

RESOLUTION 5134

AWARDING CONTRACT FOR
UNARMED SECURITY GUARDS' SERVICE
AT THE JOHN C. CURREY BUILDING
FOR THE PERIOD
JUNE 1, 2015 THROUGH NOVEMBER 30, 2015

WHEREAS, the Board of Commissioners ("Board") of the Housing Authority of the Township of Lakewood, ("Authority"), had duly advertised for, received, and opened all lawfully submitted sealed bids; and

WHEREAS, pursuant to said solicitation process four (4) bids for Unarmed Security Guards were received; and

WHEREAS, the Authority has issued a notice of disqualification to Elite Task Force based upon the termination of its previous contract in February 2015; and

WHEREAS, in accordance with the applicable statute, Elite Task Force has been advised of its right to request a hearing to challenge the disqualification; and

WHEREAS, the following four (4) bids were reviewed by the Executive Director:

Elite Task Force	\$13.43 / hour (Pending disqualification)
Motivated Security	\$14.50 / hour
AEGIS Security	\$15.23 / hour
U. S Security Associates, Inc.	\$16.60 / hour

; and

WHEREAS, in the event that Elite Task Force does not request a fair hearing it is necessary to award the contract to the lowest responsible bidder, Motivated Security; and

WHEREAS, the Executive Director has certified that funds for this expenditure are available in the Public Housing Operating Budget; and

NOW THEREFORE BE IT RESOLVED by the Board that provided Elite Task Force does not request a hearing within the time set forth in the Notice provided by the Authority, the subject contract be and hereby is awarded in accordance with the bid specifications in the amount of \$14.50 per hour for the six-month period June 1, 2015 through November 30, 2015, to:

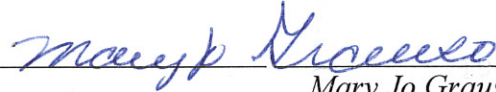
Motivated Security
34 W. Main St #204
Somerville, NJ 08876

; and

BE IT FURTHER RESOLVED by the Board that the aforementioned contract be and hereby is approved and the Chairperson and Secretary be and hereby are authorized to execute said contract provided Elite Task Force does not request a fair hearing; and

BE IT FURTHER RESOLVED, that no action will be taken with respect to this Resolution if Elite Task Force requests a hearing within the allotted time.

I, hereby, certify that the above is a true copy of a Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood, in the County of Ocean, at the Board Meeting held on the 26th day of May 2015.



Mary Jo Grauso, Secretary
Executive Director

RESOLUTION NO. 5135

**HIRING FEE ACCOUNTANT
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 the services of a Fee Accountant in the proper conduct of its business; and

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

WHEREAS in response to extensive solicitation and advertising, only one proposal was received for the provision of these professional services and evaluated in accordance with the aforementioned requirements:

Thomas Furlong, CPA	\$19,500.00
470 Highway 79, Suite 2	
Morganville, NJ 07751	

; and

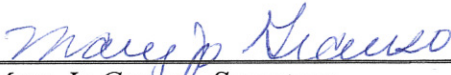
WHEREAS, the Board has determined that the proposal submitted by Thomas Furlong, CPA is responsive and advantageous to the Authority for the provision of these services, specifically in light of the extensive experience and proven competence of the firm, the reasonableness of the fees, the availability for services, and the familiarity with the operations of a Housing Authority, and the Board desires to enter into an Agreement with this firm for the provision of said professional accounting services;, and

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

NOW THEREFORE BE IT RESOLVED that Thomas Furlong, CPA be hired as the Fee Accountant for FY-2015 for the Lakewood Housing Authority at an annual fee of: Nineteen Thousand Five Hundred Dollars (\$19,500.00) effective June 1, 2015 – May 31, 2016, payable monthly in the amount of \$1,625.00 per month as per the Proposal submitted, and

BE IT FURTHER RESOLVED that the Chairperson and the Executive Director be and hereby are authorized to execute a contract for the Fee Accountant services in accordance with the specifications contained in the Authority's 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 Ave, 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 26th day of May 2015.



*Mary Jo Grauso, Secretary
Executive Director*

RESOLUTION NO. 5136

RESOLUTION APPROVING ACTIONS NECESSARY TO COMPLETE THE REVITALIZATION OF JFK APARTMENTS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SAID ACTIONS

WHEREAS, through a partnership with Community Investment Strategies, Inc. (“CIS”) the Housing Authority of the Township of Lakewood (“LHA”) has been approved for RAD funding from the U.S. Department of Housing and Urban Development to rehabilitate the existing complex consisting of 62 units of affordable rental housing located at Block 536, Lot 122 (the “Property”), currently known as JFK Apartments (the “Project”), and to add one new unit for the use of a superintendent; and

WHEREAS, at its Board Meeting on March 25, 2014 the Board of Commissioners adopted Resolution No. 5104 which provided for the LHA to enter into a Memorandum of Understanding (the “MOU”) with Chambers Crescent LLC, a New Jersey limited liability company affiliated with CIS (the “Sponsor”), to assume the obligations of CIS related to the development of the Property pursuant to the RAD program and to be the owner of the Project; and

WHEREAS, pursuant to the requirements of the Development plan and project financing, the MOU included the provision for a Ground Lease between LHA and the Sponsor for an annual payment of \$72,000, and for a Seller Purchase and Sale Agreement, Mortgage, and Note to transfer ownership of the improvements on the Property to the Sponsor at the greater of \$1,700,000 or the appraised value of the improvements; and

WHEREAS, the New Jersey Economic Development Authority (“EDA”) has approved tax credit financing for the Development plan pursuant to the Economic Redevelopment & Growth (ERG) Program and authorized delivery of said tax credits to LHA; and

WHEREAS, the Development plan structure requires LHA to sell the EDA tax credits to an equity investor and loan the proceeds from said sale to the Sponsor for purposes of paying Project costs;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD that the following actions/resolutions are hereby approved:

- 1) The sale of the improvements on the Property to the Sponsor at appraised value (determined to be \$2,990,000) and evidenced by a mortgage note (in such amount) from the Sponsor to LHA and secured by a subordinate mortgage pursuant to a purchase and sale agreement between the LHA and the Sponsor;
- 2) The lease of the Property to the Sponsor for an annual payment of \$72,000 pursuant to a ground lease between LHA and the Sponsor;
- 3) The receipt of EDA tax credits;

- 4) The subsequent sale of EDA tax credits to an equity investor; and
- 5) The subsequent loan of proceeds from said sale to the Sponsor evidenced by a mortgage note from the Sponsor to LHA and secured by a subordinate mortgage.

BE IT FURTHER RESOLVED that the Executive Director, Mary Jo Grauso (or such other officer as is authorized by the bylaws of LHA (the "Authorized Officer"), be and hereby are authorized to perform all acts and to execute any and all documents, certificates or instruments which such Authorized Officer may deem necessary or desirable to facilitate and consummate the above authorized actions, including, without limitation, a purchase and sale agreement, a ground lease and EDA ERG tax credit program documents, with such modifications, amendments or further agreements, assignments, deeds, bills of sale, promissory notes, deeds of trust, mortgages, security agreements, certificates and other instruments or documents as such Authorized Officer, in his discretion, may deem necessary or advisable and in the best interests of LHA. The signature of the Authorized Officer on such documents, certificates or instruments is deemed to be conclusive evidence of the Authorized Officer's exercise of authority vested in him/her hereunder.

BE IT FURTHER RESOLVED, the Board of Commissioners does hereby ratify, validate, approve, confirm and affirm any actions previously taken by LHA.

I hereby certify that the above is a true copy of the Resolution 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 26th day of May, 2015.



Mary Jo Grauso
Secretary, Executive Director