

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

RESOLUTION 2020 - 85

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE PERIOD OF NOVEMBER 16, 2020 THROUGH DECEMBER 15, 2020 FOR THE HOUSING AUTHORITY OF BERGEN COUNTY.

WHEREAS, the attached listing of Accounts Payable for the period of November 16, 2020 through December 15, 2020 was reviewed and found acceptable.

NOW, THEREFORE, BE IT RESOLVED, by 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 November 16, 2020 through December 15, 2020 in the amount of Five Hundred Seventy-One Thousand Eight Hundred Sixteen Dollars (\$571,816.02) and Two Cents.

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

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

RESOLUTION 2020 - 86

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE PERIOD OF NOVEMBER 16, 2020 THROUGH DECEMBER 15, 2020 FOR THE HOUSING DEVELOPMENT CORPORATION OF BERGEN COUNTY.

WHEREAS, the attached listing of Accounts Payable for the period of November 16, 2020 through December 15, 2020 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 November 16, 2020 through December 15, 2020 in the amount of the amount of Three Hundred Fifty-Five Thousand Nine Hundred Sixty Dollars (\$355,960.59) and Fifty-Nine Cents.

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rolliesson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

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

RESOLUTION 2020 - 87

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY ADOPTING A REMOTE MEETING PROCEDURES POLICY PURSUANT TO N.J.A.C. 5:39-1 ET SEQ.

WHEREAS, the Housing Authority of Bergen County (the "Authority") is obligated to comply with N.J.A.C 5:39-1 et seq. known as the Emergency Remote Meeting Protocol for Local Public Bodies (the "Regulation") which regulates the conduct and protocol of noticing and conducting remote public meetings; and

WHEREAS, in accordance with the Regulation, the Authority must adopt standard procedures and requirements for public comments made during a remote public meeting as well as for public comment submitted in writing ahead of the remote public meeting. The procedures are to include standards of conduct to be followed by members of the public when making comment; and

WHEREAS, the Authority has prepared the attached Remote Meeting Procedures Policy which addresses the standard procedures and requirements for public comment and includes, among other things, the notice requirements, the availability of agenda and documents prior to the meeting and statements of adequate notice and public comment required by the Regulations.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of Bergen County hereby approves and adopts the Remote Meeting Procedures Policy in the form attached hereto.

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 88

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY ADOPTING A SCHEDULE OF THE BOARD OF COMMISSIONER MEETINGS FOR THE YEAR 2021.

WHEREAS, the 2021 schedule of the regular meetings of the Board of Commissioners of the Housing Authority of Bergen County are scheduled for the fourth Thursday of each month, except August, November and December, is as follows:

Thursday, January 28, 2021
Thursday, February 25, 2021
Thursday, March 25, 2021
Thursday, April 29, 2021
Thursday, May 27, 2021
Thursday, June 24, 2021
Thursday, July 29, 2021
August – No Meeting
Thursday, September 23, 2021
Thursday, October 28, 2021
Tuesday, November 23, 2021
Thursday, December 23, 2021

WHEREAS, all meetings will be held virtually via Zoom and, when permissible, at the County Administration Building, One Bergen County Plaza, 4th Floor, Room 460, The Learning Center Room, Hackensack, New Jersey, at 5:30 P.M; and

WHEREAS, the Zoom meeting link will be made available to the Board members a week in advance and will be made available to the General Public 48 Hours in advance via social media.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby adopt the aforementioned meeting schedule for the year 2021.

BE IT FURTHER RESOLVED, that the Commissioners of the Housing Authority of Bergen County shall receive advance notice of any cancellation of meetings by email, telephone or mail.

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 89

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY IN THE CITY OF HACKENSACK, RATIFYING A MEMORANDUM OF UNDERSTANDING CONCERNING SUCH PROPERTY, AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT FOR SUCH PROPERTY AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of Bergen County (the “Authority”) is a public body corporate and politic, constituting and instrumentality of the State of New Jersey (the “State”), created by the County of Bergen (the “County”) pursuant to the provisions of the Housing Authorities Law, Chapter 67 of the Pamphlet Laws of 1950, codified at *N.J.S.A. 55:14A-1 et seq.*, repealed and replaced by the Local Redevelopment and Housing Law, under Chapter 79 of the Pamphlet Laws of 1992, as amended and supplemented, and codified at *N.J.S.A. 40A:12A-1 et seq.* (the “Act”); and

WHEREAS, 155 Hudson, LLC, 3-7 Jackson, LLC and 18 Lodi, LLC (collectively, the “Seller”) is the owner of those certain properties located in the City of Hackensack, County of Bergen, State of New Jersey (the “City”), which are identified by the street addresses and designations on the tax maps of the City (collectively, the “Property”) as: (i) 155 Hudson Street (Block 58, Lot 36); (ii) 10 Lodi Street (rear) (Block 58, Lot 1.02); (iii) 3-7 Jackson Avenue (Block 58, Lot 39); and (iv) 18 Lodi Street (Block 58, Lot 2); and

WHEREAS, in furtherance of the purposes of the Authority and in accordance with the powers granted thereto under the Act, the Authority has considered acquiring the Property from the Seller and, in connection therewith, has entered into that certain Memorandum of Understanding dated as of August 24, 2020, by and among the Authority and the Seller (the “MOU”), which MOU granted the Authority access to certain existing documents concerning the Property to assist the Authority in conducting its due diligence (as further described in the MOU, the “Existing Property Documents”); and

WHEREAS, the Authority has reviewed the Existing Property Documents and has determined that it would be beneficial to enter into a Purchase and Sale Agreement with the Seller, in substantially the form attached hereto as Exhibit A (the “Purchase and Sale Agreement”) in order to acquire the Property; and

WHEREAS, in furtherance thereof, the Authority now desires to: (i) ratify the MOU; (ii) authorize the acquisition of the Property; (iii) authorize the execution and delivery of the Purchase and Sale Agreement; and (iv) authorize the execution and delivery of such other documents, certificates, agreements or instruments and the taking or refraining from taking any further actions as may be necessary or desirable in order to effectuate, consummate or perform its obligations with respect to the Purchase and Sale Agreement and the actions contemplated by this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Bergen County, in the County of Bergen, New Jersey, as follows:

- Section 1. The recitals set forth above are incorporated as if set forth at length.
- Section 2. The MOU and any actions taken prior to the date hereof in connection therewith are hereby ratified and affirmed in all respects.
- Section 3. The Authority hereby authorizes and approves the acquisition of the Property.
- Section 4. The Authority hereby authorizes the execution and delivery of the Purchase and Sale Agreement. Each of the Chairman, Vice Chairman and Executive Director (each an “Authorized Officer”) is hereby authorized to execute and deliver the Purchase and Sale Agreement in substantially the form attached hereto with such changes as may be deemed necessary or desirable to an Authorized Officer with the advice of counsel. Such Authorized Officer’s signature on the Purchase and Sale Agreement shall be conclusive evidence of such approval.

Section 5. Each Authorized Officer is hereby further authorized to execute, acknowledge and deliver on behalf of the Authority any further certificates, agreements, instruments or other documents as such Authorized Officers may deem necessary or desirable to consummate the transactions authorized by this resolution, each containing such terms and provisions as such Authorized Officer shall deem appropriate and to do such other things and take any actions determined, in consultation with counsel, to be necessary or desirable and consistent with carrying out the purpose and intent of this resolution and to effectuate the transactions contemplated by this resolution in accordance with the terms hereof. The execution and delivery of any of the foregoing documents or the doing of any act or thing being conclusive evidence as to the appropriateness thereof and as to the authority of such Authorized Officer to so execute and delivery any such document and do any such act or thing.

Section 6. Any actions taken prior to the date hereof with respect to the authorizations set forth in this resolution are hereby ratified and affirmed in all respects.

Section 7. This resolution shall take effect immediately upon adoption.

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 91

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE ISSUANCE OF FIFTY-SIX (56) ADDITIONAL PROJECT BASED VOUCHERS TO USR HDC SUPPORTIVE HOUSING RENEWAL LP AND HDC DURIE DEVELOPMENT LLC.

WHEREAS, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and subsequent PIH Notice 2017-21 allows the Housing Authority of Bergen County to award project based voucher assistance to projects in which the Authority has an ownership interest or control without following a competitive process; and

WHEREAS, USR HDC Supportive Housing Urban Renewal, LP and HDC Durie Development, LLC are wholly owned entities of the Housing Development Corporation of Bergen County; and

WHEREAS, the Housing Development Corporation of Bergen County is an instrumentality of the Housing Authority of Bergen County which undertakes, assists and facilitates affordable housing development within Bergen County; and

WHEREAS, USR Supportive Housing Urban Renewal LP, is a seventy (70) unit affordable housing development, and HDC Durie Development LLC, is a thirty-five (35) unit affordable housing development; and

WHEREAS, the additional 56 project based vouchers, thirty-three (33) for USR Supportive Housing Urban Renewal, LP and twenty-three (23) for HDC Durie Development LLC, are being provided to assist in the financing structure of the development while ensuring long-term sustainability; and

WHEREAS, both projects meet all criteria established for the award of project based vouchers; 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, the additional issuance of project based vouchers for USR HDC Supportive Housing Renewal LP and HDC Durie Development LLC, resulting in the total issuance of sixty-nine (69) project based vouchers to USR Supportive Housing Urban Renewal, LP and thirty-five (35) project based vouchers to HDC Durie Development LLC; and

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 92

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE CHAIRMAN AND/OR EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH REINER GROUP INC. FOR THE REPLACEMENT OF ALL PACKAGED TERMINAL AIR CONDITIONER UNITS (PTACs) AT HASBROUCK HEIGHTS SENIOR HOUSING.

WHEREAS, the Authority identified a need to replace all existing PTAC units at Hasbrouck Heights Senior Housing; and

WHEREAS, Solicitation No. HABC 2020.10.23 dated October 23, 2020 was drawn up according to established procedures, and was properly advertised in The Record newspaper on October 8, 2020 and on the Authority's website requesting sealed bids; and

WHEREAS, Two (2) Firms responded to the solicitation by submitting a bid on October 23, 2020; and

WHEREAS, Reiner Group Inc. has been identified as the lowest responsible bidder whose bids meets all the requirements of the bid specifications, complies with the requirements of N.J.S.A. 10:5-3.1 et seq. and N.J.S.A. 17:27 et seq., and are the most advantageous to the Authority, and

WHEREAS, the Authority has had a continued favorable working relationship with this contractor and they are qualified and possess the experience to satisfactorily complete these projects; and

WHEREAS, it is recommended that a Contract be awarded to Reiner Group Inc; and

WHEREAS, the Director of Finance has certified that sufficient funds are available in the budget to cover these services, as allowed under N.J.A.C. 5:30-5 (b)-2.

WHEREAS, the Authority reserves the right to add or delete sections of the work from the contract after the award of the bid has been made, due to funding or other reasons, 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 a contract with **REINER GROUP INC.** for the provision of PTAC Replacement at Hasbrouck Heights Senior Center

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 93

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE DESIGNATION OF VINCENT M. BUFIS, Q.P.A. AS THE PURCHASING AGENT OF RECORD FOR THE HOUSING AUTHORITY OF BERGEN COUNTY.

WHEREAS, P.L. 2009, c 166 codified as N.J.S.A. 40A:11-1 et seq, supplementing and amending Chapter 11 of Title 40A of the New Jersey Statutes allows local contracting units in New Jersey to create the position of Purchasing Agent; and

WHEREAS, the Housing Authority of Bergen County created the position of Purchasing Agent to assist, manage and oversee the functions of the Purchasing Department; and

WHEREAS, Vincent M. Bufis, QPA# Q-2115, possess a valid and current Qualified Purchasing Agent certificate issued by the New Jersey Division of Local Government Services, Department of Community Affairs; and

WHEREAS, the Authority wishes to appoint Vincent M. Bufis as Purchasing Agent of Record for the Housing Authority of Bergen County; and

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby appoint Vincent M. Bufis, as the Qualified Purchasing Agent of Record; and

BE IT FURTHER RESOLVED,

1. The Purchasing Agent shall be appointed by the Board of Commissioners; and
2. The Purchasing Agent shall possess a valid Qualified Purchasing Agent certificate, as issued by the New Jersey Division of Local Government Services, Department of Community Affairs; and
3. The purchasing agent shall have the authority, responsibility and accountability for the purchasing activity for the Housing Authority of Bergen County, to prepare public advertising for bids and to receive bids and requests for proposals for the provision or performance of goods, services and construction contracts on behalf of the Housing Authority of Bergen County, and to award contracts permitted through New Jersey statutes and in accordance with regulations, forms and procedures promulgated by state regulatory agencies in the name of the Housing Authority of Bergen County, and conduct any activities as may be necessary or appropriate to the purchasing function of the Housing Authority of Bergen County; and
4. The Housing Authority hereby establishes the bid threshold at \$44,000.00

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 94

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH COMPENSATION RESOURCES, INC., FOR COMPREHENSIVE CLASSIFICATION AND COMPENSATION STUDY.

WHEREAS, the Authority identified a need to procure services for an updated Comprehensive Classification and Compensation Analysis; and

WHEREAS, the Authority solicited quotations for said services; and

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

WHEREAS, the Authority carefully reviewed both proposals, and determined Compensation Resources Inc.'s proposal was the most advantageous to the Authority; and

WHEREAS, the Authority has a favorable working experience with Compensation Resources Inc. and that they are qualified and possess the required experience to satisfactorily complete these services; and

WHEREAS, it is recommended that a Contract be awarded to Compensation Resources Inc.; and

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

WHEREAS, the Authority reserves the right to add or delete sections of the work from the contract after the award of the proposal has been made, due to funding or other reasons.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners, or the Executive Director, is hereby authorized to conclude, execute, and deliver on behalf of the Housing Authority of Bergen County, a Contract with **Compensation Resources Inc.**, for the provision of **Comprehensive Classification and Compensation Analysis**.

Resolution adopted as read on motion by Commissioner Caminiti ~~Caminiti~~, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 95

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH FREEDOM BANK, 99 WEST ESSEX ST., 2ND. FLR. MAYWOOD, NEW JERSEY FOR BANKING SERVICES.

WHEREAS, on December 4, 2020, the Purchasing Department accepted proposals for Banking Services; and

WHEREAS, two (2) proposals were received; and

WHEREAS, the evaluation committee carefully and thoroughly reviewed all proposals based on the evaluation and scoring criteria and found all proposals responsive; and

WHEREAS, the committee identified Freedom Bank as the most responsive respondent whose proposals meets all of the requirements of the RFP specifications, comply with the requirements of N.J.S.A. 10:5-3.1 et seq. and N.J.S.A. 17:27 et seq., and the most advantageous to the Authority; and

WHEREAS, Freedom Bank has agreed to offer these services at no fee assessment to the Authority at a 3-year interest rate of 0.90% on all accounts; and

WHEREAS, Freedom Bank possess the experience and capacity to satisfactorily complete these services; and

WHEREAS, it is recommended that the Authority's accounts awarded to Freedom Bank; and

WHEREAS, it is further recommended that the Contracts with Freedom Bank shall be for a period of three (3) years, services to begin on or about January 1, 2021; and

WHEREAS, the Authority reserves the right to add or delete sections of the work from the contract after the award of the Proposal has been made, due to funding or other reasons.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Bergen County do hereby authorize contracts with Freedom Bank for the provision of Banking Services as agreed under the terms of the Authority's requirements, and specification within the solicitation.

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 96

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AWARDED A CONTRACT TO CGI FEDERAL INC., 1001 LAKESIDE AVENUE, SUITE 800, CLEVELAND, OH 44114-1151 FOR HOUSING QUALITY STANDARDS (HQS) INSPECTION SERVICES.

WHEREAS, the Authority identified a need to procure services for Housing Quality Standards (HQS) Inspection Services; and

WHEREAS, Solicitation No. HABC RFP.2020.12.01.02 dated November 2020 was drawn up according established procedures and was properly advertised in The Record newspaper and the Authority’s website on November 5, 2020; and

WHEREAS, a Request for Proposals was distributed to those who responded to the solicitation and two (2) firms responded to the solicitation by submitting a proposal on December 4, 2020; and

WHEREAS, the proposals were reviewed and evaluated by the Evaluation Committee who have identified **CGI Federal Inc.** as responsive and responsible, able to provide all services and whose proposal the Committee considers to be most advantageous and in the best interest of the Authority. The proposal meets all requirements of the proposal specifications, 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 contract be awarded to **CGI Federal Inc.** for a period of One (1) Year beginning January 1, 2021 and terminating December 31, 2021, with the option to renew for up to Two (2) Additional Years at the sole discretion of the Authority; and

WHEREAS, the Director of Finance has certified that sufficient funds are available to compensate the contractor for the entire scope of work.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Housing Authority of Bergen County do hereby approve awarding a contract to CGI Federal Inc. for Housing Quality Standards (HQS) Inspection Services.

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D’Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 97

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY ADOPTING THE ANNUAL PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR APPROVAL

WHEREAS, pursuant to requirements as set out in the Quality Housing and Work Responsibility Act of 1998, HUD requires that the Housing Authority submit an Annual Plan for its programs; and

WHEREAS, a public comment period opened on November 20, 2020, and a virtual public hearing via Zoom will be held on January 5, 2021; and

WHEREAS, the Commissioners of the Housing Authority of Bergen County have reviewed said documents; and

WHEREAS, said plan will be updated/modified each year for submission to HUD for approval after review and approval by the Board of Commissioners.

WHEREAS, the Commissioners will be notified if any public comments that are received.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby adopt the Annual Agency Plan beginning with the year 2021, for submission to HUD for approval subject to public comments.

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follow.

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 98

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE APPOINTMENT OF A FUND COMMISSIONER TO REPRESENT THE AUTHORITY IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR THE 2021 FUND YEAR.

WHEREAS, the Housing Authority of Bergen County is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its representative to said Fund.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Bergen County do hereby appoint Lynn Bartlett as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2021.

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 99

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH MCMANIMON, SCOTLAND & BAUMANN, LLC FOR LEGAL SERVICES IN CONNECTION WITH THE TERMINATION OF THE MANAGEMENT AGREEMENT FOR RIDGEWOOD SENIOR CITIZENS HOUSING CORPORATION, INC.

WHEREAS, the Housing Authority of Bergen County (HABC) has served as the Management Agent for Ridgewood Senior Citizens Housing Corporation Inc. (owner), a 130-unit affordable senior housing project located at 7-11 Ridge Road, Ridgewood, NJ 07450 pursuant to a certain Management Agreement dated December 17, 2010 (Management Agreement); and

WHEREAS, both the HABC and owner have mutually agreed to terminate the Management Agreement.; and

WHEREAS, HABC is in need of professional legal services to assist in the preparation, execution, and delivery of any and all necessary documents to effectively terminate the Management Agreement (Services); and

WHEREAS, HABC has a favorable working relationship with McManimon, Scotland & Baumann, LLC (Firm), the Firm has been previously prequalified and appears on HABC's list of qualified professionals, and the Firm possesses the knowledge and skill to perform the requested Services; and

WHEREAS, it is recommended that a Contract be awarded to the Firm in the amount not to exceed \$20,000.00 with hourly rates of \$275.00 for attorneys and \$180 for legal assistants, and

WHEREAS, the Director of Finance has certified that sufficient funds are available in the budget to cover these services; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners, or the Executive Director, is hereby authorized to conclude, execute and deliver on behalf of the Housing Authority of Bergen County, a Contract with McManimon, Scotland & Baumann, LLC to provide legal services to assist HABC in connection with the termination of the Management Agreement between HABC and Ridgewood Senior Citizens Housing Corporation Inc.

Resolution adopted as read on motion by Commissioner Caminiti, seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2020 - 100

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONSULTING CONTRACT WITH GOVERNANCE & FISCAL AFFAIRS LLC TO ASSIST WITH THE DAILY PURCHASING ACTIVITIES OF THE HOUSING AUTHORITY OF BERGEN COUNTY

WHEREAS, P.L. 2009, c. 166 codified as N.J.S.A. 40A:11-12 et seq., supplementing and amending Chapter 11 of Title 40A of the New Jersey Statutes allows local contracting units in New Jersey to create the position of Purchasing agent; and

WHEREAS, Gerald Volpe QPA has previously been appointed as Purchasing Agent of Record for the Housing Authority of Bergen County; and

WHEREAS, the Authority has need for additional assistance with the responsibilities and accountability for the purchasing activity of the Housing Authority of Bergen County, to prepare public advertising for bids and to receive bids and requests for proposals for the provision or performance of goods, services and construction contracts on behalf of the Housing Authority of Bergen County, and to award contracts permitted through New Jersey statutes and in accordance with the regulations, forms and procedures promulgated by state regulatory agencies in the name of the Housing Authority of Bergen County, and conduct any activities as may be necessary or appropriate to the purchasing function of the Housing Authority of Bergen County; and

WHEREAS, Gerald Volpe d.b.a. Governance & Fiscal Affairs LLC has submitted a proposal for additional consulting services where consultant's physical presence in office or other Authority facility will be required for two days per week on a month to month and on an as needed basis at a flat rate of \$475 plus \$25 for expenses each day, with additional days to be billed at the rate of \$475 plus \$25 for expenses per day. Other additional services to be billed at predetermined hourly rates and for training seminars at \$750 per seminar; and

WHEREAS, the Housing Authority of Bergen County has had favorable prior experience with this firm and they are qualified and possess the experience to satisfactorily provide these services; and

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.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Executive Director to execute and deliver on behalf of the Housing Authority of Bergen County, a Contract with Governance & Fiscal Affairs LLC for the provision of purchasing and procurement activities at the aforementioned amounts.

Resolution adopted as read on motion by Commissioner Caminiti seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follow.

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rollieson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY


DANIEL ORTEGA, CHAIRMAN

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

RESOLUTION 2020 - 101

RESOLUTION AUTHORIZING THE TERMINATION AND CLOSEOUT OF THE ANNUAL CONTRIBUTION CONTRACT OF THE HOUSING AUTHORITY OF BERGEN COUNTY FOLLOWING SUCCESSFUL CONVERSION OF ALL PUBLIC HOUSING UNITS TO RENTAL ASSISTANCE DEMONSTRATION

WHEREAS, on December 13, 2016, the Housing Authority of Bergen County (the "Authority") rehabilitated and converted an aggregate of 498 public housing rental units under the U.S. Department of Housing and Urban Redevelopment's ("HUD") Rental Assistance Demonstration Program ("RAD") in the following properties: (i) Boiling Springs Gardens (NJ067000001); (ii) Highland View Apartments (NJ067000002); (iii) Ramsey/Mahwah Public Housing (NJ067000003); (iv) Carucci Apartments (NJ067000004); and (v) David F. Roche Apartments (NJ067000005);

WHEREAS, in connection with the foregoing, the Authority obtained a loan in the principal amount of Four Million Two Hundred Sixty Thousand Dollars (\$4,260,000.00) from the Housing Development Corporation of Bergen County (the "HDC") to complete its capital improvements and ensure a successful RAD conversion; and

WHEREAS, the Authority has converted all of its public housing units under RAD and, accordingly, the Authority no longer receives operating subsidies under its public housing Annual Contribution Contract ("ACC") with HUD; and

WHEREAS, HUD Notice PIH 2019-13 (HA) (the "HUD Notice") outlines the course of action necessary to successfully terminate the public housing ACC with HUD as it relates to public housing agencies, like the Authority; and

WHEREAS, the Authority has determined it would be beneficial to terminate and closeout its ACC with HUD and desires to act in accordance with the outline set forth in the HUD Notice to effectuate such termination and closeout; and

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Authority hereby authorizes the Chairman, Vice Chairman and Executive Director of the Authority (each, an "Authorized Officer") to request closeout from HUD through ACC termination and to take all actions set forth in the HUD Notice that such Authorized Officer deems necessary, useful or convenient in connection with such closeout and termination.

Section 3. The Authority hereby confirms that, to the best of its knowledge, as supported by an opinion of counsel, it has complied with all applicable closeout requirements of the HUD Notice, the ACC, the U.S. Housing Act of 1937 and 2 CFR part 200.

Section 4. The Authority hereby certifies that (i) it retains no real or personal public housing property; (ii) no outstanding litigation claims, audits, debt obligations or civil rights matters exist; and (iii) there are adequate assurances in place to ensure compliance with prior HUD approvals, if applicable (e.g., long-term use restrictions or use of disposition proceeds required by a HUD approval under Section 18 of the U.S. Housing Act of 1937).

Section 5. Each Authorized Officer is hereby further authorized to execute, acknowledge and delivery on behalf of the Authority any further certificates, agreements, instruments or other documents as such Authorized Officer may deem necessary or desirable to effectuate the authorizations set forth in this resolution, each containing such terms and provisions as such Authorized Officer shall deem appropriate and to do such other things and take any actions determined, in consultation with counsel, to be necessary or desirable and consistent with carrying out the purposes and intent of this resolution and to effectuate the authorization set forth in this resolution in accordance with the terms hereof. The execution and delivery of any of the foregoing documents or the doing of any act or thing being conclusive evidence as to the appropriateness thereof and as to the authority of such Authorized Officer to so execute and deliver any such

document and do any such act or thing.

Section 6. Any actions taken prior to the date hereof with respect to the authorizations set forth in this resolution are hereby ratified and affirmed in all respects.

Section 7. This resolution shall take effect immediately upon adoption.

Resolution adopted as read on motion by Commissioner Caminiti seconded by Commissioner Peterson. Upon roll call the Ayes and Nays were as follow.

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Angelo D'Arminio, Jr.				✓
Joanne English-Rolliesson				✓
Junior Hernandez				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

December 22, 2020
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY