 22 West Greenbrook, NJ 08812	\$29,885.00 Withdrawn
Ocean Contractors, Inc. 291 Herbertsville Rd Brick, NJ 08724	\$77,700.00
NJ State Flooring, Inc. 109 Green Tree Rd. Brick, NJ 08724	\$94,000.00
George Koustas 70 Beechwood Ave. West Long Branch, NJ 07764	\$109,000.00
Cypreco Industries 1420 9th Ave. Neptune City, NJ 07753	\$123,823.00

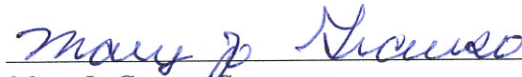
; and

WHEREAS, after review by LHA architect, Habitech Architects P.C. it was determined that Ocean Contractors, Inc. submitted the lowest responsible and responsive base bid in accordance with N.J.S.A. 40A:11-4a in the amount of \$77,700.00; and

NOW THEREFORE BE IT RESOLVED by the members of the Board of Commissioners of the LHA as follows:

1. The public bid for the work described both herein as well as in the bid specifications and drawings be awarded to Ocean Contractors, Inc. and a contract be executed in their name for the bid price of \$77,700.00; and
2. The Executive Director is hereby authorized and directed to execute said contract and to take any and all necessary administrative actions to implement this Resolution.

I hereby certify that the above is a true copy of a Resolution, duly adopted by the Board of Commissioners of the Lakewood Housing Authority, in the Township of Lakewood in the County of Ocean, at its Special Meeting held on the 13th day of May 2015.



Mary Jo Grauso, Secretary
Executive Director

RESOLUTION NO. 5131

**RESOLUTION RATIFYING
ADMINISTRATIVE STAFF
TO WORK SUMMER HOURS
MEMORIAL DAY 2015 THROUGH LABOR DAY 2015**

WHEREAS, the Board of Commissioners (“Board”), of the Lakewood Housing Authority (“Authority”), of the Township of Lakewood, in the County of Ocean and State of New Jersey, the Board wishes to allow the Administrative Staff to work a four-day work week Monday through Thursday, from Memorial Day through Labor Day; and

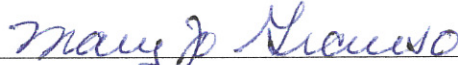
WHEREAS, Administrative Staff employees will be required to work a 8 ¾ work day for four days for a total of 35 hours per week; and

WHEREAS, the Executive Director wishes to assure the Board that the mission of the housing authority and the population it serves will not be compromised; and

WHEREAS, Management will monitor the work productivity and service to our clients; and

NOW THEREFORE BE IT RESOLVED, that the Board ratifies the motion made at the April 28, 2015 Board Meeting approving the administrative staff to work a four-day work week (35 hours) from Memorial Day through Labor Day, Monday through Thursday.

I hereby certify that the above is a true copy of a Resolution, duly adopted by the Board of Commissioners of the Lakewood Housing Authority, in the Township of Lakewood in the County of Ocean, at its Special Meeting held on the 13th day of May 2015.



Mary Jo Grauso, Secretary
Executive Director

RESOLUTION NO. 5132

**AWARDING CONTRACT
FOR GENERAL COUNSEL
JUNE 1, 2015– MAY 31, 2016**

WHEREAS, the Board of Commissioners ("Board") of the Lakewood Housing Authority ("Authority"), of the Township of Lakewood, in the County of Ocean and State of New Jersey requires professional services for General Counsel to be provided to the Authority; and

WHEREAS, contracts for professional services may be awarded without formal bid, in a Request for Proposals manner, in accordance with the Local Public Contracts Law of the State of New Jersey, relevant HUD regulations, and the Authority's Procurement Policy; and

WHEREAS pursuant to this solicitation process only one (1) proposal for the provision of these professional services was received and evaluated in accordance with evaluation criteria by the Authority:

Breslin and Breslin, P.A.
41 Main Street
Hackensack, NJ 07601

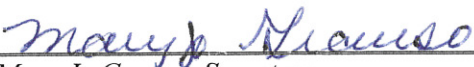
\$18,420.00

; and

WHEREAS, the Executive Director has certified that sufficient funds are available for this expenditure in the 2015 Low-Income Operating Budget, and the Attorney has determined that the Resolution meets all legal requirements.

NOW THEREFORE BE IT RESOLVED BY THE BOARD THAT the Chairperson and Executive Director are hereby authorized to execute a contract effective June 1, 2015, as attached hereto, with the firm of Breslin & Breslin at a cost of EIGHTEEN THOUSAND FOUR HUNDRED TWENTY DOLLARS (\$18,420.00), payable in 12 monthly installments of \$1,535.00 from June 1, 2015 – May 31, 2016, in accordance with the applicable specifications as set forth in the Request For Proposals. A Notice of this Resolution shall be published in a local newspaper as required by law within ten (10) days of its passage and the contract and this supporting resolution shall be retained on file and be available for public inspection at the offices of the Lakewood Housing Authority, 317 Sampson Avenue, Lakewood, New Jersey 08701.

I hereby certify that the above is a true copy of the Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood in the County of Ocean at its Special Meeting held on the 13th day of May 2015.



Mary Jo Grauso, Secretary
Executive Director

RESOLUTION NO. 5132A

**RESOLUTION AWARDING CONTRACT
FOR LANDLORD/TENANT ACTIONS
JUNE 1, 2015– MAY 31, 2016**

WHEREAS, the Board of Commissioners ("Board") of the Lakewood Housing Authority ("Authority"), of the Township of Lakewood, in the County of Ocean and State of New Jersey requires professional services for Landlord/Tenant Actions to be provided to the Authority, and

WHEREAS, contracts for professional services may be awarded without formal bid, in a Request for Proposals manner, in accordance with the Local Public Contracts Law of the State of New Jersey, relevant HUD regulations, and the Authority's Procurement Policy, and

WHEREAS pursuant to this solicitation process only one (1) proposal for the provision of these professional services was received and evaluated in accordance with evaluation criteria by the Authority:

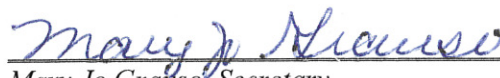
Breslin and Breslin, P.A.	\$11,100.00
41 Main Street	
Hackensack, NJ 07601	

; and

WHEREAS, the Executive Director has certified that sufficient funds are available for this expenditure in the 2015 Low-Income Operating Budget, and the Attorney has determined that the Resolution meets all legal requirements,

NOW THEREFORE BE IT RESOLVED BY THE BOARD THAT the Chairperson and the Executive Director are hereby authorized to execute the contract as attached hereto effective June 1, 2015 with the firm of BRESLIN & BRESLIN at a cost of ELEVEN THOUSAND ONE HUNDRED DOLLARS (\$11,100.00) payable in twelve monthly installments of \$925.00 from June 1, 2015 – May 31, 2016, in accordance with the applicable specifications as set forth in the Request For Proposals. A Notice of this Resolution shall be published in a local newspaper as required by law within ten (10) days of its passage and the contract and this supporting resolution shall be retained on file and be available for public inspection at the offices of the Lakewood Housing Authority, 317 Sampson Avenue, Lakewood, New Jersey 08701.

I hereby certify that the above is a true copy of the Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood in the County of Ocean at its Regular Meeting held on the 13th day of May 2015.



Mary Jo Grauso, Secretary
Executive Director

RESOLUTION NO. 5133

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL AGREEMENTS OR DOCUMENTS NECESSARY TO ADMINISTER 72 PROJECT-BASED HOUSING CHOICE VOUCHERS FOR LAKEWOOD PLAZA 2 AND AMENDING THE ADMINISTRATIVE PLAN TO PROVIDE FOR SAME

WHEREAS, the owners of the development known as Lakewood Plaza 2 are converting their housing program to the Section 8 project-based voucher program; and

WHEREAS, the Lakewood Housing Authority has been requested by HUD to administer the 72 project-based vouchers on behalf of Lakewood Plaza 2; and

WHEREAS, the Lakewood Housing Authority desires to administer the project-based vouchers on behalf of Lakewood Plaza 2 in keeping with its mission to provide safe, decent, affordable housing to low income families; and

WHEREAS, said vouchers will provide increased revenue through additional HUD Administrative Fees; and

WHEREAS, the Lakewood Housing Authority and Lakewood Plaza 2 have agreed to the following as per HUD Regulations:

- 1) The Lakewood Housing Authority (the "LHA") will use Lakewood Plaza 2 occupancy standards; and
- 2) Lakewood Plaza 2 will maintain the waiting list and will screen and refer applicants for approval by the LHA; and
- 3) Lakewood Plaza 2 will perform all Low Income Tax Credit Certifications; and
- 4) All other provisions of the LHA Section 8 Administrative Plan (as amended below) shall govern the administration of the vouchers; and

WHEREAS, it is necessary to amend the Lakewood Housing Authority Section 8 Administrative Plan to provide for a Project-Based Voucher Program; and

WHEREAS, in accordance with HUD requirements the Lakewood Housing Authority Administrative Plan should be amended to provide as follows:

35. *Other Housing Assistance*

Project Based Vouchers

"Tenant-Based vs. Project-Based Voucher (PBV) Assistance (24 CFR 983.2)

PHA Policy

Except as otherwise noted in this section, or unless specifically prohibited by PBV program regulations, the PHA policies for the tenant-based voucher program contained in this administrative plan also apply to the PBV program and participants.

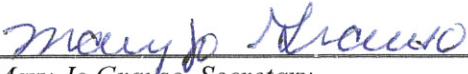
Family Right to Move (24 CFR 983.260)

- (a) The family may terminate the assisted lease at any time after the first year of assisted occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease.*
- (b) If the family has elected to terminate the lease in this manner, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.*
- (c) Before providing notice to terminate the lease under Paragraph (a) of this section, a family must contact the PHA to request comparable tenant-based rental assistance if the family wishes to move with continued assistance. If voucher or other comparable tenant-based rental assistance is not immediately available upon termination of the family's lease of a PBV unit, the PHA must give the family priority to receive the next available opportunity for continued tenant-based assistance.*
- (d) If the family terminates the assisted lease before the end of one year, the family relinquishes the opportunity for continued tenant-based assistance.*

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Township of Lakewood authorizes the Executive Director to execute any and all agreements of documents necessary to administer 72 project-based housing choice vouchers on behalf of Lakewood Plaza 2 in accordance with the provisions set forth above; and

BE IT FURTHER RESOLVED that the Section 8 Administrative Plan be and hereby is amended to include the amendment set forth above (in *italics*).

I hereby certify that the above is a true copy of the Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood in the County of Ocean at its Regular Meeting held on the 13th day of May 2015.



Mary Jo Grauso, Secretary
Executive Director