



Housing Authority of the City of Perth Amboy

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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**

February 11, 2014

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Tuesday, February 11, 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.”

The Board welcomes Commissioner Pastor Bernadette Falcon-Lopez.

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

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

The Chairperson declared said quorum present.

On the motion of Commissioner Gonzalez, which motion was seconded by Commissioner Pabon, the Board concurred to approve the Minutes of the Regular Board Meeting of January 14, 2014, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A Gonzalez, Shirley Jones, Reverend H. Wayne Brady, Reverend Gregory Pabon and Pastor Bernadette Falcon-Lopez.

Nay: None

No approval of Executive Session.
No Committee Reports
No public discussion of Agenda topics.

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

RESOLUTION # 3049-A

TO APPROVE AWARD OF CONTRACT FOR INSTALLATION OF GAS LINES AT WILLIAM A. DUNLAP HOMES.

WHEREAS, the Authority solicited bids for the installation of gas piping in (8) buildings in William A. Dunlap Homes. The installation includes the gas pipe from the new gas meter (installed by Elizabethtown Gas Company) located by the new boiler rooms and the gas distribution piping in the crawl spaces to every apartment connection. This project has undertaken as part of the decentralization of the boiler plant in Dunlap Homes and the new boiler room attached to each individual apartment building. The installation of this work was also part of the extension of a new gas main and services to each building in Dunlap Homes by Elizabethtown Gas Company. Upon completion of this work the Housing Authority will no longer be an owner/operator of the underground gas piping in Dunlap Homes.; and

WHEREAS, the Authority had a very good response from the following list of (12) contractor's responding to this project;

Burlew Mechanical - South Amboy, NJ	\$ 97,500.00
WHL Enterprises - Metuchen, NJ	\$ 229,900.00
Gabe Sganga, Inc. - Farmingdale, NJ	\$ 304,289.00
Excelsior Plumbing, Inc. - Jersey City, NJ	\$ 46,400.00
ACT, Inc. - West Berlin, NJ	\$ 67,316.00
C. Dougherty & CO., Inc. - Paterson, NJ	\$ 70,000.00
Estock Piping Co., Inc. - Chesterfield, NJ	\$ 87,267.00
Envirocon, LLC - Hackensack, NJ	\$ 73,717.00
Midcoast Mechanical - Neptune, NJ	\$ 140,992.00
Chapelle Mechanical - Toms River, NJ	\$ 80,000.00
K&D Contractors - Kenilworth, NJ	\$ 63,200.00
Echelan Services - Newton, NJ	\$ 188,600.00

WHEREAS, however, the lowest qualified bidder (Excelsior Plumbing, Inc.) withdrew their bid, after the bid opening, stating they committed a math error. They stated they estimated the work on 4 buildings, not the 8 buildings required by the bid. The Housing Authority has a signed letter from the contractor stating their withdrawal; and

WHEREAS, the next lowest qualified bidder (K&D Contractors) submitted a responsive bid, their reference checked out favorably and the contractor understands the project and is prepared to start work as soon as possible; and

WHEREAS, on that basis, it is recommended K&D Contractors for a contract award in the amount of \$63,200.00.

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 K&D Contractors of Kenilworth, New Jersey for the installation of gas lines at William A. Dunlap Homes for the total amount of \$63,200.00, as presented,

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, Fernando A. Gonzalez, Shirley Jones, Reverend H. Wayne Brady, Reverend Gregory Pabon and Pastor Bernadette Falcon-Lopez.

Nay: None

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

A discussion took place in reference to an amendment to the Housing Authority's By-Laws.

Chairperson Carty-Daniel will update the Board Member on their Commissioners' Committee Assignments and to be presented at the next scheduled Board of Commissioners meeting.

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

Aye: Edna Dorothy Carty-Daniel, Fernando A. Gonzalez, Shirley Jones, Reverend H. Wayne Brady, Reverend Gregory Pabon and Pastor Bernadette Falcon-Lopez.

Nay: None

Update on Redevelopment Activities.

- To approve 70 units of affordable housing - Planning Board meeting cancelled, expected to be on March agenda.
- RFP for Real Estate Consulting Services
- Draft for RFP for Developer
- Senior property review - East Review - not scoring well for HMFA.
- Negotiating the Master Development Agreement (MDA) with Ingerman

Report on PARTNER.

- Habitat for Humanity to break ground in March.
- Funding from the State is still ongoing review.
- PARTNER meeting prior to approve the 440 Lawrie Street, Perth Amboy property sale to Morris Habitat for Humanity.
- Searching for new property for second Habitat for Humanity project in the Gateway neighborhood.
- A.S.K. Youth and Continuing Education Scholarships

On the motion of Commissioner Gonzalez, which motion was seconded by Chairperson Carty-Daniel, the Board concurred to provide the members of PARTNER with a copy of the Minutes of the Regular Monthly Meeting of the Board of Commissioners of the Housing Authority of the City of Perth Amboy. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A Gonzalez, Shirley Jones, Reverend H. Wayne Brady, Reverend Gregory Pabon and Pastor Bernadette Falcon-Lopez.

Nay: None

PUBLIC SESSION

<No comment from the public.>

UNFINISHED BUSINESS

Douglas Dzema, Executive Director updated the Board on the RAD program.

NEW BUSINESS

- No new business presented.

REPORT OF THE ATTORNEY

Edward Testino, Counsel updated the Board on the following:

- Willow Pond Village redevelopment project.
- City Planning Board Meeting scheduled for March 5, 2014 @ 7:00 pm
- Delaney Homes Rec Center Lease
- PARTNER selling 440 Lawrie Street, Perth Amboy property to Morris Habitat for Humanity.

REPORT OF THE SECRETARY/TREASURER (EXECUTIVE DIRECTOR)

Douglas Dzema, Executive Director summarized topics of discussion.

CHAIRPERSON'S REPORT

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

- Response to Gregory Fehrenbach's letter requesting information.

EXECUTIVE SESSION

- No Executive Session.

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

Respectfully submitted by:

Douglas G. Dzema, PHM
Executive Director and Secretary