



Housing Authority of the City of Perth Amboy

881 AMBOY AVENUE, P.O. BOX 390, PERTH AMBOY, NJ 08862

TELEPHONE: (732) 826-3110

FAX: (732) 826-3111

EDNA DOROTHY CARTY-DANIEL, Chairperson
REVEREND GREGORY PABON, Vice-Chairman
MIGUEL A. AROCHO
SHIRLEY JONES
REVEREND H. WAYNE BRADY
PASTOR BERNADETTE FALCON-LOPEZ
DAVID BENYOLA

DOUGLAS G. DZEMA, P.H.M.
Executive Director

EDWARD TESTINO
Counsel

**THE MINUTES OF THE REGULAR MONTHLY MEETING
OF
THE BOARD OF COMMISSIONERS
OF
THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY**

**Tuesday, February 9, 2016
12:30 p.m.**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Tuesday, February 9, 2016 @ 12: 30 p.m. at William A. Dunlap Homes complex, main Administrative Building, conference room located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

<Moment of Silence.>

<Pledge of Allegiance.>

The meeting was called to order by Chairperson Carty-Daniel and statement read as to proper notification of the meeting given in accordance with the Open Public Meeting Act Law as follows:

“Adequate Notice has been made as to the time, place, and date of the meeting and as to the nature of business to be discussed being the general business of the Authority.”

Upon roll call, those present and absent were as follows:

Present:	Chairperson	Edna Dorothy Carty-Daniel
	Commissioner	Miguel A. Arocho
	Commissioner	Shirley Jones
	Commissioner	Reverend H. Wayne Brady
	Commissioner	Pastor Bernadette Falcon-Lopez
Excused:	Vice-Chairman	Gregory Pabon
Absent:	Commissioner	David Benyola

The Chairperson declared said quorum present.

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Commissioner Arocho, the Board concurred to approve the Minutes of the Regular Board Meeting of January 12, 2016, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Shirley Jones, Reverend H. Wayne Brady and Pastor Bernadette Falcon-Lopez.

Nay: None

< No Reports of Committee.>

<No Public Discussion of Agenda Topics.>

The following resolution was introduced by Commissioner Arocho, read in full and considered:

RESOLUTION # 3176-16

TO APPROVE AWARD OF CONTRACT FOR THE GENERATOR UPGRADES AT RICHARD F. STACK APARTMENTS AND OTLOWSKI GARDENS.

WHEREAS, the Housing Authority of the City of Perth Amboy (the "Authority") has a need to replace the existing generator at Richard F. Stack Apartments and to install a new generator at Otlowski Gardens' Lautenberg Center (collectively "Generator Upgrades"); and

WHEREAS, the Contract is to be awarded through a "fair and open process" pursuant to N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Authority solicited bids for such services through public advertisement in the Homes News Tribune on 11/29/15 and 12/3/15 and posted the same on the Authority's website and opened bids at 2:00 PM on 1/20/16; and

WHEREAS, ARCO Construction Corp of Elizabeth, New Jersey (ARCO), having received positive references, submitted the bid which price was the most advantageous to the Authority, and which bid conformed to all requirements; and

WHEREAS, sufficient funds are available from the Authority's capital funds to pay for the required services.

NOW, THEREFORE BE IT RESOLVED, by the Board of the Authority as follows:

The Authority approves an award of the contract to ARCO for the Generator Upgrades for a total cost of \$134,143.00.

Commissioner Jones moved that the foregoing resolution be adopted as presented, which motion was seconded by Commissioner Brady. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Shirley Jones, Reverend H. Wayne Brady and Pastor Bernadette Falcon-Lopez.

Nay: None

The Chairperson thereupon declared said motion was carried and said resolution was adopted.

On the motion of Commissioner Arocho, which motion was seconded by Commissioner Jones, the Board concurred to approve the February Bill List and communication, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Shirley Jones, Reverend H. Wayne Brady and Pastor Bernadette Falcon-Lopez.

Nay: None

Update on Redevelopment Activities

- The Residences at Willow Pond Village – status report reviewed.
- Willow Pond II – Housing Authority in possession of signed contract with BOE. Application process with HUD for disposition has begun.

Report on PARTNER

- Habitat for Humanity contract for 400 Lawrie Street property has been drafted.
- Gateway satellite office at Hansen Apartment building is under consideration.
-

PUBLIC SESSION

- No comment from the public.

UNFINISHED BUSINESS – None reported.

NEW BUSINESS

Commissioner Falcon-Lopez conveyed to the Board that through helpful discussion with Kristi Penta-Duffy, Asset Manager, there is no “homeless” points for consideration in the Housing Authority’s current Application process. Commissioner Falcon-Lopez is requesting a review of the Housing Authority’s Preference Policy to include criteria for Homelessness.

REPORT OF THE ATTORNEY

Edward Testino, Counsel conveyed to the Board the following:

- o Tenancy complaint on a Senior resident.
- o AT&T Lease renewal - Hansen Apartments.
- o Perth Amboy BOE contract signed.

REPORT OF THE EXECUTIVE DIRECTOR

Douglas Dzema, Executive Director updated the Board on the following:

- Capital Fund Report presented.
- RAD Update – working with the Financial Consultant to balance PCA to work the deal.
- HMFA – cap on 4% tax credits may delay RAD deal to 2017.
- Continuing to work RAD deals with Keansburg and Highlands PHA’s.

REPORT OF THE CHAIRPERSON

E. Dorothy Carty-Daniel, Chairperson inquired of status of joint Press Conference with Perth Amboy Board of Education to announce Delaney Homes (NJ6-2) sale.

On the motion of Commissioner Arocho, which motion was seconded by Commissioner Brady, the Board concurred to adjourn the meeting.

Respectfully submitted by:

A handwritten signature in black ink, appearing to be 'Dzema', written in a cursive style.

Douglas G. Dzema, PHM
Executive Director and Secretary