



Housing Authority of the City of Perth Amboy

881 AMBOY AVENUE, P.O. BOX 390, PERTH AMBOY, NJ 08862

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EDNA DOROTHY CARTY-DANIEL, Chairperson
DAVID BENYOLA, Vice-Chairman
REVEREND GREGORY PABON
MIGUEL A. AROCHO
SHIRLEY JONES
PASTOR BERNADETTE FALCON-LOPEZ
JOHN C. ANAGNOSTIS

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**

**Wednesday, June 27, 2018
5:30 p.m.**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Wednesday, June 27, 2018 at the Dunlap Homes complex, main Administrative office building, Ed Scott Resource Center 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	David Benyola
	Commissioner	Gregory Pabon
	Commissioner	Miguel A. Arocho
	Commissioner	Shirley Jones
	Commissioner	Pastor Bernadette Falcon-Lopez
	Commissioner	John C. Anagnostis

The Chairperson declared said quorum present.

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Annual Re-Organization Board Meeting of May 17, 2018, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Regular Board Meeting of May 17, 2018, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

<No Reports of Committee >

<No Public Discussion of Agenda Topics.

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

RESOLUTION NO. 3283-18

TO RATIFY THE AWARD OF CONTRACT TO NORTHEAST ROOF MAINTENANCE, INC. FOR THE ROOF REPLACEMENT AT WESLEY T. HANSEN APARTMENTS IN THE AMOUNT OF \$218,000.00.

WHEREAS, the Housing Authority of the City of Perth Amboy (the "Authority") has a need to hire a qualified contractor to replace the existing roof at Wesley T. Hansen Apartments; and

WHEREAS, the Contractor is to be awarded through a "fair and open process" pursuant to N.J.S.A. 1944-20-4 et seq.; and

WHEREAS, the Authority solicited sealed bids through public advertisement for such services in the Home News Tribune on 5/19/18 and 5/24/18 and posted the same on the Authority's website and opened bids on 6/19/18; and

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

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

The Authority ratifies the award of the contract to Northeast Roof Maintenance, Inc. for the roof replacement at Wesley T. Hansen Apartments at a total cost of \$218,000.00.

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

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

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

<Commissioner Anagnostis arrives to meeting.>

The following resolution was introduced by Commissioner Falcon-Lopez, read in full and considered:

RESOLUTION NO. 3284-18

TO AUTHORIZE THE EXTENSION OF THE CONTRACT TO 5/31/20 WITH E&G EXTERMINATORS FOR PEST CONTROL SERVICES

WHEREAS, the Housing Authority of the City of Perth Amboy (the "Authority") requires preventative pest control services for its various housing development sites; and

WHEREAS, the Authority solicited proposals for such services through public advertisement in The Home News Tribune on April 23, 2016 and posted the same on the Authority's website and received proposals until May 3, 2016; and

WHEREAS, the Contract was awarded through a "fair and open process" pursuant to N.J.S.A. 19:44A-20.4 et seq. to E & G Exterminators, Inc. of South Amboy New Jersey for a period of two years with the option to renew for one additional two-year period at the agreement of both parties and at the same rates; and

WHEREAS, the contractor has performed satisfactorily over the past two years and sufficient funds are available from the Authority's operating funds to pay for the required services for two additional years.

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

The Authority approves the extension of the contract to May 31, 2020 with E & G Exterminators, Inc. for pest control services at the Authority's various housing development sites at the following monthly costs: Dunlap Homes, \$209.00; Otlowski Gardens, \$31.00; Stack Apts., \$63.00; Hansen Apts., \$130.00; Sofield Gardens, \$21.00; Dzema Gardens, \$23.00. Bed bug services, whenever necessary, shall be performed at the following costs: 1BR, \$93.00; 2BR, \$103.00; 3BR, \$113.00; 4BR, \$123.00 and 5BR, \$133.00.

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

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

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 Benyola, the Board concurred to approve the June 2018 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Commissioner Benyola, the Board concurred to approve the recommendation for the June 2018 PARTNER payment of expenses incurred through Dunlap RAD/ Hansen RAD/ Dunlap RAD-Construction/ and Hansen RAD-Construction, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

Report on PARTNER

- 662 Cortlandt Street property– Veteran’s home?
- Gateway update.

Update on the RAD Program

- Douglas Dzema, Executive Director updated the Board on the RAD Program, as follows:
 - o Construction abound – all sites – must be completed by December 2018.
 - o Preparing for next tenant Annual Re-Exams.
 - o Working on RAD conversions for both Keansburg/Highlands Authorities.

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

On the motion of Commissioner Arocho, which motion was seconded by Vice-Chairman Benyola, the Board concurred to change the date of the next scheduled Board Meeting from July 10th to Wednesday, July 18, 2018 at 12:30 pm. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

Commissioner Anagnostis informed the Board that they are invited on July 19th @ 6:00 pm to the Veteran’s Home Picnic – Menlo Park Veteran Home.

REPORT OF THE CHAIRPERSON

Chairperson Carty-Daniel informed the Board of the following

- Ben Rivera died – husband of former Commissioner – funeral on June 30th.
- June 29th – Friday – Movie on the beach.
- June 29th – Friday – Thomas Mundy Peterson Celebration – 2 pm at St. Peters Church

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board Meeting was adjourned.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Douglas G. Dzema". The signature is written in a cursive style with a large, prominent initial "D".

Douglas G. Dzema
Executive Director/Secretary