



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
MIGUEL A. AROCHO, Vice-Chairman
FERNANDO A. GONZALEZ
SHIRLEY JONES
REVEREND H. WAYNE BRADY
REVEREND GREGORY PABON
PASTOR BERNADETTE FALCON-LOPEZ

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**

January 14, 2014

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Tuesday, January 14, 2014 @ 12:30 p.m. at the Dunlap Homes Complex, Ed Scott Resource Center 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
	Vice-Chairman	Miguel A. Arocho
	Commissioner	Pedro A. Perez
	Commissioner	Shirley Jones
	Commissioner	Reverend H. Wayne Brady
	Commissioner	Reverend Gregory Pabon
Excused:	Commissioner	Fernando A. Gonzalez

The Chairperson declared said quorum present.

On the motion of Commissioner Perez, which motion was seconded by Vice-Chairman Arocho, the Board concurred to approve the Minutes of the Regular Board Meeting of December 16, 2013, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

Discussion took place, in reference the ReStart Home Preservation Program.

The following resolution was introduced by Vice-Chairman Arocho, read in full and considered:

RESOLUTION # 3037-A

TO RATIFY THE HIRING OF ALYCIA BROWN FOR THE POSITION OF SUBSIDIZED HOUSING SPECIALIST.

WHEREAS, the Board was advised that the Housing Authority has hired Ms. Alycia Brown for the position of Subsidized Housing Specialist at an annual salary of \$43,000; and

WHEREAS, Ms. Brown began employment on January 6, 2014 and will be a shared employee with Sayreville Housing Authority; and

WHEREAS, Sayreville will pay the Perth Amboy Housing Authority \$15,000 per year towards the total employment cost of \$59,575 with include medical and fringe benefits and payroll taxes. She will be expected to work on average 8 hours per week for Sayreville and 27 hours per week for Perth Amboy. She will work primarily with the Section 8 program but will also be cross trained in low income tax credits and public housing programs; and

WHEREAS, Ms. Brown will receive medical benefits after 2 months of successful employment, pension enrollment after 3 months; and vacation, sick, personal and holidays leave pursuant to the Perth Amboy Housing Authority's personnel policy;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy ratifies the hiring of Alycia Brown for the position of Subsidized Housing Specialist at an annual salary of \$43,000 commencing on January 6, 2014, as presented.

Commissioner Perez 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, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

The following resolution was introduced by Vice-Chairman Arocho, read in full and considered:

RESOLUTION # 3038-A

TO APPROVE THE HOUSING AUTHORITY OF 2014/2015 OPERATING BUDGET

WHEREAS, the Annual Budget and Capital Budget for the Perth Amboy Housing Authority for the fiscal year beginning April 1, 2014 and ending March 31, 2015 has been presented before the Members of the Perth Amboy Housing Authority at its open public meeting of January 14, 2014; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$15,129,907, Total Appropriations including any Accumulated Deficit if any, of \$15,178,290 and Total Fund Balance utilized of \$48,383; and

WHEREAS, the Capital Budget as introduced reflect Total Capital Appropriations of \$630,665 and Total Fund Balance planned to be utilized as funding thereof, of \$0; and

WHEREAS, the schedule of rents, fees and other user charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulations or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant of N.J.A.C. 5:31-2 does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the Members of the Perth Amboy Housing Authority, at an open public meeting held on January 14, 2014 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Perth Amboy Housing Authority for the fiscal year beginning April 1, 2014 and ending March 31, 2015 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected to the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Perth Amboy Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on March 11, 2014.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

The following resolution was introduced by Miguel A. Arocho, read in full and considered:

RESOLUTION # 3039-A

TO APPROVE THE HOUSING AUTHORITY AMP BUDGET

WHEREAS, the Authority's COCC and Project Based Budget for year ending 3/31/2015 has been reviewed and found to be sufficient to meet all proposed expenditures/expenses and obligations of the Housing Authority of the City of Perth Amboy, as presented; and

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the Authority's COCC and Project Based Budget for year ending 3/3/2015, as presented.

Commissioner Pabon 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, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

The following was introduced by Vice-Chairman Arocho, read in full and considered:

RESOLUTION # 3040-A

TO APPROVE THE EXECUTION AND PROCESSING OF A DEED OF DEDICATION TO THE CITY OF PERTH AMBOY FOR NO CONSIDERATION AND A TEMPORARY CONSTRUCTION EASEMENT FOR THE INSTALLATION OF TRAFFIC LIGHT AND CONNECTOR ROAD ACCESS ON THE PROPERTY KNOWN AS DELANEY HOMES.

BE IT REMEMBERED that the transaction herein referred to, being herewith approved, the Chairperson, Edna Dorothy Carty-Daniel and Executive Director, Douglas Dzema are hereby directed, authorized, and empowered to execute, acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and reasonably required or necessary for the purposes of executing a Deed of Dedication to the City of Perth Amboy for no consideration and a temporary construction easement for the installation of traffic light and connector road access on the property now known as Delaney Homes.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

The following resolution was introduced by Vice-Chairman Arocho, read in full and considered:

RESOLUTION # 3041-A

TO APPROVE THE EXECUTION AND PROCESSING OF A DEED OF DEDICATION TO THE CITY OF PERTH AMBOY FOR NO CONSIDERATION FOR THE SANITARY SEWER LINES AND STORM WATER TRANSMISSION LINES ON THE PROPERTY KNOWN AS DELANEY HOMES.

BE IT REMEMBERED that the transaction herein referred to, being herewith approved, the Chairperson, Edna Dorothy Carty-Daniel and Executive Director, Douglas Dzema are hereby directed, authorized, and empowered to execute, acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and reasonably required or necessary for the purposes of executing a Deed of Dedication to the City of Perth Amboy for no consideration for the sanitary sewer lines and storm water transmission lines on the property now on the property now known as Delaney Homes.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

The following resolution was introduced by Vice-Chairman Arocho, read in full and considered:

RESOLUTION # 3042-A

TO APPROVE THE ANNUAL PHA PLAN

WHEREAS, the Quality Housing and Work responsibility Act of 1998 requires the Housing Authority to prepare a consolidated Five Year Plan and Annual Plan each year to describe the Authority's mission and its long term and shorter term goals and strategies for achieving this mission. The Housing Authority is further required to develop these plans in a public process involving consultation with our residents, local government and any concerned citizens; and

WHEREAS, for our upcoming fiscal year starting April 1, 2014 the Authority is required to submit to HUD a new Annual Plan for the upcoming 2014 fiscal year, including the Capital Fund Program Annual Statement for 2014 and an updated CFP Five-year Action Plan for the years 2014 to 2018; and

WHEREAS, these plans were developed in a meeting of our Planning Group, which included Housing Authority Commissioners, staff members, representatives from the City Administration, and resident representatives from each of our public housing developments and from the Section 8 Voucher programs. This Group met on October 23, 2013 to draft the plans. The draft plans were made available for public review and comment. A public hearing to take comments on the proposed plan was held on December 9, 2013; and

WHEREAS, the PHA FY 2014 Annual Plan and PHA Five-Year Plan, including the 2014 CFP Annual Statement and the CFP Five-Year Action Plan for 2014-2018, and CFP Performance and Evaluation Reports for the FYs 2010-2013 grants were recommended for approval by the Board;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the PHA FY 2014 Annual Plan and PHA Five-Year Plan, as presented.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

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

RESOLUTION # 3043-A

TO APPROVE THE CONTRACT FOR A/E SERVICES FOR REPLACEMENT OF THE DOMESTIC WATER PUMPS AND CONTROLS AT THE WESLEY T. HANSEN APARTMENTS.

WHEREAS, fee proposals were solicited from engineering firms to provide design, drawings, specifications and inspections for the replacement of the domestic water pumps and the pump controls at the Wesley T. Hansen Apartments. This is not a technically difficult project and involves the replacement of the water pumps in the basement, associated piping, valves, instrumentation and a control system to operate the pumps. The project will include new conc. housekeeping pads and other minor work; and

WHEREAS, the Housing Authority received the following three (3) proposals:

French & Parrello Associates	\$14,500.00
DLB Associates	\$12,000.00
LS Engineering Corporation	\$4,400.00

WHEREAS, an award to LS Engineering Associates Corporation is recommended on the basis of submitting the lowest fee proposal and for past performance on other Housing projects;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the contract to LS Engineering Corporation for A/E services for replacement of the domestic water pumps and controls at the Wesley T. Hansen Apartments for a total contract amount of \$4,400.00, as presented.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

The following resolution was introduced by Vice-Chairman Arocho, read in full and considered:

RESOLUTION # 3044-A

TO APPROVE THE CONTRACT AMENDMENT TO THE FIRE SPRINKLER CONTRACT AT WESLEY T. HANSEN APARTMENTS.

WHEREAS, during the course of the fire sprinkler installation and a progressive inspection by the Fire Subcode Official, it was determined a sprinkler head would have to be added into each trash chute room on every floor for a total of (11) additional heads and the piping. This requirement then triggered a design recalculation of the system; and

WHEREAS, Gabe Sganga Inc. subsequently submitted the following change order request for payment in the amount of \$3,486.86 for the labor and materials to complete the additional work. No extended overheads were requested. It was determined by the A/E to be a reasonable cost for the changes and it is recommended that the contractor be awarded a contract amendment of \$3,486.86 for the additional work.

ADDITIONS:

(11) additional sprinkler heads and redesign with hydraulic calculations \$3,781.86

DEDUCTIONS:

Delete sprinkler heads in AT&T room \$295.00

NET ADDITIONS:

Subject to conditions hereinafter set forth, an equitable adjustment to the contract price and tie of completion is established as follows:

The original contract price:	\$206,000.00
The contract price will be increased by this amendment in the amount of:	\$3,486.86
The new contract price will be:	\$209,486.86

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the contract amendment to Gabe Sganga, Inc. for the installation of a Fire Sprinkler System at Wesley T. Hansen Apartments for the new contract price of \$209,486.86, as presented.

Commissioner Pabon 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, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

The following resolution was introduced by Vice-Chairman Arocho, read in full and considered:

RESOLUTION # 3045-A

TO APPROVE THE A/E SERVICES FOR THE KITCHEN MODIFICATIONS AND ELECTRICAL IMPROVEMENTS IN WILLIAM A. DUNLAP HOMES.

WHEREAS, the Housing Authority solicited for Architectural Services for the last phase (3-buildings) for the kitchen modifications and electrical improvements in William A. Dunlap Homes; and

WHEREAS, the scope of work includes a survey of the site, preparation of plans and specifications, attending conferences and for inspection and approval of the work; and

WHEREAS, the Housing received the following proposals:

Charles J. Collins Jr. Architects	\$11,000.00
Parallel Architectural Group, LLC	\$23,500.00
DLB Associates	\$28,500.00
LCA Engineering, LLC	\$64,000.00
LS Engineering	\$8,000.00
Aparri Engineering, LLC	\$20,452.35
LAN Associates	\$17,298.00

WHEREAS, all but one of the firms that responded have performed successfully for the HA on prior projects. For that reason and for submitting the lowest base fee, it is recommended that LS Engineering of Montville, New Jersey be awarded the A/E contract;

NOW, THEREFORE BE RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approve the award of contract to LS Engineering for A/E services for the kitchen modifications and electrical improvements in William A. Dunlap Homes for the total amount of \$8,000.00, as presented.

Chairperson Carty-Daniel moved that the foregoing resolution be adopted as presented, which motion was seconded by Commissioner Pabon. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

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

RESOLUTION # 3046-A

TO APPROVE THE AGREEMENT WITH ADIRONDACK CONTRACTING

WHEREAS, Adirondack Contracting, Inc. (Adirondack) entered into a contract (the Prime Contract), as a general contractor, with The Housing Authority of the City of Perth Amboy (Housing Authority) for a project known as "Dunlap Homes Kitchen Renovation" (the Project); and

WHEREAS, in connection with the Prime Contract, American Contractors Indemnity Company (American) issued a statutory performance and payment bond number 1000927378 (the Bond) naming Adirondack as principal and the Housing Authority as obligee; and

WHEREAS, Adirondack entered into a subcontract with VA Electrical Contractor LLC (VA) to perform certain electrical work required by the Prime Contract; and

WHEREAS, Adirondack has completed its contract with the Housing Authority; and

WHEREAS, a dispute has arisen between VA and Adirondack concerning VA's performance on the contract which has resulted in Adirondack refusing to pay VA the full amount of VA's contract; and

WHEREAS, VA has filed the above referenced lawsuit against Adirondack and also has filed a municipal mechanic's lien claim and has also named the Housing Authority as a defendant in the lawsuit pursuant to its lien claim; and

WHEREAS, Adirondack has filed an answer and counterclaim to VA's complaint; and

WHEREAS, the Housing Authority has filed an answer to VA's complaint and a third party complaint against American to enforce its rights under the Bond; and

WHEREAS, Adirondack, the Housing Authority and American have come to an agreement as to the defense of VA's claim and now wish to memorialize that agreement.

THEREFORE, BE IT AGREED by and between Adirondack, the Housing Authority and American as follows:

1. The Housing Authority hereby tenders the defense of VA's claims as set forth in the above referenced complaint to Adirondack and Adirondack hereby agrees to accept that tender of the defense.
2. Thomas J. Hirsch, Esq. is currently acting as the attorney for Adirondack and has filed an answer and counterclaim on behalf of Adirondack to VA's complaint and Thomas J. Hirsch, Esq. agrees to serve as the counsel for the Housing Authority and the Housing Authority hereby consents to his representation.
3. The Housing Authority hereby agrees to dismiss, without prejudice, its third party complaint against American with the understanding that the Housing Authority is not waiving any claims it may have against American pursuant to the Bond. American agrees that, by dismissing its third party complaint, the Housing Authority is not waiving any of its claims pursuant to the Bond and that American waives any defense against the Housing Authority based on any such alleged waiver. The understanding being the Housing Authority will in no way be prejudiced by its current dismissal of the third party complaint against American.
4. The Housing Authority shall file a substitution of attorney naming Thomas J. Hirsch, Esq. as the superseding attorney and also file a voluntary dismissal of the third party complaint.
5. Adirondack agrees that any and all attorneys' fees and costs incurred in connection with the defense of the Housing Authority in the above-referenced lawsuit will be the sole and exclusive responsibility of Adirondack and its indemnitors pursuant to the General Indemnity Agreement signed in favor of American.
6. In entering into this agreement, American reserves all of its rights under the General Indemnity Agreement, the Bond, the applicable law and otherwise.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

The following resolution was introduced by Vice-Chairman Arocho, read in full and considered:

RESOLUTION # 3047-A

TO APPROVE THE A/E SERVICES CONTRACT FOR UNDERGROUND UTILITY REPLACEMENTS

WHEREAS, the Housing Authority solicited for Engineering Services for the replacement of the deficient sanitary service line from the street to the building at the Richard F. Stack Apartments and the water main from the building to the street at the Wesley T. Hansen Apartments ; and

WHEREAS, the scope of work includes a survey of the site, preparation of plans and specifications, attending conferences and for inspection and approval of the work; and f

WHEREAS, the Housing Authority received the following three (3) proposals:

Charles J. Collins Jr. Architects	\$6,000.00
LS Engineering	\$14,600.00
LAN Associates	\$14,775.00

WHEREAS, all of the firms that responded have performed successfully for the Housing Authority on prior projects. For that reason and for submitting the lowest based fee, it is recommended that Charles J. Collins Jr. Architects be awarded the A/E/ contract;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approve the award of contract to Charles J. Collins Jr. Architects for A/E services for underground utility replacements for total amount of \$6,000.00, as presented.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

On the motion of Commissioner Perez, which motion was seconded by Vice-Chairman Arocho, the Board concurred to approve the January Bill List, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

<Commissioner Perez left the meeting.>

The Executive Director updated the Board with the following on the Delaney Homes Redevelopment Project:

- Planning Board Review scheduled for 2/5/14.

The Executive Director updated the Board with the following on PARTNER:

- Gateway Neighborhood Collaborative ongoing with the City.
- Search ongoing for additional property in Gateway area.
- Habitat for Humanity project.

PUBLIC SESSION

<No comment from the public.>

NEW BUSINESS

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

RESOLUTION # 3048-A

TO APPROVE THE RESTART HOME PRESERVATION PROGRAM

WHEREAS, New Jersey Community Capital has awarded a contract to the Authority through a competitive Request for Qualifications (RFQ) to administer the ReStart Home Preservation Program in Middlesex and Union Counties; and

WHEREAS, the program was created to help drive the recovery of communities and households hit hardest by the foreclosure crisis. ReStart is a note purchase program that buys troubled mortgages on properties facing foreclosure. The loans are purchased by New Jersey Community Capital at a discount with the goal to assist struggling homeowners in keeping their homes whenever it is financially possible; and

WHEREAS, the Authority will provide counseling services up to 150 homeowners with the goal of assisting the homeowners to successfully modify their mortgages and prevent foreclosure; and

WHEREAS, the Authority will be paid on a fee for service basis for the specified scope of work in the contract and will compensate the employees according to the actual time spent on the program as discussed; and

WHEREAS, it is estimated the contract will take between 6 months to a year to complete;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the Housing Authority's administration of the ReStart Home Preservation Program, as presented.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

ATTORNEY'S REPORT

Edward Testino, Counsel updated the Board on the following:

- Tenancy matters
- Willow Pond Village
- Planning Board Review scheduled for 2/5/14.

CHAIRPERSON'S REPORT

Edna Dorothy Carty-Daniel informed the Board of the following:

- Commissioner/Staff Get-Together scheduled for 1/17/14 @ Noon, Ed Scott Resource Center.
- Response letter to Gregory Fehrenbach's letter requesting information.

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

Respectfully submitted by:



Douglas G. Dzema, PHM
Executive Director and Secretary