



Housing Authority of the City of Perth Amboy

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EDNA DOROTHY CARTY-DANIEL, Chairperson
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SHIRLEY JONES
REVEREND H. WAYNE BRADY
REVEREND GREGORY PABON

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
JUNE 19, 2013**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Wednesday, June 19, 2013 at the Wesley T. Hansen Apartments, Community Center located at 415 Fayette Street, 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	Fernando A. Gonzalez
	Commissioner	Shirley Jones
	Commissioner	Reverend Gregory Pabon
Excused:	Commissioner	Reverend H. Wayne Brady

The Chairperson declared said quorum present.

On the motion of Commissioner Perez, which motion was seconded by Commissioner Gonzalez, the Board concurred to approve the Minutes of the Regular Board Meeting of May 15, 2013, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Pedro A. Perez, Fernando A. Gonzalez, Shirley Jones and Reverend Gregory Pabon.

Nay: None

COMMITTEE REPORTS

<No committee reports reported.>

Vice-Chairman Arocho arrives to meeting.>

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

RESOLUTION # 2994-A

DETERMINING TO FINANCE AN ENERGY PERFORMANCE CONTRACT THROUGH A LEASE PURCHASE AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF A MATTER EQUIPMENT LEASE-PURCHASE AGREEMENT WITH PNCEF, LLC, dba PNC EQUIPMENT FINANCE, AS LESSOR, AND SEPARATE LEASE SCHEDULES THERETO AND AN ESCROW AGREEMENT FOR THE ACQUISITION, PURCHASE, FINANCING AND LEASING OF CERTAIN EQUIPMENT WITHIN THE TERMS HERIN PROVIDED; APPROVING THE APPLICATION BY THE AUTHORITY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO UNDERTAKE THE FINANCING PURSUANT TO SECTION 30 OF THE U.S. HOUSING ACT OF 1937; AUTHORIZINF CERTAIN OFFICIALS OF THE AUTHORITY TO EXECUTE AND DELIVER OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH AND AUTHORIZING OTHER ACTIONS NECESSARY TO ACCOMPLISH THE TRANSACTION.

(On File and of Record)

Commissioner Gonzalez 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, Fernando A. Gonzalez, Shirley Jones and Reverend Gregory Pabon.

Nay: None

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

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

RESOLUTION # 2995-A

TO APPROVE AN AWARD OF CONTRACT FOR LEAD-BASED PAINT ABATEMENT SERVICES IN DUNLAP HOMES.

WHEREAS, proposal for a yearly contract for lead-based paint abatement services were solicited through public advertisement; and

WHEREAS, abatement of apartments in Dunlap Homes is performed in vacant units at unit turnover, or in connection with the kitchen renovation project. The work involves abatement of the lead-based paint on various surfaces that were identified though testing as having been painted with lead-based paint at some time in the past. The abatement is performed by several approved methods: removal of all paint and repainting; permanent enclosure of the lead-based painted surfaces; or removal and replacement of the building elements with lead-based paint; and

WHEREAS, five proposals were received by the date originally advertised for the opening of proposals, April 30, 2013. The proposals are detailed on the tabulation sheet (on file and of record). Because of the work needed varies from apartment to apartment, proposal were broken down into unit prices for abatement of the various surfaces; and

WHEREAS, the proposal of Cid & Sons is most advantageous to the Authority in terms of the expected cost of the abatement services. Although Cid's prices were not the lowest for all components their price for mobilization was the lowest and significantly lower all others. The total cost for the abatement needed in any unit would be lowest with this contractor. References for Cid & Sons were positive; and

WHEREAS, award of an annual service contract for lead-based paint abatement to Cid & Sons, LLC is recommended;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves an award of an annual service contract to Cid & Sons for lead-based paint abatement services, as presented.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Fernando A. Gonzalez, Shirley Jones 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 Jones, read in full and considered:

RESOLUTION # 2996-A

TO APPROVE AN AWARD FOR AUTOMATIC DOOR OPERATOR MAINTENANCE AND REPAIR SERVICES AT STACK APARTMENTS AND HANSEN APARTMENTS.

WHEREAS, proposal for an annual service contract for maintenance and repair of the automatic door operators for the entrance doors and community room doors at Stack Apartments and Hansen Apartment were solicited through public advertisements, with proposals to be opened May 5, 2013; and

WHEREAS, only one proposal was submitted on that date. This proposal was not opened on that date, and the solicitation was re-advertised with proposals to be opened on May 21, 2013. Another proposal was submitted and the proposals were opened on May 21. The proposals were as follows:

<u>Company</u>	<u>Proposed Price</u>		<u>Proposed Hourly Labor Rates</u>	
	<u>Annual Maintenance</u>		<u>Repair Technician Standard Hours</u>	<u>Repair Technician Overtime Hours</u>
Automated Access Systems, Inc. Medford, New Jersey	\$679.00		\$79.00	\$158.00

Automatic Door Systems, LLC North Arlington, New Jersey	\$756.00	\$74.50	\$111.75
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And

WHEREAS, the work will include annual maintenance consisting of inspection, adjustment, and lubrication of the doors and replacement of switch batteries, and repairs as needed. Maintenance will be paid at the specified fixed price. Repairs, if needed, will be paid at the hourly labor rate plus reimbursement of the cost of parts and materials; and

WHEREAS, it is recommended that a contract be awarded to the contract proposing the lower price for the annual maintenance services, Automated Access Systems, Inc. The equipment is new, and no repairs are anticipated to be required over the coming year. References for this contractor gave positive reports;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves an award of an annual service contract to Automated Access Systems, Inc. of Medford, New Jersey for maintenance and repair of the automatic door operators for the entrance doors and community room doors at Stack Apartments and Hansen Apartments, as presented.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Fernando A. Gonzalez, Shirley Jones 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 2997-A

TO APPROVE AN AWARD OF CONTRACT FOR FLOOR REPAIR AND REPLACEMENT SERVICES.

WHEREAS, proposals for a service contract for repair and replacement of flooring were solicited through public advertisement and opened on May 30, 2013; and

WHEREAS, six proposals were received by the Housing Authority as shown below. The proposals all included unit prices for installation of vinyl tile, installation of vinyl cove base and carpeting:

<u>Offeror:</u>	<u>Vinyl Tile, per sqft.</u>	<u>Vinyl Cove Base, per ft.</u>	<u>Carpeting, per sq. yd.</u>
Belier Construction Corp. Fort Lee, NJ	\$1.75	\$1.45	\$23.00
West Carpets Rahway, NJ	\$1.91	\$1.50	\$20.00
New Jersey State Flooring, Inc. Brick, NJ	\$2.75	\$1.50	\$21.00

Frank Mazza & Sons Hammonton, NJ	\$3.40	\$1.75	\$28.50
DYV Enterprises Paterson, NJ	\$5.27	\$1.28	\$20.91
A3 Contracting, Inc. Linden, NJ	\$7.30	\$1.25	\$28.50

WHEREAS, as described in the Request for Proposals, the contract will be for a one year term, renewable for an additional year at the Authority's option. The contract is for flooring work on an "as-needed" basis, and will most always be performed at a turnover. Payments will be based on actual quantities of materials installed at the proposed unit prices; and

WHEREAS, the prices were analyzed using estimates of the total amount of flooring materials that might require replacement over the course of one year, 3,000 square feet of tile, 600 feet of cove base and 100 yard of carpet. Using these quantities, the estimated costs for the contract would be as follows:

Belier Construction	\$8,420
West Carpets	\$8,630
NJ State Flooring	\$11,250
Frank Mazza & Son	\$14,100
DYV Enterprises	\$18,669
A3 Contracting	\$25,500

WHEREAS, the offeror whose prices would be most advantageous to the Authority is Belier Construction Corp. of Fort Lee, New Jersey; and

WHEREAS, award of contract to Belier Construction is recommended;

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves an award of contract to Belier Construction for repair and replacement of flooring, as presented.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Fernando A. Gonzalez, Shirley Jones 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 2998-A

TO APPROVE AN AWARD OF CONTRACT FOR LAWN MOWING AND LEAF RAKING SERVICES

WHEREAS, proposals for a service contract for lawn mowing and leaf raking were solicited through public advertisement. The original due date of April 30, 2013 was extended to May 17, 2013 and the RFP was re-advertised because only two proposal had been submitted by the first date. No additional proposals were received, and the two proposals were opened on May 17, 2013. These were as follows:

<u>Offeror:</u>	<u>Lawn Mowing, All Sites:</u>	<u>Leaf Raking, All Sites</u>
Pat Scanlan Landscaping, Inc. New York City, New York	\$1,070.00	\$2,800.00
Total Lawn Care & Landscape Services, Inc. Somerset, New Jersey	\$1,300.00	\$1,290.00

And

WHEREAS, described in the Request for Proposals, the contract will be for a one year term, renewable for an additional year at the Authority's option. The contract is for the services on an "as-needed" basis. Payments will be based on actual services performed; and

WHEREAS, the references for both offerors were checked and all gave positive reviews regarding these contractors performance. An estimated annual cost of the contract was calculated for each offer, based upon our experience of the number of services needed in the past year. The offered prices for lawn mowing were multiplied by 14, the offered prices for leaf raking were multiplied by 2, and the results totaled. The estimated annual contract costs would be as follows:

Pat Scanlan Landscaping, Inc.	\$20,580
Total Lawn Care & Landscape	\$20,780

And

WHEREAS, award of an annual contract for lawn mowing and leaf raking services to Pat Scanlan Landscaping, Inc. is recommended;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority approves an award of a service contract to Pat Scanlan Landscaping, Inc. of New York City, New York for lawn mowing and leaf raking, as presented.

Vice-Chairman Arocho 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, Fernando A. Gonzalez, Shirley Jones 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# 2999-A

TO APPROVE AN AWARD OF CONTRACT FOR BOILER AND HOT WATER HEATER MAINTENANCE AND REPAIR SERVICES.

WHEREAS, proposals for an annual service contract for boiler and hot water heater maintenance and repair services were solicited through public advertisement and opened 3:00 p.m. on May 30, 2013. The proposed prices were as follows:

Offeror:	Eucacool, LLC Metuchen, NJ	Ramas Climate & Refrigeration, LLC Livingston, NJ	I.B. Miller, Inc. Long Branch, NJ
<hr/>			
Annual Inspection and Maintenance Fixed Price:	\$5,435.09	\$6,000.00	\$13,559.00
 <u>Hourly Labor Rates for Repair Services:</u>			
Standard Rates:			
Plumber/Pipefitter	\$33.20	\$90.00	\$84.50
Electrician	\$35.84	\$80.00	\$95.00
Laborer	\$14.74	\$50.00	\$69.00
 Premium Rates			
Plumber/Pipefitter	\$49.80	\$135.00	\$126.75
Electrician	\$55.26	\$120.00	\$142.50
Laborer	\$22.11	\$75.00	\$103.50

WHEREAS, as described in the solicitation, the contract will be for a one year term, renewable for an additional year at the Authority's option. Payment for the annual start-up of the boilers and maintenance of the equipment will be at a fixed price per the contractor's proposal. Payments for repairs, if needed, will be based on actual labor time at the rates bid and reimbursement of any material costs; and

WHEREAS, the proposal most advantageous to the Housing Authority was that submitted by Eucacool, LLC of Metuchen, NJ. This contractor's price for annual start-up and maintenance and labor rates were the lowest. References for this contractor were positive; and

WHEREAS, award of contract to Eucacool, LLC is recommended;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves an award of an annual service contract to Eucacool, LLC of Metuchen, New Jersey for boiler and hot water heater maintenance and repair services, as presented.

Vice-Chairman Arocho 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, Fernando A. Gonzalez, Shirley Jones 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 # 3000-A

FOR RIGHT TO KNOW COMPLIANCE SERVICES

WHEREAS, the Authority received the following three proposals in response to the RFP. An evaluation of the proposal is as follows:

Contractor	Experience of Firm	Qualification of Individuals	Workplan	Price	Total Points
Coastal	20	20	30	25	95
Rullo & Juillet	20	20	30	30	100
RAMM Environmental	20	20	15	15	70

Total Cost - Two Years:

Coastal	\$4,840
Rullo & Juillet	\$3,787
RAMM Environmental	\$6,400

WHEREAS, it is recommended to award the contract to Rullo & Juillet Associates which submitted the lowest price. The price indicated is the total for a two year period; and

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves an award of contract to Rullo & Juillet Associates for right to know compliance services, 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, Fernando A. Gonzalez, Shirley Jones 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 # 3001-A

TO AMEND THE PERSONNEL POLICY TO ALLOW FOR A PAYMENT TO RETIREES WHO CHOOSE TO WAIVE THEIR HEALTH BENEFIT COVERAGE.

WHEREAS, the current Personnel Policy of the Housing Authority of the City of Perth Amboy "HACPA" allows an employee to choose one of the following in regard to their healthcare insurance:

- 1) A healthcare program offered in the New Jersey State Health Benefits Program that covers the employee and their family.
- 2) In lieu of the healthcare insurance an employee can choose to waive coverage and receive 50% of the current value of the healthcare option.

And

WHEREAS, The New Jersey State Health Benefits reform passed on June 28th, 2011 limited the cash payment for those who waive benefits to 25% of the healthcare option cost or \$5,000 per year whichever is lower. Those having a waiver in place prior to June 28, 2011 were not affected by this change; and

WHEREAS, the State of New Jersey Health Benefits reform of 2011 does not address the issue of payments to retirees who choose to waive their benefits and the decision to allow this would be made by the HACPA; and

WHEREAS, the HACPA administration has reviewed this option and finds a substantial cost savings would be attained by offering this payment for those retirees choosing to waive their health coverage;

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioner of the Housing Authority of the City of Perth Amboy the following:

- 1) Approval of an amendment to the Personnel Policy to allow for the retirees to receive a payment of 25% of their healthcare option cost up to \$5,000 per year in lieu of waving their healthcare insurance.
- 2) In order to be eligible for this payment a retiree must show proof that they are covered under another insurance plan other than Medicare.

Commissioner Gonzalez 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, Fernando A. Gonzalez, Shirley Jones and Reverend Gregory Pabon.

Nay: None

Abstain: Pedro A. Perez

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 # 3002-A

JR SICK LEAVE PAYMENT

WHEREAS, William Nalle, Director of Redevelopment retires and ends employment of almost 20 years of service on 6/28/2013; and

WHEREAS, as per the Personnel Policy, he is entitled to ½ of accumulated sick time. He accumulated 193.08 sick days. The following is calculated based on his current salary of \$3,692.58:

193.08/2 = 96.54 sick days @ \$369.26 = \$35,648.36

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the sick leave payment to William Nalle, as presented.

Commissioner Gonzalez 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, Fernando A. Gonzalez, Shirley Jones 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 # 3003-A

TO RATIFY THE CONTRACT AMENDMENT FOR SITE IMPROVEMENT IN DUNLAP HOMES.

WHEREAS, the Board reviewed the following proposed amendment to the contract with Berto Construction, Inc. for William A. Dunlap Homes Site Improvements Phase II; and

WHEREAS, in connection with the contract for construction dated March 11, 2013 for Site Improvements in William A. Dunlap Homes, Perth Amboy, NJ, the following change is ordered in connection with Article 5 of the contract for completion:

ADDITIONS:

Replace collapsed underground drain pipe A&B Bldg.	\$1,014.75
Additional concrete paving Bldg. A&B, 495 sqft.	\$3,217.50
Install additional paving stone Bldg. A	\$486.00
Remove and replace additional concrete steps Bldg. A	\$1,200.00
Install clean stone behind existing retaining wall behind Bldg. A	\$1,500.00
Purge existing retaining walls behind Bldg. A&B	\$1,400.00
Install 200' of paver edging	\$800.00

DEDUCTIONS: None

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

The original contract price:	\$176,600.00
The contract price will be increased by this amendment the amount of:	\$9,618.25
The new contract price will be:	\$186,218.30

WHEREAS, the project involved the redesign of the site features between Buildings A & B and between Buildings C and D. The existing sidewalks, retaining walls, steps, handrails, and landscaping were removed and replaced in these areas; and

WHEREAS, during the course of construction some unforeseen conditions came up and it as in the best interest of the Authority to make the necessary changes and additions to the work; underground drainage pipe and stone, wall restoration, paver edging, and additional square feet of pavers and concrete sidewalks; and

WHEREAS, approval of this contract amendment is recommended;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy ratifies the contract amendment with Berto Construction for William A. Dunlap for a total contract price of \$186,218.30, as presented.

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

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Pedro A. Perez, Fernando A. Gonzalez, Shirley Jones 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 Jones, read in full and considered:

RESOLUTION # 3004-A

TO APPROVE AWARD OF CONTRACT FOR ELECTRICAL SERVICES CONTRACT

WHEREAS, sealed bids were received by the Authority on June 17, 2013 at 2:00 p.m. for an electrical service contract that would run for a period of 2 years from date of signing the contract. The contract period runs for 1 year and is renewable for a second year at the discretion of the Authority and if the contractor is agreeable; and

WHEREAS, this is the 2nd time this project was publicly advertised, the 1st bid date only two bids were received and the bids were not opened. Two bids were received for the current bid date and the bids were publicly opened.

Bids were received as follows:

Tadbit Company	Electrician - \$100/hr.	Premium Rates: \$150/hr.
Butler, New Jersey	Laborer - \$90/hr.	Premium Rates: \$135/hr.

Airton Electric and Environmental Systems Electrician \$64.99/hr. Premium Rates: \$85/hr.
 Laborer - \$32/hr. Premium Rates: \$38/hr.

WHEREAS, an award to Airton Electric is recommended on the basis to submitting the lowest costs for service per hour and for providing reliable services to the Authority in prior contracts; and

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the award of contract to Airton Electric and Environmental Systems, as presented.

Commissioner Gonzalez 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, Fernando A. Gonzalez, Shirley Jones and Reverend Gregory Pabon.

Nay: None

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

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

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

Nay: None

The Executive Director updated the Board on the Delaney Homes Redevelopment Project.

- Redevelopment – FOCUS 2000 amendment for Delaney Homes was approved
- Application for tax credits submitted 5/31/13 – answer by end of July.
- Spoke to Gregory Fehrenbach, Business Administrator about redevelopment agreement for PHA – July 2013.
- Next component out on the street for advertisement – Commercial/Residential.

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

- Scholarship Awards
- Gateway Neighborhood Collaborative
- Gateway Grant (\$100,000) meeting in Philadelphia, PA
- Habitat for Humanity – September 2013 start - \$50,000 from City (HOME \$)
- County CHDO approved

PUBLIC SESSION

<No comment from the public.>


DIRECTOR'S REPORT

The Executive Director informed the Board with the following:

- Human Services Commission establishment
- Stack Apartments BBQ – scheduled for July 3, 2013 @ noon

On the motion of Commissioner Gonzalez, which motion was seconded by Commissioner Perez, the meeting was adjourned.

Respectfully submitted by:



Douglas G. Dzema, PHM
Executive Director and Secretary