RESOLUTION NO. 5101

HIRING INDEPENDENT PUBLIC ACCOUNTANT (IPA) FOR AN AUDIT OF THE BOOKS AND RECORDS OF THE AUTHORITY FOR THE TWELVE-MONTH PERIOD ENDING DECEMBER 31, 2013

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 an Independent Public Accountant to perform audit services for a 12-month period ending December 31, 2013, 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 two (2) proposals were received for the provision of these professional services and were evaluated, rated, and ranked in accordance with the aforementioned requirements and pursuant to the evaluation criteria (see attached evaluations):

WITHAM SMITH & BROWN, PC 1144 HOOPER AVE. TOMS RIVER, NJ 08753	$15,200.00
FALLON & LARSEN, LLP 252 WASHINGTON ST., SUITE B TOMS RIVER, NJ 08753	$14,720.00

WHEREAS, the proposal submitted by the firm of FALLON & LARSEN, LLP, 252 Washington St., Suite B, Toms River, NJ, is the most 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, and the availability for services, and

WHEREAS, the Board desires to enter into an Agreement with this firm for the provision of said professional auditing services, and

WHEREAS, the Executive Director has certified that sufficient funds are available for same in the 2013 Low-Income Operating Budget, and the Attorney has determined that the Resolution meets all legal requirements,

NOW THEREFORE BE IT RESOLVED that the firm of FALLON & LARSEN, LLP, be hired as the Auditor for FY-2013 for all programs of the Lakewood Housing Authority at a lump sum fee not to exceed: FOURTEEN THOUSAND SEVEN HUNDRED TWENTY DOLLARS ($14,720.00), 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 Independent Public 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 25th day of March 2014.

Mary Jo Grauso

Mary Jo Grauso, Secretary
Executive Director

RESOLUTION NO. 5102

RESOLUTION AMENDING
THE SECTION 8 HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN

WHEREAS, the Board of Commissioners ("Board"), of the Housing Authority of the Township of Lakewood ("Authority"), in the County of Ocean and State of New Jersey; desires to amend the Section 8 Housing Choice Voucher Administrative Plan; and

WHEREAS, the Executive Director reviewed the Section 8 Housing Choice Voucher Administrative Plan and recommends revising Section 16. Rent Calculation; and

WHEREAS, these revisions have been made in strict compliance with the rules and regulations promulgated by HUD; and

WHEREAS, the amended revisions are marked in italics and underlined on the attached policy; and

NOW, THEREFORE BE IT RESOLVED by the Board that the Section 8 Housing Choice Voucher Administrative Plan is approved as amended effective March 25, 2014.

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 25th day of March 2014.

Mary Jo Grauso

Mary Jo Grauso, Secretary
Executive Director

RESOLUTION NO. 5103

RESOLUTION RATIFYING ADMINISTRATIVE STAFF TO WORK SUMMER HOURS MEMORIAL DAY 2014 THROUGH LABOR DAY 2014

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,

NOW THEREFORE BE IT RESOLVED, that the Board ratifies the motion made at the March 25, 2014 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 Regular Meeting held on the 25th day of March 2014.

Mary Jo Grauso

Mary Jo Grauso, Secretary
Executive Director

RESOLUTION NO. 5104
RESOLUTION AUTHORIZING A
MEMORANDUM OF UNDERSTANDING
WITH COMMUNITY INVESTMENT STRATEGIES, INC
FOR REVITALIZATION OF JFK APARTMENTS

WHEREAS, the Lakewood Housing Authority (the "Authority") previously selected Community Investment Strategies, Inc.(CIS) as its development partner with respect to the revitalization of Block 536, Lot 122 known as JFK Apartments; and

WHEREAS, the Authority's Rental Assistance Demonstration (RAD) Application has been approved by HUD; and

WHEREAS, the 9% tax credit application submitted by CIS was not approved for funding; and

WHEREAS, CIS has proposed that both the financing and the scope of the project be revised; and

WHEREAS, CIS has requested authorization to submit an application for financing from the New Jersey Economic Development Authority (EDA); and

WHEREAS, the aforesaid changes in the scope of work and the financing necessitate revising the structure of the partnership with CIS; and

WHEREAS, at its Board Meeting on January 28, 2014 the Board of Commissioners adopted Resolution No. 5094 which provided certain conditions with regard to a new agreement with CIS with respect to the revitalization of JFK Apartments; and

WHEREAS, as a result of further discussions with CIS, the Board of Commissioners would like to further clarify the conditions under which it will authorize a Memorandum of Understanding ("MOU") with CIS;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lakewood Housing Authority that it will authorize an MOU with CIS to submit applications for 4% tax credits and EDA financing and re-develop JFK Apartments subject to the following conditions:

1) Any revitalization plan shall provide that existing tenants at JFK shall not be involuntarily permanently relocated from the site; and

2) The Lakewood Housing Authority shall be guaranteed not less than $72,000.00 per year for interest or lease payments; and

3) The Lakewood Housing Authority shall receive not less than 30% of the realized developer fee or $200,000.00, whichever is greater as its portion of the Developer's Fee; and

4) The PILOT Agreement with the Township shall be revised to reflect the amount of payments currently paid by the LHA to the Township, and any savings derived therefrom shall be paid to the Housing Authority.

BE IT FURTHER RESOLVED that the Executive Director and General Counsel are hereby authorized to negotiate terms of an MOU providing the relevant terms of the partnership with CIS, which shall be subject to approval by the Board of Commissioners.

This Resolution shall take effect immediately.

Resolution adopted as read on motion by Commissioner La Rosa, seconded by Commissioner Stafford Smith.

Upon roll call the Ayes and Nays were as follows:

Member	Aye	Nay	Abstain	Absent
Miriam Medina	X			
Bernard M. Williams	X			
Peter La Rosa	X			
David Fried				X
Joseph Weingarten				X
Eric C. Sherman	X			
Gregory Stafford Smith	X			

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 Board Meeting held on the 25th day of March 2014.

Mary Jo Grauso

Mary Jo Grauso, Secretary
Executive Director