

**MINUTES OF REGULAR MEETING FEBRUARY 24, 2020**

**Minutes of Scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of West New York, in the County of Hudson, State of New Jersey held at 5800 Jefferson Street,  
West New York, New Jersey 07093 on February 24, 2020.**

Secretary Robert DiVincent called the meeting to order at 7:00 p.m.

**ADEQUATE NOTICE OF THIS SCHEDULED MEETING HAS BEEN PROVIDED BY WAY OF THE SCHEDULED CAUCUS MEETING, SCHEDULED REGULAR MEETING AND THE ANNUAL RE-ORGANIZATION MEETING DATED DECEMBER 16, 2019 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, THE BERGEN RECORD, EL ESPECIALITO,  
THE CLERK OF THE TOWN OF WEST NEW YORK**

Saluted the Flag

The roll was called as follows:

**PRESENT:** Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez and Jason Capizzi. Also present were tenants from 5800 Jefferson Street.

**ABSENT:** None

At this time Mr. DiVincent referred to item # 3 A - Minutes of Previous schedule meeting dated January 13, 2019. Board was asked to approve as presented. Said motion was made by Commissioner Martorony and seconded by Chairman Martell. The roll was called as follows:

**YEAS:** Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez

**NAYS:** None

At this time Mr. DiVincent referred to items #4- Claims – General Fund, #5- Claims – Capital Fund Program #6 – Claims – Section 8 Voucher Program. Asking for a motion to accept as presented. Said motion was made by Commissioner Fuentes and seconded Chairman Martell. The roll was called as follows:

**YEAS:** Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez

**NAYS:** None

At this time Mr. DiVincent referred to Item #7

At this time Resolution No. 2020-001 was read as follows:

**WHEREAS**, THE WEST NEW YORK HOUSING AUTHORITY (hereinafter ‘Authority’) is a public body, duly formed under the LOCAL REDEVELOPMENT AND HOUSING LAW, L. 1992, C. 79 as amended (Chapter 12A-1 of Title 40A of the New Jersey Statutes Annotated) and possesses the power set forth therein; and

**WHEREAS**, the Authority caused to be published a Request for Proposals for Special Counsel Legal Services for Tenant Issues, in compliance with HUD procurement regulations; and

**WHEREAS**, on January 30, 2020 the Authority received proposals from:

	<b>Not to exceed</b>	
<b><u>Fitzpatrick &amp; Waterman, Bayonne, NJ</u></b>	<b>\$140.00/hr</b>	<b>\$15,000.00</b>

**WHEREAS**, pursuant to the Request for Proposals and HUD procurement regulations, the proposals were reviewed and scored by the Authority’s Review and Best Practices Committee, consisting of Commissioner Martorony, Commissioner Velasquez and Executive Director Robert DiVincent; with **Fitzpatrick & Waterman** proposal being scored the highest.

**NOW, THEREFORE, BE IT RESOLVED** that the Authority hereby awards a contract for Special Legal Services for Tenant Issues to **Fitzpatrick & Waterman** for an amount not to exceed \$15,000.00 (Contract Fee), in accordance with HUD regulations.

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made by Commissioner Fernandez and seconded by Commissioner Gomez. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony  
Commissioner Velasquez

NAYS: None

At this time Resolution No. 2020-002 was read as follows:

**WHEREAS**, THE WEST NEW YORK HOUSING AUTHORITY (hereinafter ‘Authority’) is a public body, duly formed under the LOCAL REDEVELOPMENT AND HOUSING LAW, L. 1992, C. 79 as amended (Chapter 12A-1 of Title 40A of the New Jersey Statutes Annotated) and possesses the power set forth therein; and

**WHEREAS**, on January 30, 2020 the Authority received the following bid for a boiler Maintenance Service Contract:

<b><u>BIDDER</u></b>	<b><u>1<sup>st</sup> Year</u></b>	<b><u>2<sup>nd</sup> Year</u></b>	<b><u>Total</u></b>
<b>Liberty Mechanical</b>	<b>96,000</b>	<b>100,800</b>	<b>252,800</b>

**WHEREAS**, the Authority has been advised by Remington & Vernick Engineers that Liberty Mechanical Contractor as the sole responsive bidder be awarded the two (2) year contract; and

**NOW, THEREFORE BE IT RESOLVED** that the Authority hereby awards a contract to Liberty Mechanical Contractors for the bid price of \$252,800.00 in accordance with the bid specifications.

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made by Commissioner Fernandez and seconded by Commissioner Gomez. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony  
Commissioner Velasquez

NAYS: None

At this time Resolution No. 2020-003 was read as follows:

2019 ADOPTED BUDGET RESOLUTION

WEST NEW YORK HOUSING AUTHORITY  
HOUSING AUTHORITY

FISCAL YEAR: FROM:10/1/2019 TO:9/30/2020

**WHEREAS**, the Annual Budget and Capital Budget/Program for the West New York Housing Authority for the fiscal year beginning October 1, 2019, and ending, September 30, 2020 has been presented for adoption before the governing body of the West New York Housing Authority at its open public meeting of February 24, 2020; and

**WHEREAS**, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

**WHEREAS**, the Annual Budget as presented for adoption reflects Total Revenues of \$ 16,542,436, Total Appropriations, including any Accumulated Deficit, if any, of \$16,145,864 and Total Unrestricted Net Position utilized of \$ \_\_\_\_\_ 0 \_\_\_\_\_; and

**WHEREAS**, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$1,718,251 and Total Unrestricted Net Position planned to be utilized of \$ \_\_\_\_\_ 0 \_\_\_\_\_; and

**NOW, THEREFORE BE IT RESOLVED, by the governing body of West New York Housing Authority, at an open public meeting held on February 24, 2020 that the Annual Budget and Capital Budget/Program of the West New York Housing Authority for the fiscal year beginning, October 1, 2019 and, ending, September 30, 2020 is hereby adopted and shall constitute appropriations for the purposes stated; and**

**BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.**

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made by Commissioner Fernandez and seconded by Commissioner Gomez. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fernandez,  
Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony  
Commissioner Velasquez

NAYS: None

At this time Mr. DiVincent asked if there were any corrections, additions, comments or questions. There were none.

At this time Chairman Martell made a motion to adjourn and Commissioner Gomez seconded.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Robert A. DiVincent  
Secretary