



Ocean County Board of Commissioners

OFFICE OF THE
OCEAN COUNTY COMMISSIONERS

Director Frank Sadeghi

Deputy Director Jennifer Bacchione

Commissioner Robert S. Arace

Commissioner Sam Ellenbogen

Commissioner Ray Gormley

101 Hooper Avenue
Toms River, New Jersey
08754-2191
(732)929-2005
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Board Meeting Agenda

Date: March 25, 2026 - 4:00 PM

Location: Administration Building
Room 119
101 Hooper Avenue
Toms River, NJ 08754

Agenda: Awarding a Competitive Contract to O.C.E.A.N., Inc. for administration of the First Time Homebuyer Activities FY2026, in the amount not to exceed \$48,000.00 annually, for the period of 4/17/2026 through 4/16/2028. (CC2026-49)

Official Resolution#	2026000421
Meeting Date	03/25/2026
Introduced Date	03/25/2026
Adopted Date	03/25/2026
Agenda Item	p-2
CAF #	
Purchase Req. #	CC2026-49
Result	Adopted

COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC.	AYE	NAY	ABST.
Sadeghi	<				<		
Bacchione	<		<		<		
Arace	<			<	<		
Ellenbogen	<				<		
Gormley	<				<		

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE, COMPLETE AND ACCURATE COPY OF THIS RESOLUTION, ADOPTED BY OCEAN COUNTY BOARD OF COMMISSIONERS, NJ AT THE MEETING REFERENCED THEREON

Michelle L. Gunther

Clerk Of The Board

RESOLUTION

March 25, 2026

WHEREAS, the County of Ocean has established the HOME First-Time Homebuyer Program to assist eligible County residents in purchasing a home; and

WHEREAS, this Program is administered by a Housing Counseling Organization pursuant to the terms of the Competitive Contract Award; and

WHEREAS, the Ocean County Planning Department has solicited a Request for Competitive Contract Proposals for **First Time Homebuyer Activities FY2026** on January 28, 2026, pursuant to the New Jersey Local Public Contracts Laws to solicit competitive proposals and to the United States Department of Housing and Urban Development regulations; and

WHEREAS, the Request for Competitive Contract Proposals is designated for the administration of the **First Time Homebuyer Activities FY2026** with funds allocated from the FY2023 / FY2024 HOME Program; and

WHEREAS, the County of Ocean has received one (1) submission from a qualified organization for the administration of said program; and

WHEREAS, the County of Ocean has carefully reviewed and evaluated the proposal submitted; and

WHEREAS, the County of Ocean has determined that the proposal submitted by **OCEAN, Inc.**, is satisfactory and advantageous to the County and the Consortium; and

WHEREAS, the County professional staff has recommended that an agreement for the **First Time Homebuyer Activities FY2026** be awarded to **OCEAN, INC.**, having its main office at 40 Main Street, Toms River, New Jersey 08753, on the basis of the quality of their proposal and the cost of the same as set forth therein; and

WHEREAS, **OCEAN, INC.** has submitted a cost proposal for services in the amount of \$48,000.00 per year, totaling \$96,000.00 for the contract term of April 17, 2026 through April 16, 2028, or until funds are expended;

WHEREAS, funds in the amount of \$96,000.00 for the administration of the **First Time Homebuyer Activities FY2026** are available as follows: \$48,000.00 in FY2023 HOME funds in account #905-155-9215 and \$48,000.00 in FY2024 HOME funds in account #905-155-9218.

NOW, THEREFORE BE IT RESOLVED by the **BOARD OF COMMISSIONERS**, of the **COUNTY OF OCEAN, STATE OF NEW JERSEY** as follows:

1. The Director and Clerk of the Board are hereby authorized and directed to execute a "Competitive Contract Award" with **OCEAN, INC.**, 40 Main Street, Toms River, New Jersey 08753, for the administration of the **First Time Homebuyer Activities FY2026** in the a total amount of \$96,000.00 for the contract term of April 17, 2026 through April 16, 2028, or until funds are expended.

2. This contract is awarded as a Competitive Contracting Award under the provisions of the New Jersey Local Public Contracts Law.
3. The contract number must be placed on all paper, documents, invoices, and vouchers pertaining to said contract. The number for the **First Time Homebuyer Activities FY2026** being CC 2026-49
4. A notice of this action shall be published as required by law.
5. Copies of this resolution shall be made available to the County Treasurer, Comptroller, Auditor, Director of Management and Budget, Planning Director, US Department of Housing and Urban Development, Region II, Newark, and OCEAN, INC.