

RESOLUTION NO. 5368

**APPROVING SHARED SERVICE AGREEMENT
BETWEEN THE LAKEWOOD HOUSING AUTHORITY
AND THE RAHWAY HOUSING AUTHORITY
FOR BOOKKEEPING/TRAINING SERVICES**

WHEREAS, the Lakewood Housing Authority (the “LHA”) has a desire to maximize revenue opportunities due to lost revenues from reduced HUD subsidies; and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1, et seq.), permits, authorizes, and encourages public bodies to enter into agreements with each other for cost saving purposes; and

WHEREAS, the Rahway Housing Authority (RHA) has determined that it is in need of bookkeeping/training services and reached out to the LHA regarding providing such services; and

WHEREAS, the LHA has a highly qualified employee, Teresa Acosta, who possesses the expertise and experience to provide the RHA’s bookkeeping/training service needs; and

WHEREAS, the parties have determined it to be in their mutual best interest to enter into a Shared Service Agreement for bookkeeping/training services; and

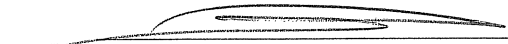
WHEREAS, both the LHA and RHA recognize the value and economic benefit in shared bookkeeping/training services and desire to enter into a Shared Services Agreement whereby the LHA will designate Teresa Acosta to work on RHA matters as needed for approximately seven (7) hours per work week and no more than fourteen (14) hours per work week; and

WHEREAS, Teresa Acosta will receive compensation of fifty percent of the revenue generated to be paid on a monthly basis following the providing of services and billing to the RHA; and

WHEREAS, counsel has reviewed and approved the Shared Services Agreement to be entered into with the RHA;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Lakewood Housing Authority hereby approves entering into the Shared Service Agreement (see attached), between the Lakewood Housing Authority and the Rahway Housing Authority for bookkeeping/training services effective April 1, 2024 and that the Executive Director is hereby authorized to execute said agreement and to take any and all necessary administrative actions to implement this Resolution.

I hereby certify that this 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 its Regular Board Meeting held on the 2nd day of May 2024.



*Scott E. Parsons, Secretary
Executive Director*

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

RESOLUTION NO. 5369

**RESOLUTION AWARDING CONTRACT FOR
ELEVATOR MAINTENANCE OF TRACTION ELEVATORS
AT THE JOHN J. CURREY BUILDING & PETER WARD TOWER
FOR THE PERIOD
JUNE 1, 2024 THROUGH MAY 31, 2025**

WHEREAS, the Affordable Housing Corporation of Lakewood (AHCL), acting as managing agent for the Lakewood Housing Authority (LHA), has solicited competitive proposals for elevator maintenance services, has duly advertised, received and opened submitted proposals; and

WHEREAS, requests for RFP packages were requested from two (2) companies and proposals were received from the following one (1) company:

Elevator Maintenance Corporation \$2,000 per month (\$24,000)/ 5-year test load \$1,800 per elevator
Kearney, NJ 07032
; and

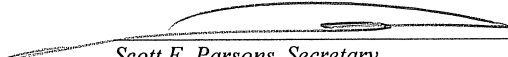
WHEREAS, after evaluation, the proposal from Elevator Maintenance Corporation has been determined to be the most responsive and most advantageous to the Authority; and

NOW IT THEREFORE BE IT RESOLVED by the Board that the contract for full maintenance, repair and testing service of four traction elevators, two located at the John J. Currey building, 220 East 4th Street, and two located at the Peter Ward Tower, 100 Woehr Avenue, for the period June 1, 2024 through May 31, 2025, is awarded to Elevator Maintenance Corporation in the amount of \$2,000 per month and five-year Test Load in the amount of \$1,800 per elevator for the four elevator cars in accordance with the detailed scope of work in the specifications.

IT IS FURTHER RESOLVED that the Executive Director is hereby authorized to execute said contract for the one-year term, from June 1, 2024 through May 31, 2025, with an additional one-year option with board approval; and

BE IT FURTHER RESOLVED that the AHCL is hereby authorized to enter into said contract and to take any and all necessary administrative actions to implement this resolution.

I hereby certify that this 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 its Regular Board Meeting held on the 2nd day of May 2024.



Scott E. Parsons, Secretary
Executive Director

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

RESOLUTION NO. 5370

**AWARDING CONTRACT
FOR GENERAL COUNSEL
JUNE 1, 2024– MAY 31, 2027**

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, this Request for Proposals was solicited through a fair and open process in accordance with N.J.S.A 19:44A-20.4, the competitive contracting provisions of N.J.S.A 40:A:4..1 through 40A:4.5 et seq. and N.J.A.C. 5:34-4 et seq.; and

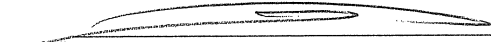
WHEREAS, pursuant to this solicitation process, one (1) proposal for the provision of these professional services was received and evaluated in accordance with evaluation criteria by the Authority:

- Breslin and Breslin, P.A.
Hackensack, NJ ; and

WHEREAS, the firm of Breslin and Breslin was determined to have the most responsive, responsible and advantageous proposal.

NOW THEREFORE BE IT RESOLVED BY THE BOARD THAT the Executive Director is hereby authorized to execute a contract effective June 1, 2024, as attached hereto, with the firm of Breslin and Breslin, P.A. at a cost of \$23,400/year, payable in 36 monthly installments of \$1,950 from June 1, 2024 – May 31, 2027, in accordance with the applicable specifications as set forth in the Request for Proposals.

I hereby certify that this 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 its Regular Board Meeting held on the 2nd day of May 2024.



*Scott E. Parsons, Secretary
Executive Director*

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

RESOLUTION NO. 5371

**RESOLUTION AWARDING CONTRACT
FOR LANDLORD/TENANT ACTIONS
JUNE 1, 2024– MAY 31, 2027**

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, this Request for Proposals was solicited through a fair and open process in accordance with N.J.S.A 19:44A-20.4, the competitive contracting provisions of N.J.S.A 40:A:4..1 through 40A:4.5 et seq. and N.J.A.C. 5:34-4 et seq.; and

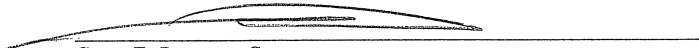
WHEREAS pursuant to this solicitation process, one (1) proposal for the provision of these professional services was received and evaluated in accordance with evaluation criteria by the Authority:

- Breslin and Breslin, P.A.
Hackensack, NJ ;and

WHEREAS, the firm of Breslin and Breslin, P.A. was determined to have submitted the most responsive, responsible and advantageous proposal.

NOW THEREFORE BE IT RESOLVED BY THE BOARD THAT the Executive Director is hereby authorized to execute the contract as attached hereto effective June 1, 2024 with the firm of Breslin and Breslin, P.A. in the amount of \$8,100/year payable in 36 monthly installments of \$675 from June 1, 2024 – May 31, 2027, in accordance with the applicable specifications as set forth in the Request for Proposals.

I hereby certify that this 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 its Regular Board Meeting held on the 2nd day of May 2024.


Scott E. Parsons, Secretary
Executive Director

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

RESOLUTION NO. 5372

**HIRING FEE ACCOUNTANT
JUNE 1, 2024– MAY 31, 2027**

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, this Request for Proposals was solicited through a fair and open process in accordance with N.J.S.A 19:44A-20.4, the competitive contracting provisions of N.J.S.A 40:A:4..1 through 40A:4.5 et seq. and N.J.A.C. 5:34-4 et seq.; and

WHEREAS in response to solicitation and advertising, only one (1) proposal was received for the provision of these professional services and evaluated in accordance with the aforementioned requirements:


Thomas Furlong, C.P.A. 470 Highway 79, Suite D1 Morganville, NJ 07751	\$2,200/month (\$26,400/year)	
		; and

WHEREAS, the Board has determined that the proposal submitted by Thomas Furlong, C.P.A. is responsive and advantageous to the Authority for the provision of these services, and the Board desires to enter into an Agreement with this firm for the provision of said professional accounting services; and

NOW THEREFORE BE IT RESOLVED that Thomas Furlong, C.P.A. be hired as the Fee Accountant for the Lakewood Housing Authority at an annual fee of: \$26,400/year, effective June 1, 2024 – May 31, 2027, payable in the amount of \$2,200.00 per month as per the Proposal submitted; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute a contract for the Fee Accountant services in accordance with the specifications contained in the Authority's Request for Proposals.

I hereby certify that this 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 its Regular Board Meeting held on the 2nd day of May 2024.



Scott E. Parsons, Secretary
Executive Director

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

RESOLUTION NO. 5373

**RESOLUTION AWARDING CONTRACT FOR
A/E SERVICES FOR ROOF REPLACEMENT AT 3 SITES**

WHEREAS, the Affordable Housing Corporation of Lakewood (AHCL), acting as managing agent for Lakewood Housing Authority (LHA) has solicited competitive proposals for A/E Services for roof replacement at the Lulu Duffy Cottages, Peter Ward Tower and John J. Currey Building; and

WHEREAS, based upon the criteria established in the proposal the AHCL will award the contract to a firm considering price and five (5) other factors; and

WHEREAS, the AHCL received requests for RFP documents from two (2) firms and received proposals from the following A/E Firms:

Habitech Architecture, LLC
Medford, NJ
\$65,000

Joseph F. McKernan Jr. Architects and Associates, LLC
Cherry Hill, NJ
\$98,440


; and

WHEREAS, after review of the proposals, the AHCL rated the firm of Habitech Architecture, LLC the highest based on criteria set forth in the Specifications for Architectural & Engineering Services and recommends that the LHA award the contract to Habitech Architecture, LLC; and

NOW THEREFORE BE IT RESOLVED by the members of the Board of Commissioners of the LHA, that the contract for A/E Services for the above-captioned work items be awarded to Habitech Architecture, LLC; in the amount of \$65,000; and

BE IT FURTHER RESOLVED that the AHCL is hereby authorized to enter into said contract and to take any and all necessary administrative actions to implement this Resolution.

I hereby certify that this 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 its Regular Board Meeting held on the 2nd day of May 2024.


Scott E. Parsons, Secretary
Executive Director

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

RESOLUTION NO. 5374

**RESOLUTION AWARDING THE CONTRACT FOR
ADMINISTRATIVE OFFICE RENOVATIONS**

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

WHEREAS, the LHA has advertised for bids in the appropriate newspaper; and

WHEREAS, on March 27th, 2024, four companies attended the pre-bid meeting, and on April 11, 2024, the LHA received the following two (2) bids from bidders:

G Meyer Group \$1,559,000.00
Gavan General Contracting \$1,586,500.00 ; and

WHEREAS, after review by Habitech Architecture, it was determined that G Meyer Group submitted the lowest responsible and responsive base bid in accordance with N.J.S.A. 40A:11-4a in the amount of \$1,559,000.00; and

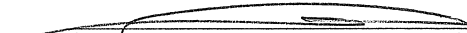
WHEREAS, the bidder is required to honor the bid up to 60 days following the bid opening, which is June 10, 2024; and

WHEREAS, the LHA's Section 8 reserves are sufficiently adequate to fund this contract; 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 G Meyer Group and a contract be executed in their name for the bid price of \$1,559,000; and
2. The Executive Director is hereby authorized and directed to execute said contract and to take any 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 Housing Authority of the Township of Lakewood in the County of Ocean, at its Regular Board Meeting held on the 2nd day of May, 2024.


Scott E. Parsons, Secretary
Executive Director

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

RESOLUTION NO. 5375

**RESOLUTION REJECTING BIDS FOR
ASPHALT PARKING LOT INSTALLATION AT THE JOHN J. CURREY BUILDING AND MILL/TOP
EXISTING ASPHALT AT THE JOHN J. CURREY BUILDING AND PETER WARD TOWER AND
AUTHORIZING THE EXECUTIVE DIRECTOR TO REBID THE WORK**

WHEREAS, the Affordable Housing Corporation of Lakewood (AHCL), acting as managing agent for the Lakewood Housing Authority (LHA), has advertised for bids in the appropriate newspaper; and

WHEREAS, on May 1, 2024, the AHCL received the following five (5) bids:

Shore Top Construction - \$285,000
Earle Asphalt - \$331,613
Westcraft Builders - \$352,739
S&G Paving - \$555,000
Seacoast Construction - \$567,000; and

WHEREAS, after review by Habitech Architecture it was determined that the three low bidders all made mistakes in their bid submissions and have requested to withdraw their bids; and

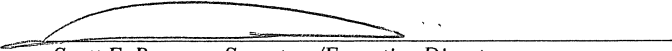
WHEREAS, the remaining bids substantially exceed the independent pre-bid cost estimate for the work and should be rejected in accordance with N.J.S.A 40A:11-13.2.; and

WHEREAS, it is in the best interest of the Authority to reject all bids and rebid the work

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

1. The Authority authorizes Shore Top Construction, Earle Asphalt and Westcraft Builders to withdraw their bids.
2. The Authority rejects the remaining bids because they substantially exceed the independent pre-bid cost estimate.
3. The Authority will rebid the work.

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 its Regular Board Meeting held on the 2nd day of May, 2024.


Scott E. Parsons, Secretary/Executive Director

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

RESOLUTION NO. 5376

**EXTENDING SHARED SERVICE AGREEMENT
BETWEEN THE LAKEWOOD HOUSING AUTHORITY
AND THE MIDDLETOWN HOUSING AUTHORITY
FOR BOOKKEEPING SERVICES**

WHEREAS, the Lakewood Housing Authority (the “LHA”) has a desire to maximize revenue opportunities due to lost revenues from reduced HUD subsidies; and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1, et seq.), permits, authorizes, and encourages public bodies to enter into agreements with each other for cost saving purposes; and

WHEREAS, the Middletown Housing Authority (MHA) has determined that it is in need of bookkeeping services and reached out to the LHA regarding providing such services; and

WHEREAS, the LHA has a highly qualified employee, Teresa Acosta, who possesses the expertise and experience to provide the MHA’s bookkeeping service needs; and

WHEREAS, the parties have determined it to be in their mutual best interest to enter into a Shared Service Agreement for bookkeeping services; and

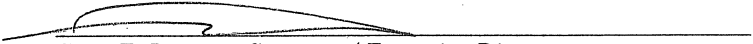
WHEREAS, both the LHA and MHA recognize the value and economic benefit in shared bookkeeping services and desire to enter into a Shared Services Agreement whereby the LHA will designate Teresa Acosta to work on MHA matters for up to 8 hours per work week, as needed, with all agreement terms remaining unchanged with the exception of the hourly rate increasing from \$60/hour to \$65/hour; and

WHEREAS, Teresa Acosta will receive compensation of fifty percent of the revenue generated to be paid on a monthly basis following the providing of services and billing to the MHA; and

WHEREAS, counsel has reviewed and approved the Shared Services Agreement to be entered into with the MHA;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Lakewood Housing Authority hereby approves extending the Shared Service Agreement between the Lakewood Housing Authority and the Middletown Housing Authority for bookkeeping services through June 30, 2025 and that the Executive Director is hereby authorized to execute said agreement and to take any and all necessary administrative actions to implement this Resolution.

I hereby certify that this 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 its Regular Board Meeting held on the 2nd day of May 2024.


Scott E. Parsons, Secretary/ Executive Director

Motion: SG Second: AC

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell	X			
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X