

RESOLUTION NO. 5426

**RESOLUTION AWARDDING CONTRACT FOR
HEATING BOILER REPLACEMENT AT PETER WARD TOWER**

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 for the above listed work item; and

WHEREAS, on April 17, 2026, the AHCL received the following Three (3) bids:

Whitfield Schneider Enterprises, Inc. - \$397,750
Estock Piping Company - \$534,160
LGB Mechanical - \$766,000
; and

WHEREAS, after review by Habitech Architecture, LLC, it was determined that Whitfield Schneider Enterprises, Inc. submitted the lowest responsible and responsive base bid in accordance with N.J.S.A. 40A:11-4a in the amount of \$397,750.

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 specification and drawings be awarded to Whitfield Schneider Enterprises, Inc. in the amount of \$397,750.
2. The Executive Director is hereby authorized and directed to execute said contract and to take 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 7th day of May 2026.

Scott E. Parsons, Secretary/Executive Director

Motion: BA Second: SG

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

RESOLUTION NO. 5427

**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 approximately 9 hours per work week, as needed, and

WHEREAS, Teresa Acosta will receive compensation of fifty percent of the profit 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, 2027 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 7th day of May 2026.



Scott E. Parsons, Secretary/ Executive Director

Motion: BA Second: SG

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

RESOLUTION NO. 5428

**RESOLUTION AWARDING CONTRACT FOR
ELEVATOR MAINTENANCE OF TRACTION ELEVATORS
AT THE JOHN J. CURREY BUILDING & PETER WARD TOWER
FOR THE PERIOD
JUNE 1, 2026, THROUGH MAY 31, 2027**

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 six (6) companies and proposals were received from the following one (2) companies:

Elevator Maintenance Corporation \$2,000 per month (\$24,000)/ 5-year test load \$8,000

Liberty Elevator Corporation \$3,200 per month (\$38,400)/ 5-year test load \$15,104
; 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, 2026 through May 31, 2027, is awarded to Elevator Maintenance Corporation in the amount of \$2,000 per month and five-year Test Load in the amount of \$8,000 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, 2026 through May 31, 2027, 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 7th day of May 2026.*


Scott E. Parsons, Secretary
Executive Director

Motion: BA Second: SG

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

RESOLUTION NO. 5429

**SHARED SERVICE AGREEMENT
BETWEEN THE LAKEWOOD HOUSING AUTHORITY
AND THE BERKELEY HOUSING AUTHORITY
FOR MAINTENANCE 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 Berkeley Housing Authority (BHA) has determined that it is in need of short-term maintenance services and reached out to the LHA regarding providing such services; and

WHEREAS, LHA has qualified employees to provide this service; and

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

WHEREAS, both the LHA and BHA recognize the value and economic benefit in shared maintenance services and desire to enter into a Shared Services Agreement whereby the LHA will designate Jorge Colon to work on BHA matters for approximately seven (8) hours per work week for the period of April 1, 2026, through June 30, 2026; and

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

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Lakewood Housing Authority hereby approves extending the Shared Service Agreement (see attached), between the Lakewood Housing Authority and the Berkeley Housing Authority for maintenance services for the period of 4/1/26-6/30/26, 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.

BE IT FURTHER RESOLVED that the Board of Commissioners is aware that its General Legal Counsel represents both the LHA and the BHA and has participated in the negotiation of the Shared Service Agreement, the Board has had the opportunity to address any concerns with General Counsel and waives any potential conflicts of interest with respect to such representation.

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 7th day of May 2026.

*Scott E. Parsons, Secretary
Executive Director*

Motion: BA Second: SG

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

RESOLUTION NO. 5430

AUTHORIZING THE EXECUTION OF A ROOFTOP LEASE AGREEMENT FOR TELECOMMUNICATIONS EQUIPMENT, SUBJECT TO HUD APPROVAL PURSUANT TO THE RAD USE AGREEMENT

WHEREAS, the Housing Authority of the Township of Lakewood (the “Authority”) is a public body corporate and politic created pursuant to the provisions of the New Jersey Local Housing Authorities Law, N.J.S.A. 55:14A-1 et seq.; and

WHEREAS, the Authority owns and operates certain real property located at 220 E. 4th Street, Lakewood, New Jersey (the “Property”); and

WHEREAS, Xchange Telecom, LLC, a Delaware corporation (the “Lessee”), has requested to lease a portion of the rooftop of the Property for the installation, operation, and maintenance of a radio equipment cabinet, antenna, and related telecommunications equipment (collectively, the “Equipment”); and

WHEREAS, the Authority has negotiated a lease agreement with the Lessee (the “Lease”), a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Property is subject to a Rental Assistance Demonstration (“RAD”) Use Agreement with the U.S. Department of Housing and Urban Development (“HUD”), which requires HUD’s prior written consent to certain encumbrances and leases affecting the Property; and

WHEREAS, the Authority submitted a proposed lease to HUD which requested that certain amendments be made to the Lease; and

WHEREAS, the HUD requested amendments have been made and the form of Lease attached hereto has been resubmitted to HUD for written consent; and

WHEREAS, the Authority has determined that entering into the Lease is in the best interests of the Authority and will not adversely affect the health, safety, or welfare of residents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD, AS FOLLOWS:

1. Approval of Lease

The Lease between the Authority and the Lessee, in substantially the form attached hereto, is hereby approved, subject to the condition set forth herein.

2. HUD Approval Condition

Notwithstanding the foregoing, the Authority’s execution of, and obligations under, the Lease are expressly conditioned upon the receipt of prior written consent from HUD, as required under the RAD Use Agreement. No Lease shall become effective unless and until such written consent is obtained.

3. Authorization to Execute

The Executive Director of the Authority is hereby authorized and directed to execute the Lease and any related documents on behalf of the Authority, subject to receipt of HUD’s written consent and approval as to form by General Counsel.

4. Further Actions

The Executive Director and appropriate Authority staff and professionals are hereby authorized to take all actions necessary to obtain HUD approval and to implement the terms of the Lease.

5. Compliance with Law

All actions authorized herein shall be taken in compliance with applicable federal and state laws and regulations, including those of the Federal Communications Commission, and any requirements imposed by HUD in connection with its approval.

6. Effective Date

This Resolution shall take effect immediately upon its adoption.

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 7th day of May 2026.



*Scott E. Parsons, Secretary
Executive Director*