



Housing Authority of the City of Perth Amboy

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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, July 11, 2017
6:00 p.m.**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Tuesday, July 11th, 2017 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	Reverend Gregory Pabon
	Commissioner	Shirley Jones
	Commissioner	Pastor Bernadette Falcon-Lopez
	Commissioner	David Benyola
Excused:	Commissioner	Miguel A. Arocho
	Commissioner	Reverend H. Wayne Brady

The Chairperson declared said quorum present.

On the motion of Commissioner Benyola, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Regular Board Meeting of June 13, 2017, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Reverend Gregory Pabon, Shirley Jones, Pastor Bernadette Falcon-Lopez and David Benyola.

Nay: None

<No Reports of Committee >

<No Public Discussion of Agenda Topics.>

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

RESOLUTION #3241-17

AWARDING CHANGE ORDER #1 FOR THE WINDOW REPLACEMENT AT GEORGE J. OTLOWSKI GARDENS

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) has awarded the contract for the window replacements at George J. Otlowski Gardens to Panoramic and Window & Door Systems, Inc. in the amount of \$285,048.40; and

WHEREAS, the Authority wishes to install corian window sills on the interior of the new windows and has received a price of \$34,586.00 from Panoramic for the labor and materials to install the sills; and

WHEREAS, sufficient funds are available to pay for the additional services.

NOW, THEREFORE BE IT RESOLVED, by the Board of the Authority that the Authority awards Change Order #1 in the amount of \$34,586.00 which is below the allowable 20% increase of the original bid amount.

Vice-Chairman 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, Reverend Gregory Pabon, Shirley Jones, Pastor Bernadette Falcon-Lopez and David Benyola.

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 # 3242-17

TO APPROVE AWARDING CHANGE ORDER #1 FOR THE DECENTRALIZATION OF THE HEATING AND HOT WATER SYSTEMS AT WILLIAM A. DUNLAP HOMES.

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) has awarded the decentralization of the heating and hot water system at William A. Dunlap Homes to Thassian Mechanical Contracting, Inc. in the amount of \$1,945,000; and

WHEREAS, the Authority wishes to demolish the existing boiler central plan and has received a price of \$42,000.00 from Thassian for the labor and materials to perform the additional work; and

WHEREAS, sufficient funds are available to pay for the additional services.

NOW, THEREFORE BE IT RESOLVED, by the Board of the Authority that the Authority awards Change Order #1 in the amount of \$42,000.00 which is below the allowable 20% increase of the original bid amount.

Commissioner Falcon-Lopez moved that the foregoing resolution be adopted as presented, which motion was seconded by Vice-Chairman Pabon. Upon roll call, the following vote was carried;

Aye: Edna Dorothy Carty-Daniel, Reverend Gregory Pabon, Shirley Jones, Pastor Bernadette Falcon-Lopez and David Benyola.

Nay: None

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

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

RESOLUTION # 3243-17

TO APPROVE AUTHORIZATION OF A TWO-YEAR SERVICE CONTRACT FOR LEAD-BASED PAINT ABATEMENT TO LEW CONSTRUCTION.

WHEREAS, the Housing Authority of the City of Perth Amboy (the "Authority") requires lead-based paint abatement services for the applicable apartments in Dunlap Hoes; and

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

WHEREAS, the Authority solicited proposals for such services through public advertisement in The Home News and Tribune and posted the same on the Authority's website and opened proposals on June 28, 2017; and

WHEREAS, LEW Construction of Mountainside, New Jersey submitted the proposal which price was the most advantageous to the Authority and which bid conformed to all requirements and received positive references; and

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

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

The Authority awards a two-year service contract to LEW Construction for the lead-based paint abatement services the Authority requires in Dunlap Homes at the proposed prices from July 1, 2017 through June 30, 2019.

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

Aye: Edna Dorothy Carty-Daniel, Reverend Gregory Pabon, Shirley Jones, Pastor Bernadette Falcon-Lopez and David Benyola.

Nay: None

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

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Vice-Chairman Pabon, the Board concurred to approve the July Bill List and communication, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Reverend Gregory Pabon, Shirley Jones, Pastor Bernadette Falcon-Lopez and David Benyola.

Nay: None

Report on PARTNER

- On June 1st, the Puerto Rican Association hosted a dinner reception honoring Lisett Lebron.
- Discussed status of 400 Lawrie Street property and the positive results of the Oil Tank Soil Sample test with the City.
- The ASK Youth and Continuing Education Scholarship awards took place on Wednesday, June 21st at 6 pm.

Update on the RAD Program

- Douglas Dzema, Executive Director updated the Board on the RAD Program, as follows:
 - o Documents submitted to HMFA by 7/6/2017.
 - o Waiting for HUD decision on closing of Senior deal. Approval expected from HMFA by 8/2017. HUD dates conflict with HMFA.
 - o Expected to close by 10/2017.
 - o Keansburg/Highlands RAD continues.

PUBLIC SESSION

- No comment from the public.

UNFINISHED BUSINESS - None reported.

NEW BUSINESS - None reported.

REPORT OF THE ATTORNEY - None reported

REPORT OF THE EXECUTIVE DIRECTOR - None reported.

REPORT OF THE CHAIRPERSON - None reported.

On the motion of Vice-Chairman Pabon, which motion was seconded by Commissioner Benyola, the Board concurred to adjourn the meeting.

Respectfully submitted by:

Douglas G. Dzema

Douglas G. Dzema, PHM
Executive Director and Secretary