



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
PEDRO A. PEREZ
FERNANDO A. GONZALEZ
SHIRLEY JONES
REVEREND H. WAYNE BRADY
REVEREND GREGORY PABON

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

EDWARD TESTINO
Counsel

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

October 15, 2013

12:30 p.m.

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Special meeting on Tuesday, October 15, 2013 at the William A. 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 Rental Assistance Demonstration (RAD) Program and the general business of the Authority.”

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

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

The Chairperson declared said quorum present.

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

RESOLUTION # 3024-A

TO APPROVE THE RAD APPLICATION

WHEREAS, the Board awarded a contract to Execu-Tech Inc. to perform an initial assessment to determine if converting to the HUD's Rental Assistance Demonstration (RAD) Program made sense; and

WHEREAS, the Board has reviewed the assessment completed by Execu-Tech Inc. and Bill Snyder from Execu-Tech presented the assessment to the Board and answered any questions they had; and

WHEREAS, upon reviewing the report, the Board was asked to decide whether or not the Authority should move forward with Phase 2 of the Execu-Tech contract to file the RAD application with HUD by the December 31st, 2013 deadline;

WHEREAS, if the Authority moves forward with RAD, it may be more advantageous to cancel the Honeywell contract and perform the energy improvements through RAD;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves to file the RAD application with HUD by the December 31st, 2013 deadline, 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: Miguel A. Arocho, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: Pedro A. Perez

The Vice-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 # 3025-A

TO APPROVE A CONTRACT AMENDMENT FOR THE DUNLAP HOMES BOILER ROOM ADDITIONS

WHEREAS, during the excavation of the buildings footing a number of steam pipe rickwells and other piping were unearthed and due to the size and locations of the underground structures the contractor, Framin Mechanical, Inc. was directed by the Project Engineer to revise the footing construction to bridge in and around the pipes running through the new foundations. This issue occurred in (4) locations; and

WHEREAS, the submitted the following change order:

In connection with the Contract of Construction dated March 12, 2013 for Construction of Eight Boiler Room Additions in William A. Dunlap Homes, Perth Amboy, NJ, the following change is ordered in connection with Article 5 of the Contract for Construction:

ADDITIONS:

Additional foundation construction due to subsurface conditions including labor and materials: \$ 5,832.96

NET ADDITIONS:

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:	\$ 297,000.00
The contract price will be increased by this amendment the amount of:	\$ 5,832.96
The new contract price will be:	\$ 302,832.96

The conditions referred to are as follows:

1. The aforementioned change, and all work effected thereby, are subject to all contract stipulations and covenant;
2. The rights of the Housing Authority are not prejudiced; and
3. All claims against the Housing Authority, which are incidental, or as a consequence of this change are satisfied.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the contract amendment to Framin Mechanical, Inc. for a total revised contract amount of \$ 302,832.86, 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: Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

The Vice-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 # 3026-A

TO APPROVE THE REQUEST FROM THE YMCA FOR POSSIBLE USE OF THE ED SCOTT COMMUNITY CENTER AS A RALLY POINT IN ACCORDANCE WITH THEIR EVACUATION PLAN FOR THE AFTERSCHOOL PROGRAM AT THE HMIELSKI EARLY CHILDHOOD CENTER.

WHEREAS, the YMCA is developing an Evacuation Plan for the Afterschool Program at the Hmielski Early Childhood Center; and

WHEREAS, the program services approximately 30 students between the ages of 3-5; and

WHEREAS, the YMCA is requesting the use of the Ed Scott Community Center located at 881 Amboy Avenue, Perth Amboy as a rally point in the case of an evacuation. Children would remain until the YMCA transportation arrives;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the request from the YMCA for use of the Ed Scott Community Center as a rally point in accordance with their evacuation plan for the afterschool program at the Hmielski Early Childhood Center, 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: Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

On the motion of Commissioner Perez, which motion was seconded by Commissioner Pabon, the Board concurred to close the general session of this meeting and move to Executive session. Upon roll call, the following vote was carried:

Aye: Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

On the motion of Commissioner Perez, which motion was seconded by Commissioner Pabon, the Board concurred to close the Executive session of this meeting and move back to the general session. Upon roll call, the following vote was carried:

Aye: Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

RESOLUTION # 3027-A

FOR THE REDEVELOPMENT PLAN

WHEREAS, the Board has reviewed the Redevelopment Agreement by and between the Perth Amboy Redevelopment Agency and the Housing Authority of the City of Perth Amboy for Delaney Homes – Phase I; and

WHEREAS, upon review of the Redevelopment Agreement, the Board finds the Agreement for the Delaney Homes to be acceptable, as presented;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the Redevelopment Agreement, 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:

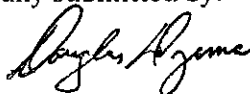
Aye: Miguel A. Arocho, Pedro A. Perez, Shirley Jones, Reverend H. Wayne Brady and Reverend Gregory Pabon.

Nay: None

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

On the motion of Chairperson Carty-Daniel, which motion was seconded by Commissioner Gonzalez, the meeting was adjourned.

Respectfully submitted by:



Douglas G. Dzema, PHM
Executive Director and Secretary