

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2019-13**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE  
PERIOD OF JANUARY 11, 2019 THROUGH FEBRUARY 15, 2019.**

**WHEREAS**, the attached listing of Accounts Payable for the period of January 11, 2019 through February 15, 2019 was reviewed and found acceptable.

**NOW, THEREFORE, BE IT RESOLVED**, the Commissioners of the Housing Authority of Bergen County do hereby approve payment of all checks identified on the attached listing for the period of January 11, 2019 through February 15, 2019 in the amount of Six Hundred Nineteen Thousand, Three Hundred Twenty-Nine Dollars and Twenty-Seven cents (\$619,329.27).

Resolution adopted as read on motion by Commissioner Rollieson  
seconded by Commissioner Taschler.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.				✓
Joanne English-Rollieson	✓			
Junior Hernandez	✓			
Daniel Ortega				✓
Danielle Peterson	✓			
Bob Taschler	✓			
Steven Weinstein	✓			

February 28, 2019  
DATE

STEVEN WEINSTEIN, VICE CHAIRMAN

LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2019-14**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE PERIOD OF JANUARY 11, 2019 THROUGH FEBRUARY 15, 2019 FOR THE HOUSING DEVELOPMENT CORPORATION OF BERGEN COUNTY.**

WHEREAS, the attached listing of Accounts Payable for the period of January 11, 2019 through February 15, 2019 for the Housing Development Corporation of Bergen County, was reviewed and found acceptable.


NOW, THEREFORE, BE IT RESOLVED, the Commissioners of the Housing Authority of Bergen County do hereby approve payment of all checks identified on the attached listing for the period of January 11, 2019 through February 15, 2019 in the amount of Five Hundred Fifty-Six Thousand, Seven Hundred Sixty-Four Dollars and Forty-Two Cents (\$556,764.42).

Resolution adopted as read on motion by Commissioner Rollieson seconded by Commissioner Taschler.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.				↓
Joanne English Rollieson	↓			
Junior Hernandez	↓			
Daniel Ortega				↓
Danielle Peterson	↓			
Bob Taschler	↓			
Steven Weinstein	↓			

February 28, 2019  
DATE

  
\_\_\_\_\_  
STEVEN WEINSTEIN, VICE CHAIRMAN

  
\_\_\_\_\_  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2019 - 15**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING AN ADDITIONAL TWO-YEAR EXTENSION UNDER THE OPTION TO RENEW A TWO-YEAR AGREEMENT EXTENSION WITH BRESLIN & BRESLIN PA, 41 MAIN STREET, HACKENSACK NEW JERSEY 07601 FOR LEGAL SERVICES FOR A PERIOD OF TWO YEARS BEGINNING APRIL 1, 2019 AND TERMINATING ON MARCH 31, 2021.**

**WHEREAS**, a certain Agreement between the Housing Authority of Bergen County and Breslin & Breslin PA expires in the March 31, 2109; and

**WHEREAS**, the parties wish to extend and continue said Agreement and

**WHEREAS**, original Resolution #2016-22 contains a provision allowing the Authority, at its sole discretion, to extend the Agreement for Two (2) additional years at the predetermined fees submitted with the original proposal; and

**WHEREAS**, the Purchasing Officer confirms that the Authority has had a continued favorable working relationship with this Firm and that it is qualified and possesses the experience to satisfactorily complete these services; and

**WHEREAS**, said Agreement be extended for Two (2) additional years commencing upon the expiration of the original term, and shall now be due to expire on March 31, 2021; and

**WHEREAS**, the Authority agrees to pay Breslin & Breslin PA, for the continued performance of the Agreement for which the total annual fee shall not exceed the amount of (\$61,560.00) for the period beginning April 1, 2019 and terminating March 31, 2020, and the total annual fee of (\$62,700.00) for the period beginning April 1, 2020 and terminating on March 31, 2021, said sums to be paid in equal monthly installments, and additional services mutually agreed to be billed at the rate of (\$165.00) per hour; and

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners, or its designee, is hereby authorized to conclude, execute and deliver on behalf of the Housing Authority of Bergen County, an Agreement with Breslin & Breslin PA, for the provision of Legal Services in connection with the business and management of the Authority's existing housing projects and/or developments at the aforementioned amounts.

Resolution adopted as read on motion by Commissioner Rollieson seconded by Commissioner Taschler.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.				↓
Joanne English-Rollieson	↓			
Junior Hernandez	↓			
Daniel Ortega, Chairman				↓
Danielle Peterson	↓			
Bob Taschler	↓			
Steven Weinstein	↓			

**February 28, 2019**  
DATE

  
\_\_\_\_\_  
STEVE WIENSTEIN, VICE CHAIRMAN

  
\_\_\_\_\_  
LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2019 - 16**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING AN ADDITIONAL TWO-YEAR EXTENSION UNDER THE OPTION TO RENEW A TWO- YEAR AGREEMENT EXTENSION WITH NOVOGRADAC & COMPANY LLC FOR ANNUAL AUDIT SERVICES FOR A PERIOD OF TWO YEARS BEGINNING APRIL 1, 2019 AND TERMINATING ON MARCH 31, 2021.**

**WHEREAS**, a certain Agreement between the **Housing Authority of Bergen County and Novogradac & Company LLC** expired in the March 31, 2108; and

**WHEREAS**, the parties wish to extend and continue said Agreement and

**WHEREAS**, original Resolution #2016-50 contains a provision allowing the Authority, at its sole discretion, to extend the Agreement for Two (2) additional years at the predetermined fees submitted with the original proposal; and

**WHEREAS**, the Purchasing Officer confirms that the Authority has had a continued favorable working relationship with this Firm and that it is qualified and possesses the experience to satisfactorily complete these services; and

**WHEREAS**, said Agreement be extended for Two (2) additional years commencing upon the expiration of the original term, and shall now be due to expire on March 31, 2021; and

**WHEREAS**, the Authority agrees to pay **Novogradac & Company LLC**, for the continued performance of the Agreement for which the total annual fee shall not exceed the amount of **(\$38,950.00)** for the period beginning April 1, 2019 and terminating March 31, 2020, and the total annual fee of **(\$38,950.00)** for the period beginning April 1, 2020 and terminating on March 31, 2021; and

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners, or its designee, is hereby authorized to conclude, execute and deliver on behalf of the Housing Authority of Bergen County, an Agreement with **Novogradac & Company LLC**, for the provision of Annual Audit Services at the aforementioned amounts.

Resolution adopted as read on motion by Commissioner Rollieson seconded by Commissioner Taschler.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.				↓
Joanne English-Rollieson	↓			
Junior Hernandez	↓			
Daniel Ortega, Chairman				↓
Danielle Peterson	↓			
Bob Taschler	↓			
Steven Weinstein	↓			

February 28, 2019  
DATE

  
**LYNN BARTLETT, EXECUTIVE DIRECTOR**

  
**STEVE WEINSTEIN, VICE CHAIRMAN**



**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2019 - 17**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH CRISTI CLEANING SERVICES CORP. FOR WINDOW WASHING SERVICES.**

**WHEREAS**, the Authority solicited and accepted bids pursuant to established procedures for the above referenced services. One bid was received and publicly opened on January 31, 2019; and

**WHEREAS**, the bid submitted by **Cristi Cleaning Services Corp.** was reviewed and deemed responsive and responsible and it complies with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.S.A. 17:27 et seq. and

**WHEREAS**, it is recommended that the contract for Window Cleaning Services be awarded to **Cristi Cleaning Services Corp.** for a period of Two (2) years beginning April 1, 2019 and terminating March 31, 2021 with the option, at the sole discretion of the Authority, to extend the contract for One (1) additional year upon termination of the original contract term. This contract shall be subject to fund availability on a yearly basis. The cost of services for Years 1 and 2 and optional year are as follows:

BUILDING	NUMBER OF WINDOWS	OPTIONAL		
		TOTAL COST YEAR ONE	TOTAL COST YEAR TWO	TOTAL COST YEAR THREE
BOILING SPRINGS GARDENS	465	\$ 2,115.75	\$ 2,162.25	\$ 2,162.25
BROOKSIDE GARDENS	712	\$ 3,026.00	\$ 3,082.96	\$ 3,082.96
CARUCCI APARTMENTS	363	\$ 1,815.00	\$ 1,851.30	\$ 1,851.30
DAVID F. ROCHE APARTMENTS	571	\$ 2,426.75	\$ 2,472.43	\$ 2,472.43
EMERSON VETERANS SUPPORTIVE HOUSING	118	\$ 501.50	\$ 510.94	\$ 510.94
FAIVIEW GARDENS	123	\$ 448.95	\$ 455.10	\$ 455.10
FRANKLIN HEIGHTS	57	\$ 253.65	\$ 257.64	\$ 257.64
FRANKLIN STREET VILLA	100	\$ 445.00	\$ 452.00	\$ 452.00
GROVE GARDENS	143	\$ 507.65	\$ 514.80	\$ 514.80
HASBROUCK HEIGHTS SENIOR HOUSING	116	\$ 423.40	\$ 429.20	\$ 429.20
HIGHLAND VIEW APARTMENTS	416	\$ 1,830.40	\$ 1,851.20	\$ 1,851.20
LEHMANN GARDENS	165	\$ 759.00	\$ 772.20	\$ 772.20
MARTIN LUTHER KING JR. CENTER	42	\$ 151.20	\$ 154.56	\$ 154.56
OLD TAPPAN COMMONS	110	\$ 401.50	\$ 407.00	\$ 407.00
RIDGECREST APARTMENTS	678	\$ 1,796.70	\$ 1,803.48	\$ 1,803.48
RIVER VALE SENIOR RESIDENCE	120	\$ 480.00	\$ 492.00	\$ 492.00
SADDLE RIVER SENIOR HOUSING	102	\$ 372.30	\$ 377.40	\$ 377.40
SILVER MAPLE GARDENS	139	\$ 507.35	\$ 514.30	\$ 514.30
THE MANOR ON PARIS	70	\$ 255.50	\$ 259.00	\$ 259.00
<b>TOTAL ALL BUILDINGS</b>		<b>\$ 18,517.60</b>	<b>\$ 18,819.76</b>	<b>\$ 18,819.76</b>

Price per window to be charged in the event Authority adds more locations to the scope of work at a future time: \$4.12

**WHEREAS**, the Director of Finance has certified that sufficient funds are available in the budget to cover these services which shall be encumbered from the operating budget at such time as services are rendered, as allowed under N.J.A.C. 5:30-5(b)-2; and

**WHEREAS**, the prices bid shall not be adjusted due to deflection of any work or due to the variations of any quantity of work; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby authorize a contract with **Cristi Cleaning Services Corp.** for the provision of **Window Cleaning Services** for the Authority's listed facilities, at the aforementioned amounts.

Resolution adopted as read on motion by Commissioner Rollieson seconded by Commissioner Taschler.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.				✓
Joanne English-Rollieson	✓			
Junior Hernandez	✓			
Daniel Ortega, Chairman				✓
Danielle Peterson	✓			
Bob Taschler	✓			
Steven Weinstein	✓			

February 28, 2019

DATE

*Lynn Bartlett*

LYNN BARTLETT, EXECUTIVE DIRECTOR

*Steve Weinstein*  
STEVE WEINSTEIN, VICE CHAIRMAN

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2019 - 18**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH ARROW ELEVATOR INC., & STANDARD ELEVATOR CORP., FOR ELEVATOR MAINTENANCE SERVICES AT FRANKLIN STREET VILLA, MARTIN LUTHER KING JR. CENTER & RIVER VALE SENIOR RESIDENCE.**

**WHEREAS**, the Authority solicited and accepted bids pursuant to established procedures for the above referenced services. Three bids were received and publicly opened on February 8, 2019; and

**WHEREAS**, all bids submitted were reviewed and deemed responsive and responsible and they comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.S.A. 17:27 et seq. and

**WHEREAS**, it is recommended that the contract for Elevator Maintenance Services be awarded to **Arrow Elevator Inc. for Franklin Street Villa and River Vale Senior Residence** and a contract be awarded to **Standard Elevator Corp., for Martin Luther King Jr. Center** for a period of Two (2) years beginning April 1, 2019 and terminating March 31, 2021 with the option, at the sole discretion of the Authority, to extend the contract for One (1) additional year upon termination of the original contract term. These contracts shall be subject to fund availability on a yearly basis. The cost of services for Years 1 and 2 and optional year are as follows:

**Arrow Elevator Inc.**

Location	Year One	Year Two	Year Three (Optional)
Franklin Street Villa	\$5,196.00	\$5,400.00	\$5,580.00
River Vale Senior Residence	\$5,196.00	\$5,400.00	\$5,580.00
<b>TOTAL BOTH LOCATIONS</b>	<b>\$10,392.00</b>	<b>\$10,800.00</b>	<b>\$11,160.00</b>

**Standard Elevator Corp.**

Location	Year One	Year Two	Year Three (Optional)
Martin Luther King Jr. Center	\$4,500.00	\$4,635.00	\$4,774.00
<b>TOTAL</b>	<b>\$4,500.00</b>	<b>\$4,635.00</b>	<b>\$4,774.00</b>

**WHEREAS**, the Director of Finance has certified that sufficient funds are available in the budget to cover these services which shall be encumbered from the operating budget at such time as services are rendered, as allowed under N.J.A.C. 5:30-5(b)-2; and

**WHEREAS**, the prices bid shall not be adjusted due to deflection of any work or due to the variations of any quantity of work; and

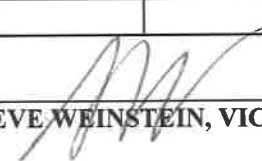
**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby authorize contracts with **Arrow Elevator Inc., and Standard Elevator Corp.** for the provision of Elevator Maintenance Services for the Authority's listed facilities, for the aforementioned amounts.

Resolution adopted as read on motion by Commissioner Rollieson seconded by Commissioner Taschler.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.				✓
Joanne English-Rollieson	✓			
Junior Hernandez	✓			
Daniel Ortega, Chairman				✓
Danielle Peterson	✓			
Bob Taschler	✓			
Steven Weinstein	✓			

**February 28, 2019**  
DATE

  
STEVE WEINSTEIN, VICE CHAIRMAN

**LYNN BARTLETT, EXECUTIVE DIRECTOR**

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FLOOR 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2019 - 19**

**RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A TWO-YEAR CONTRACT WITH TENMAST SOFTWARE, AN MRI SOFTWARE COMPANY FOR TENANT BACKGROUND CHECK AND CREDIT CHECK SERVICES.**

**WHEREAS**, the Authority identified a need to **renew pricing for Background Check and Credit Check Services** and received price quotes on February 12, 2019; and

**WHEREAS**, two (2) Firms responded to the solicitation by submitting a price quote; and

**WHEREAS**, due to the serious and important nature of the services at task, it is prudent for the Authority to take appropriate measures to procure the services of a Firm with a national reputation that is well versed and possesses extensive knowledge of resident screening and landlord tenant relations; and

**WHEREAS**, the proposals were carefully reviewed and evaluated by the Procurement Coordinator and the Housing Assisted Supervisor who have identified **Tenmast Software, an MRI Software Company** as the Firm whose proposal meets all the requirements of the request for price quote, and is the most cost effective, advantageous and will best serve the interests of the Authority; and

**WHEREAS**, it is further recommended that the Contract be awarded to **Tenmast Software, an MRI Software Company** for a period of **Two (2) years beginning April 1, 2019 and terminating on March 31, 2021**. All multi-year Contracts shall be subject to fund availability on a yearly basis. Cost for services shall be in accordance with the fees available for public inspection upon request; and

**WHEREAS**, the Director of Finance has certified that sufficient funds are available in the budget to cover these services on an as needed case by case basis which shall be encumbered from the operating budget at the time services are rendered, as allowed under N.J.A.C. 5:30-5 (b)-2. Amounts exceeding \$35,000.00 for the two-year duration of the contract will require adoption of Board Resolution authorizing the expenditure of additional funds, and

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners, or its designee, do authorize the use of services from **National Tenant Network** for the provision of **Background Check Services** for the fees herein stipulated.


Resolution adopted as read on motion by Commissioner Rollieson seconded by Commissioner Taschler

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	↓			↓
Joanne English-Rollieson	↓			
Junior Hernandez	↓			
Daniel Ortega, Chairman				↓
Danielle Peterson	↓			
Bob Taschler	↓			
Steven Weinstein	↓			

**February 28, 2019**  
DATE

  
**LYNN BARTLETT, EXECUTIVE DIRECTOR**

  
**STEVE WEINSTEIN, VICE CHAIRMAN**



**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2019 - 20**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY ADOPTING THE ANNUAL BUDGET AND CAPITAL BUDGET/PROGRAM FOR THE HOUSING AUTHORITY OF BERGEN COUNTY FOR THE FISCAL YEAR BEGINNING APRIL 1, 2019 AND ENDING MARCH 31, 2020.**

**WHEREAS**, the Annual Budget and Capital Budget for the Housing Authority of Bergen County for the fiscal year beginning April 1, 2019 and ending March 31, 2020, has been presented for adoption before the Commissioners of the Housing Authority of Bergen County at its open public meeting of February 28, 2019; and

**WHEREAS**, the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

**WHEREAS**, the Annual Budget as introduced reflects Total Revenues of \$52,545,503 Total appropriations, including any Accumulated Deficit if any, of \$53,639,444 and a Total Unrestricted Net Position utilized of \$1,093,941; and

**WHEREAS**, the Capital Budget as introduced reflects Total Capital Appropriations of \$225,092 and a Total Unrestricted Net Position planned to be utilized as funding thereof, of \$-0- ; and

**WHEREAS**, the schedule of rents, fees and other user charges in effect will produce sufficient revenues together with all other anticipated revenues to satisfy all obligations to holders of bonds of the Housing Authority, to meet operating expenses, capital outlays, debt service requirements and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

**WHEREAS**, the Capital Budget/Program, pursuant to NJAC 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Housing Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

**NOW, THEREFORE, BE IT RESOLVED**, by the Commissioners of the Housing Authority of Bergen County that the Annual Budget, including appended Supplemental Schedules and the Capital Budget/Program of the Housing Authority for the fiscal year beginning April 1, 2019 and ending March 31, 2020, is hereby adopted; and

**BE IT FURTHER RESOLVED**, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

Resolution adopted as read on motion by Commissioner Peterson seconded by Commissioner Rollieson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.				↓
Junior Hernandez	↓			
Joanne English Rollieson	↓			
Daniel Ortega				↓
Danielle Peterson	↓			
Bob Taschler	↓			
Steven Weinstein	↓			

**February 28, 2019**  
DATE

*Lynn Bartlett*

**LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY**

*Steve Weinstein*  
**STEVE WEINSTEIN, VICE CHAIRMAN**