



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
PASTOR BERNADETTE FALCON-LOPEZ
DAVID BENYOLA
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, January 17, 2018
12:30 p.m.**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Wednesday, January 17, 2018 at the Dunlap Homes complex, Ed Scott Resource Center, Community Room 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.”

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

Present:	Chairperson	Edna Dorothy Carty-Daniel
	Vice-Chairman	Gregory Pabon
	Commissioner	Shirley Jones
	Commissioner	Pastor Bernadette Falcon-Lopez
	Commissioner	David Benyola
	Commissioner	John C. Anagnostis
Excused:	Commissioner	Miguel A. Arocho

The Chairperson declared said quorum present.

On the motion of Commissioner Benyola, which motion was seconded by Commissioner Falcon-Lopez, the Board concurred to approve the Minutes of the Regular Board Meeting of December 13, 2017, 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho				X
Commissioner Shirley Jones			X	
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner David Benyola	X			
Commissioner John C. Anagnostis	X			

<No Reports of Committee >

<No Public Discussion of Agenda Topics.>

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

RESOLUTION NO. 3262-18

RESOLUTION AWARDING CHANGE ORDER #3 FOR THE DECENTRALIZATION OF THE HEATING AND HOT WATER SYSTEM AT WILLIAM A. DUNLAP HOMES.

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) has awarded the contract for 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 received Change Order #3 for the change of the motors from three phase to single phase in the amount of \$4,802.22 from Thassian; and

WHEREAS, the total amount of the all change orders to date is \$70,957.22 which is below the total allowable 20% increase of the original bid amount; 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 #3 in the amount of \$4,802.22, as presented.

Commissioner Jones 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:

VOTE:

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

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

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

RESOLUTION NO. 3263-18

RESOLUTION AWARDED CHANGE ORDER #2 FOR THE KITCHEN UPGRADES AT WILLIAM A. DUNLAP HOMES IN THE AMOUNT OF \$20,236.25

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) has awarded the contract for the kitchen upgrades at William A. Dunlap Homes to Helios Construction, Inc. in the amount of \$553,000; and

WHEREAS, the Authority wishes to modify the three handicap units at Dunlap Homes and has received a price of \$20,326.25 from Helios for the labor and materials to perform the additional work;

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 to Helios Construction, Inc. to modify the three handicap units at Dunlap Homes for the amount of \$20,326.25 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 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho				X
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner David Benyola	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 Commissioner Benyola, the Board concurred to approve the January 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho				X
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner David Benyola	X			
Commissioner John C. Anagnostis	X			

On the motion of Commissioner Benyola, which motion was seconded by Vice-Chairman Pabon, the Board concurred to approve recommendation for PARTNER payment of expenses incurred through Dunlap RAD, 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho				X
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner David Benyola	X			
Commissioner John C. Anagnostis	X			

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Commissioner Jones, the Board concurred to approve recommendation for PARTNER payment of expenses incurred through Hansen RAD, 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho				X
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner David Benyola	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 recommendation for PARTNER payment of expenses incurred through Dunlap 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho				X

Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner David Benyola	X			
Commissioner John C. Anagnostis	X			

On the motion of Commissioner Benyola, which motion was seconded by Commissioner Falcon-Lopez, the Board concurred to approve recommendation for PARTNER payment of expenses incurred through 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho				X
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner David Benyola	X			
Commissioner John C. Anagnostis	X			

Report on PARTNER

- OCD grants due for Perth Amboy.
- Habitat for Humanity – Due diligence complete on 662 Cortlandt Street, Perth Amboy property.
- ASK Scholarship Program update

Update on the RAD Program

- Douglas Dzema, Executive Director updated the Board on the RAD Program, as follows:
 - o File/compliance with HMFA in full swing – deadline is 120 days from closing.
 - o HMFA/Insurance and asset requirements – staff learning curve. Resident interviews continuing.
 - o Construction abound – all sites – must be completed by December 2018.
 - o MOU with Jewish Renaissance Foundation signed for Family Success Center – startup for 2/1/2018.
 - o Keansburg/Highlands were funded through the Federal Loan Bank of NY. Prospects to close RAD deals excellent.

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 Commissioner Jones, which motion was seconded by Commissioner Benyola, the Board concurred to adjourn.

Respectfully submitted by,

Douglas G. Dzema
Executive Director/Secretary