

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

RESOLUTION 2013-35

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE
PERIOD OF 03/21/13 – 04/17/13.**

WHEREAS, the attached listing of Accounts Payable for the period of 03/21/13 – 04/17/13, was reviewed and found acceptable; and


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 03/21/13 – 04/17/13 in the amount of Four Hundred Eight Thousand, Four Hundred Ninety Dollars (\$408,490.92) and Ninety-Two Cents.

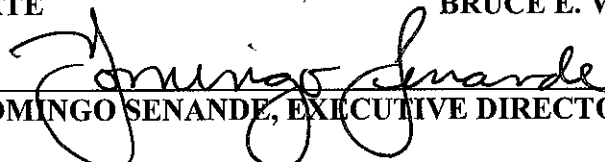
Resolution adopted as read on motion by Commissioner Kopf
seconded by Commissioner Nest.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
DATE


BRUCE E. WALENCZYK, CHAIRMAN


DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2013-36

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE
PERIOD OF 03/21/13 – 04/17/13 FOR THE HOUSING DEVELOPMENT
CORPORATION OF BERGEN COUNTY.**

WHEREAS, the attached listing of Accounts Payable for the period of 03/21/13 – 04/17/13 for the Housing Development Corporation of Bergen County, was reviewed and found acceptable; and

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 03/21/13 – 04/17/13 in the amount of Three Hundred Ninety-Two Thousand, Nine Hundred Eighty-Four Dollars (\$392,984.52) and Fifty-Two Cents.

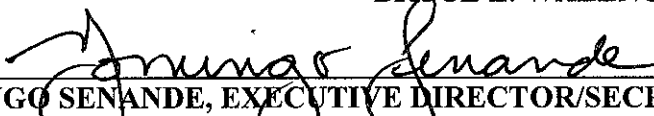
Resolution adopted as read on motion by Commissioner Kopf
seconded by Commissioner Nest.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
DATE


BRUCE E. WALENCZYK, CHAIRMAN


DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2013-37

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A LEASE WITH THE BOROUGH OF RIDGEFIELD FOR THE
CONSTRUCTION AND OPERATION OF AFFORDABLE RENTAL HOUSING
FOR SENIOR CITIZENS.**

WHEREAS, in accordance with N.J.S. 40A:12-14(b) the Borough of Ridgefield has proposed to lease certain unimproved real property designated as Block 904, Lot 1 containing approximately 1.26 acres on Shaler Boulevard to the Housing Authority of Bergen County to be used for age restricted senior affordable housing upon the following terms and conditions:

1. The nominal consideration of the lease shall be \$1.00 per year for a term of 99 years.
2. The public purpose served by the lease shall be the construction and operation of affordable rental housing for senior citizen occupants.
3. The lease shall provide for the construction and operation of not more than 60 units of affordable rental housing whereas tenants, in order to qualify, must be at least 55 years of age, must have income no more than 60% of the area median income, and rental payments will be limited to 30% of the tenant's income.
4. It is anticipated that the lease will provide for a complex consisting of two three-story apartment buildings with elevator service, on-site parking and secured entries. The buildings' common areas will include a lobby, community room with a kitchen, laundry facilities and office space for management and social service staff.
5. All units will be handicapped adaptable, allowing for simple modifications by management to accommodate individual tenant needs.
6. It is anticipated that the complex will provide residents with access to a wide variety of on-site and off-site social services to promote independent living through collaboration with local community organizations with services to include linkages to recreation, social, health and educational services and programs.
7. It is anticipated the project's capital funding will include a permanent mortgage and equity from the sale of 9% federal low income housing tax credits.
8. It is anticipated that the construction start will be December 2013 with a 12-month construction period and lease-up of units estimated to begin in December 2014.
9. The actual lease agreement is subject to negotiation and approval by the Mayor and Council by duly adopted resolution following the adoption of an ordinance; and

WHEREAS, the Housing Authority of the County of Bergen is interested in entering into a lease with the Borough of Ridgefield to develop the property in accordance with the terms set forth above.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Bergen that the Executive Director and General Counsel be and hereby are authorized to negotiate a lease with the Borough of Ridgefield pursuant to the terms set forth herein.

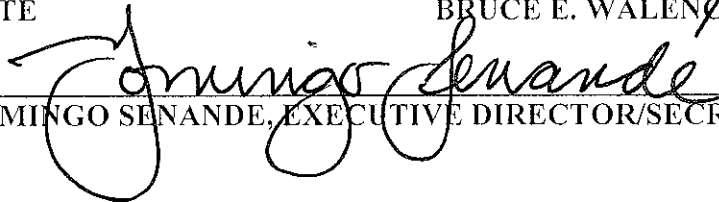
Resolution adopted as read on motion by Commissioner Kopf
 seconded by Commissioner Nest.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
 DATE


 BRUCE E. WALENCZYK, CHAIRMAN


 DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2013-38

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE CHAIRMAN AND/OR EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH ARIS PAINTING COMPANY, 52 CAMPBELL AVENUE, EDISON, NEW JERSEY, FOR PAINTING OF VACANT APARTMENT INTERIORS ON AN "AS NEEDED" BASIS.

WHEREAS, on March 26, 2013, the Contracting Officer accepted bids and publicly opened same for painting of vacant apartments on an "as needed" basis for building owned and/or managed by the Housing Authority; and

WHEREAS, five bids were accepted and after careful evaluation they were all deemed responsive. Of the five bids submitted, Aris Painting Company was the lowest responsive bidder; and

WHEREAS, Aris Painting Company, agrees to perform all services and provisions contained in the Specifications dated January 2013, for the amounts as set forth below:

0-BR Unit	\$318.00
1-BR Unit	\$360.00
2-BR Unit	\$440.00
3-BR Unit	\$680.00

WHEREAS, Aris Painting Company, has performed similar services in a satisfactory and acceptable manner; and

WHEREAS, this contract is awarded pursuant to a fair and open procurement process; and

WHEREAS, said contract will be reviewed and approved by Counsel prior to its execution.

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 contract with Aris Painting Company, for the amounts set forth above for said painting of vacant apartment interiors on an "as needed" basis.

Resolution adopted as read on motion by Commissioner Kopf
seconded by Commissioner Nest.

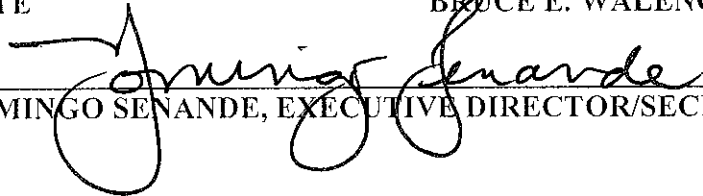
Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
DATE



BRUCE E. WALENCZYK, CHAIRMAN



DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2013-39

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE CHAIRMAN AND/OR EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO ARIS PAINTING COMPANY, 52 CAMPBELL AVENUE, EDISON, NEW JERSEY, FOR PAINTING OF OCCUPIED APARTMENT INTERIORS AT VARIOUS LOCATIONS.

WHEREAS, on March 26, 2013, the Contracting Officer accepted bids and publicly opened same for painting of occupied apartments for building owned and/or managed by the Housing Authority at various locations; and

WHEREAS, five bids were accepted and after careful evaluation all were deemed responsive, the lowest responsible bidder was Aris Painting Company; and

WHEREAS, Aris Painting Company agrees to perform all services and provisions contained in the Specifications dated January 2013, for the lump sum amount of Forty-Eight Thousand, Five Hundred and Ninety-Five Dollars (\$48,595.00) and Zero Cents; and

WHEREAS, the Contracting Officer confirms that the Authority has had favorable experiences with said contractor in the past and that they are qualified and possess the experience necessary to satisfactorily complete the project and sufficient funds are available to compensate the contractor for the entire scope of the work; and

WHEREAS, this contract is awarded pursuant to a fair and open procurement process; and

WHEREAS, said contract will be reviewed and approved by Counsel prior to its execution.

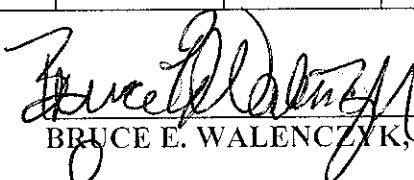
NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Chairman and/or Executive Director to execute a contract with Aris Painting Company, for the amount set forth above for said painting of occupied apartment interiors at various locations.

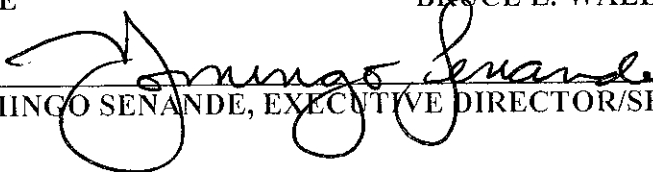
Resolution adopted as read on motion by Commissioner Kopf
seconded by Commissioner Nest.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
DATE


BRUCE E. WALENCZYK, CHAIRMAN


DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2013-40

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE CHAIRMAN AND/OR EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO P. CIPOLLINI, INC., 203 E. BLACKWELL STREET, DOVER, NEW JERSEY, FOR THE ROOF REPLACEMENT PROJECT AT MAHWAH/RAMSEY PUBLIC HOUSING.

WHEREAS, on April 5, 2013, the Contracting Officer accepted bids and publicly opened same for roof replacement project at Mahwah/Ramsey Public Housing; and

WHEREAS, two bids were accepted and after careful evaluation they were all deemed responsive. Of the two bids submitted, P. Cipollini, Inc. was the lowest responsive bidder; and

WHEREAS, P. Cipollini, Inc., agrees to perform all services and provisions contained in the Specifications dated February 2013, for the amounts as set forth below:

Mahwah Roof Replacement	\$549,000.00
Community Room Replacement	\$33,000.00
R-30 Batt Insulation (as needed)	\$4.50/sq.ft.

WHEREAS, the Contracting Officer confirms the Authority has had past favorable experiences with P. Cipollini, Inc., and they are qualified and possess the experience to satisfactorily complete the aforementioned project; and

WHEREAS, this contract is awarded pursuant to a fair and open procurement process; and

WHEREAS, said contract will be reviewed and approved by Counsel prior to its execution.

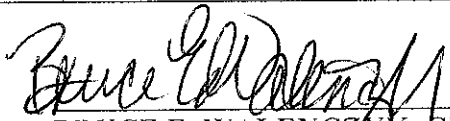
NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Chairman and/or Executive Director to execute a contract with P. Cipollini, Inc., for the amounts set forth above for the roof replacement project at Mahwah/Ramsey Public Housing.

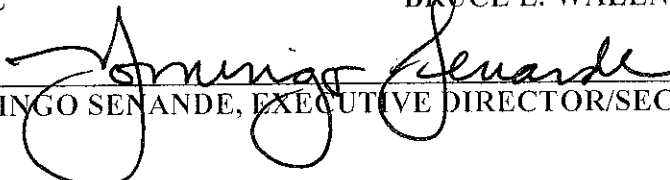
Resolution adopted as read on motion by Commissioner Kopf
seconded by Commissioner Nest.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
DATE


BRUCE E. WALENCZYK, CHAIRMAN


DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2013-41

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY REQUESTING THE TRANSFER OF A CERTAIN SECTION 8 VOUCHER TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS' SECTION 8 PROGRAM.

WHEREAS, on August 1, 2012, Joanne English Rollieson was appointed to serve on the Board of Commissioners of the Housing Authority of Bergen County (the "HABC");

WHEREAS, Ms. English Rollieson is the owner of certain real property located at 243 E. Forest Avenue, #1W, Teaneck, New Jersey; and

WHEREAS, the HABC has been providing Section 8 Housing Choice Voucher subsidy to the following Tenant at the aforesaid real property owned by Mr. English Rollieson:

Belen Lopez, 243 E. Forest Avenue, #1W, Teaneck, New Jersey
Move In Year: 07/01/2007 Year Sec. 8 Subsidy Commenced: 1986

WHEREAS, 24 CFR 982.161 prohibits the HABC from entering into contracts or arrangements in connection with the Section 8 Housing Choice Voucher program with members of the Board of Commissioners; and

WHEREAS, unless a transfer is granted, the affected tenant would suffer a hardship by either having to give up his respective subsidy or relocate to alternate housing in a very difficult rental market; and

WHEREAS, the New Jersey Department of Community Affairs (NJDCA) is willing to administer and/or absorb the voucher into its program.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the HABC hereby endorses the transfer of the Section 8 voucher issued to Belen Lopez to the New Jersey Department of Community Affairs Section 8 program in accordance with all applicable contractual and programmatic requirements; and

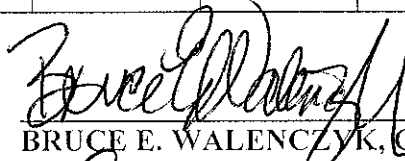
BE IT FURTHER RESOLVED THAT THIS ACTION is subject to the approval of the U. S. Department of Housing and Urban Development.

Resolution adopted as read on motion by Commissioner Kopf
seconded by Commissioner Nest.

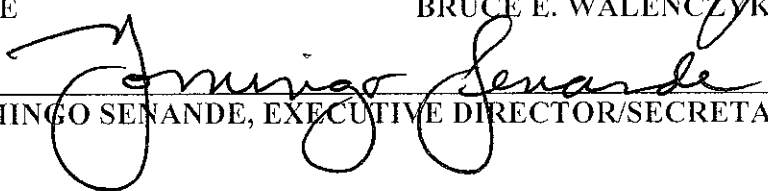
Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
DATE



BRUCE E. WALENCZYK, CHAIRMAN



DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2013-42

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE ATTACHED ORGANIZATIONAL CHART.

WHEREAS, the Housing Authority of Bergen County has proposed certain changes to the HABC Organizational Chart as attached; and

WHEREAS, said changes will be reviewed and approved by Counsel prior to its execution; and

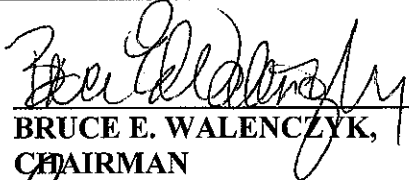
NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby approve the changes made to the HABC Organizational Chart as attached hereto.

Resolution adopted as read on motion by Commissioner Kopf
seconded by Commissioner Nest.

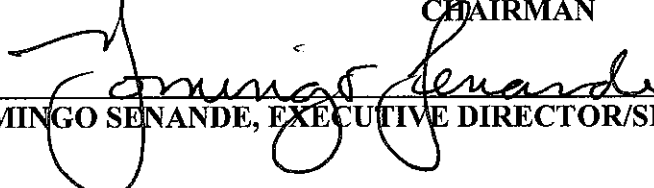
Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
DATE



BRUCE E. WALENCZYK,
CHAIRMAN



DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2013-43

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A DEVELOPMENT AGREEMENT FOR A JOINT VENTURE BETWEEN THE ALPERT GROUP, LLC AND THE HOUSING DEVELOPMENT CORPORATION OF BERGEN COUNTY TO CO-DEVELOP AND CO-MANAGE AFFORDABLE HOUSING AT 650 SHALER AVENUE, RIDGEFIELD, NEW JERSEY.

WHEREAS, the Housing Authority of Bergen County advertised for a Request for Proposal for a Developer Partner for an upcoming project located at 650 Shaler Avenue, Ridgefield; and

WHEREAS, the Contracting Officer accepted proposals for said project on April 25, 2013 at which time one proposal was submitted as a joint venture by The Alpert Group, LLC & The Housing Development Corporation of Bergen County; and

WHEREAS, the Evaluating Committee determined that the proposal submitted as a joint venture by the Alpert Group, LLC & The Housing Development Corporation of Bergen County is advantageous and in the best interest of the Authority; and

WHEREAS, The Housing Authority is seeking to award a contract to the Alpert Group, LLC & The Housing Development Corporation of Bergen County authorizing them to co-develop and co-manage affordable housing at the site located at 650 Shaler Boulevard, Ridgefield, New Jersey to be financed with NJHMFA tax credits; and

WHEREAS, the fees for the joint venture will be a maximum fifteen percent (15%) to be divided equally and to be paid out of the project's capital funding sourced as the project reaches construction completion and lease-up milestones; and

WHEREAS, the Borough of Ridgefield, at their meeting of March 25, 2013, passed an ordinance authorizing the lease of public lands (Block 904, Lot1) to the Housing Authority of Bergen County for the purpose of developing and providing affordable senior citizen housing; and

WHEREAS, the Contracting Officer recommends that the Board of Commissioners approve a resolution authorizing the Executive Director to enter into a Development Agreement with The Alpert Group, LLC & The Housing Development Corporation of Bergen County to co-develop & co-manage the upcoming project located at 650 Shaler Avenue, Ridgefield based on the fees stated above.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing

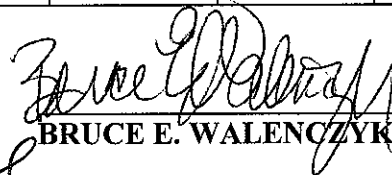
Authority of Bergen County do hereby approve the entering into a Development Agreement for a joint venture between The Alpert Group, LLC and The Housing Development Corporation of Bergen County to co-develop & co-manage affordable housing at 650 Shaler Avenue, Ridgefield based on the fees stated above.

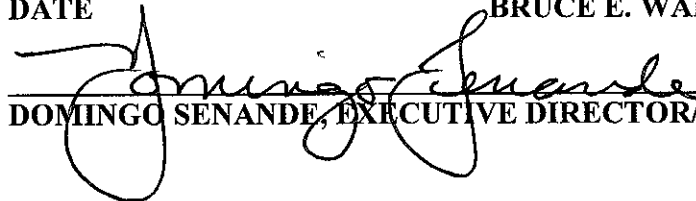
Resolution adopted as read on motion by Commissioner Kopf,
 seconded by Commissioner Nest.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa				X
Joanne English Rollieson	X			
Steven E. Kopf	X			
Kay Nest	X			
Danielle Peterson				X
Andrew Rudman				X
Bruce E. Walenczyk	X			

April 25, 2013
 DATE


 BRUCE E. WALENCZYK, CHAIRMAN


 DOMINGO SENANDE, EXECUTIVE DIRECTOR/SECRETARY