

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

RESOLUTION 2022-46

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE
PERIOD OF JULY 20, 2022 THROUGH SEPTEMBER 15, 2022.**

WHEREAS, the attached listing of Accounts Payable for the period of July 20, 2022 through September 15, 2022 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 July 20, 2022 through September 15, 2022 in the amount of Eight Hundred Thirty-Four Thousand, Five Hundred Four Dollars and Eleven Cents (\$834,504.11).

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

September 22, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2022-47

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A RENEWAL AGREEMENT WITH MRI SOFTWARE, LLC, 29596 NETWORK PLACE CHICAGO, IL. (FORMERLY KNOWN AS TENMAST SOFTWARE) TO PROVIDE COMPUTER SOFTWARE SERVICES TO THE HOUSING AUTHORITY OF BERGEN COUNTY.

WHEREAS, the Housing Authority of Bergen County purchased proprietary computer software services designed specifically by MRI Software for HUD programs; and

WHEREAS, because of the unique proprietary software program developed by **MRI Software LLC**, this purchase is made pursuant to N.J.A.A. 40A:11-5(1)a (ii) (dd as an exception to the public bidding requirements; and

WHEREAS, **MRI Software LLC** has agreed to provide said support services to the Housing Authority of Bergen County for a one-year period beginning August 1, 2022 and terminating on July 31, 2023, for the sum of Sixty-Six Thousand, Two Hundred and Eighty-One Dollars (\$66,281); and

WHEREAS, **MRI Software LLC** continues to provide the aforementioned services in a satisfactory and acceptable manner; and

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Chairman and/or Executive Director to execute a Renewal Agreement with **MRI Software LLC** to provide computer software services, for a one-year period beginning August 1, 2022, and ending on July 31, 2023 at the aforementioned amounts.

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rolliesson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

September 22, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2022-48

RESOLUTION OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING A CONTRACT WITH D&L PAVING CONTRACTORS, INC. FOR ASPHALT, CONCRETE AND CURBING REPAIRS, INSTALLATION AND RESURFACING “AS NEEDED”.

WHEREAS, a contract between the Housing Authority of Bergen County (HABC) and D&L Paving Contractors, Inc expires on August 31, 2022; and

WHEREAS, the HABC wishes to extend said contract for one additional year; and

WHEREAS, the initial contract contains a provision allowing the Authority, at its sole discretion, to extend the contract for one (1) additional year at the predetermined pricing submitted with the original bid; 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 contract be extended for one (1) additional year commencing upon the expiration of the original term, and shall now be due to expire on August 31, 2023.

NOW THEREFORE BE IT RESOLVED by Commissioners of the Housing Authority of Bergen County authorized to conclude, execute and deliver a Contract with D&L Paving Contractors, Inc for the provision of asphalt, concrete and curbing repairs, installation and resurfacing on an as needed basis at all of the HABC facilities.

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

September 22, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2022-49

RESOLUTION OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING A CONTRACT WITH REINER GROUP, INC. FOR HVAC ROUTINE MAINTENANCE & REPAIR SERVICES ON “AS NEEDED”, AND WHEN NECESSARY, ALTERATION & REPLACEMENT OF EXISTING HVAC SYSTEMS.

WHEREAS, a contract between the Housing Authority of Bergen County (HABC) and Reiner Group, Inc. for HVAC repairs, alterations and replacement expired on August 31, 2022; and

WHEREAS, the HABC wishes to extend said contract for one additional year; and

WHEREAS, original Resolution #2020-62 contains a provision allowing the Authority, at its sole discretion, to extend the contract for one (1) additional year at the predetermined pricing submitted with the original bid; 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 contract be extended for one (1) additional year commencing upon the expiration of the original term, and shall now be due to expire on August 31, 2023.

NOW THEREFORE BE IT RESOLVED by Commissioners of the Housing Authority of Bergen County authorize to conclude, execute and deliver on behalf of the Housing Authority of Bergen County, a Contract with Reiner Group, Inc for the provision of HVAC routine maintenance & repair services on “as needed”, and when necessary, alteration & replacement of existing HVAC systems on an as needed basis at all of the HABC facilities.

Upon roll call the Ayes and Nays were as follows:

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

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rolliesson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

September 22, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

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

RESOLUTION 2022-50

**RESOLUTION OF THE HOUSING AUTHORITY OF BERGEN COUNTY
AUTHORIZING AND APPROVING EXPENSES RELATED TO THE UNIFORM
RELOCATION ACT FOR TENANTS AT 155 HUDSON AVENUE, 10 LODI STREET, 18
LODI STREET AND 3-7 JACKSON AVENUE, HACKENSACK, NJ 07601.**

WHEREAS, by Resolution 2020-89 the Commissioners of the Housing Authority of Bergen County authorized the acquisition of 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, occupants of said properties, eligible as a displaced person under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) are to be offered advisory and financial assistance; and

WHEREAS, assistance includes advisory services for finding suitable replacement locations, payment for moving expenses, reestablishment expenses, and replacement housing assistance wherever applicable; and

WHEREAS, a former resident of 155 Hudson Street Rear has relocated to a comparable, decent, safe and sanitary replacement home; and

WHEREAS, said former resident has been determined eligible for moving expenses and housing assistance; and

WHEREAS, under the URA, this former resident was provided a fixed moving expense and dislocation allowance of \$1,000 in accordance with the URA 2021 Payment Schedule; and

WHEREAS, this former resident has is eligible to receive housing assistance payments not to exceed \$5,250 in accordance with 49 CFR § 24.402 (b); and

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of Bergen County authorize payment to the former resident of 155 Hudson Street, Rear, Hackensack, NJ 07601 in the amount of \$1,000 for moving expense and dislocation allowance and \$5,250 for housing assistance payments.

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

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	×			
Harvey Sohmer	×			

September 22, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

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

RESOLUTION 2022-51

RESOLUTION OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING AND APPROVING EXPENSES RELATED TO THE UNIFORM RELOCATION ACT FOR TENANTS AT 155 HUDSON AVENUE, 10 LODI STREET, 18 LODI STREET AND 3-7 JACKSON AVENUE, HACKENSACK, NJ 07601.

WHEREAS, by Resolution 2020-89 the Commissioners of the Housing Authority of Bergen County authorized the acquisition of 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, occupants of said properties, eligible as a displaced person under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) are to be offered advisory and financial assistance; and

WHEREAS, assistance includes advisory services for finding suitable replacement locations, payment for moving expenses, reestablishment expenses, and replacement housing assistance wherever applicable; and

WHEREAS, Top One Supermarket, located at 3-7 Jackson Avenue has been determined eligible to receive Actual, Reasonable Moving and Related Expenses plus \$25,000 in Reestablishment Expenses; and

WHEREAS, under the URA, this former business is entitled to One Hundred and Ten Thousand, Two Hundred and Forty Seventy Dollars and Fifty Cents (\$110,247.50) in actual, reasonable moving and related expenses as well as Twenty-Five Thousand Dollars and Zero Cents (\$25,000) in reestablishment expenses; and

WHEREAS, under the URA, this former business is entitled to receive a payment for actual direct loss of goods held for sale as an Actual, Reasonable Moving and Related Expense in the amount of Thirty Four Thousand, One Hundred and Fifty Six Dollars, and Sixty Eight Cents (\$34,156.68); and

WHEREAS, this former business has a past due balance of Eighteen Thousand Dollars and Zero Cents (\$18,000.00) which; and

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of Bergen County authorize payment to the former business owner of Top One Supermarket, formerly of 3-7 Jackson Avenue, Hackensack NJ 07601 in the amount of \$151,404.18, consisting of \$110,247.50 in actual, reasonable moving and related expenses, \$25,000 in reestablishment expenses, \$34,156.68 in payment for actual direct loss of goods held for sale less \$18,000 owed for rent.

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

September 22, 2022
DATE


LYNN BARTLETT, EXECUTIVE DIRECTOR


DANIEL ORTEGA, CHAIRMAN

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

RESOLUTION 2022-52

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE WRITE-OFF OF UNCOLLECTED RENTS AS STATED IN THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HANDBOOK 7511.1 FOR PUBLIC HOUSING ACCOUNTING, COLLECTION LOSSES.

WHEREAS, under the provisions of Handbook 7511.1, the Department of Housing and Urban Development (HUD) requires a board resolution to write-off the uncollected rent for the following:

HABC

Name	Building	Unit #	Amount	Charges requesting write off	Date of Move Out	Senior	Comments
Jung, Jin Hang	Palisades Park	PP403	193.91	Rent	5/31/2022	Yes	Tenant deceased.
Kim, Chun Kyung	Dumont	DU401	120.40	Carpet cleaning	4/30/2018	Yes	Tenant deceased.
Sonmez, Sukriye	Lyndhurst	LY4S	1,173.88	Rent	2/28/2021	Yes	Tenant deceased.
Lam, Ruth	Lyndhurst	LY2O	740.99	Rent	10/31/2022	Yes	Tenant deceased.
Ammiano, Frank	East Rutherford	ER5Q	1447.66	Rent	9/30/2021	Yes	Tenant deceased.
Belanger, Albert	East Rutherford	ER5S	401.69	Rent	1/31/2022	Yes	Tenant deceased.

HABC Managed Properties

Song, William (Son)	River Vale	109	613.90	Rent	1/31/2021	Yes	Tenant deceased.
Silvano, Robert	Teterboro	VP16	2,063.59	Rent	8/31/2019	Yes	Tenant deceased.

WHEREAS, legal counsel for the Housing Authority of Bergen County has reviewed said accounts and recommended that they be closed.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County hereby approve the write-off of the uncollected rents as listed above and shall be effective as of September 22, 2022.

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

September 22, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

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

RESOLUTION 2022-53

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SHARED SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) FOR THE PROVISION OF VERIFYING RENT REASONABLENESS AND DETERMINING ANNUAL CONTRACT RENT INCREASES FOR CERTAIN HACP PROPERTIES.

WHEREAS, the Housing Authority of The City of Passaic has a need to obtain the services of an independent entity to perform certain functions for a project that is owned by a Public Housing Authority; and

WHEREAS, the use of an independent entity is required by statute and is intended to assure that such functions are performed in an unbiased manner; and

WHEREAS, an independent entity is an entity that is not connected with the PHA legally, financially, or in any other manner that could cause either party to improperly influence the other; and

WHEREAS, the two functions that are to be performed by the HABC are the verification of rent reasonableness of RAD PBV units and determine the annual contract rent increase based on the appropriate Operating Cost Adjustment Factor (OCAF), assuring the application of the OCAF will not cause rents to exceed a reasonable level.

NOW, THEREFORE, BE IT RESOLVED, the Commissioners of the Housing Authority of Bergen County authorize the Executive Director to enter into a Shared Services Agreement with the Housing Authority of The City of Passaic for the provisions of verifying rent reasonableness and the determining the annual contract rent increased based upon the current Operating Cost Adjustment Factor (OCAF) for RAD converted properties.

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

September 22, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

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

RESOLUTION 2022-54

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE HOUSING AUTHORITY'S SUBMISSION OF THE MTW SUPPLEMENT PLAN TO THE 2022 HABC PHA PLAN AND AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY TO EXECUTE ANY DOCUMENTS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO IMPLEMENT THE MTW ACTIVITIES.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has selected the Housing Authority of Bergen County to participate in the Move to Work (MTW) Demonstration Expansion, to design and test new ways of providing housing assistance and services to low-income households; and

WHEREAS, to implement the proposed MTW Waivers the Housing Authority of Bergen County Board of Commissioners must approve the MTW Supplement Plan to the PHA Annual Plan; and

WHEREAS, the MTW Supplement Plan was made available and shared with residents and the public on July 21, 2022 and the Board of Commissioners has examined and approved the same as to form and content.

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

1. The Board of Commissioners approves the MTW Supplement Plan.
2. The Board of Commissioners authorizes the Authority's Executive Director to sign and submit the MTW Supplement Plan to HUD.

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

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rolliesson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

September 22, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR