

MINUTES OF SPECIAL MEETING MARCH 1, 2021

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 via zoom.

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

The West New York Housing Authority will conduct its March 1, 2021 meeting electronically, in accordance with the Open Public Meeting Act, N.J.S.A. 10:4-6 ET SEQ. AND IN CONSIDERATION OF Executive Order No. 103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey.

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 21, 2020 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, EL ESPECIALITO, THE CLERK OF THE TOWN OF WEST NEW YORK

Saluted the Flag

The roll was called as follows:

PRESENT: Vice-Chairperson Reyes, Commissioner Fuentes, Commissioner Fernandez, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez and Jason Capizzi

ABSENT: Chairman Martell

At this time Mr. DiVincent referred to item # 3 A - Minutes of Previous special meeting dated January 25. Board was asked to approve as presented. Asking for a motion to accept as presented. Said motion was made by Commissioner Gomez and seconded Commissioner Fernandez. The roll was called as follows:

YEAS: Vice-Chairperson Reyes, Commissioner Fuentes, Commissioner Fernandez, 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. Board was asked to approve as presented. Asking for a motion to accept as presented. Said motion was made by Commissioner Fuentes and seconded Commissioner Fernandez. The roll was called as follows:

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

NAYS: None

At this time Mr. DiVincent referred to Item #7

At this time Resolution No. 2021-002 was read as follows:

WHEREAS, the Authority caused to be published a Request for Proposals for Fiscal Audit Services, in compliance with HUD procurement regulations; and

WHEREAS, on February 4, 2021, the Authority received one proposal from:

<u>Name of Bidder</u>	<u>Hourly Rate</u>	<u>Total Fee</u>
Hymanson, Parnes & Giampaolo, Lincroft, NJ	\$195.00	\$15,225.00

Whereas, this proposal is well within the budget allowance, and

Whereas, Hymanson, Parnes & Giampolo has breviously completed the Authority Audit.

WHEREAS, pursuant to the Request for Proposals and HUD procurement regulations, the proposal, was reviewed and scored by the Authority’s Review and Evaluation Committee, consisting of Dave Hepperle and Executive Director Robert DiVincent; with the Hymanson, Parnes & Giampaolo, has been evaluated as both qualified and complaint.

NOW, THEREFORE BE IT RESOLVED that the Authority hereby award the Fiscal Audit Contract to Hymanson, Parnes & Giampaolo as the lowest bidder;

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby awards a contract for Fiscal Audit Services to Hymanson, Parnes & Giampaolo for an amount not to exceed 15,740.00 (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 Martorony and seconded by Commissioner Gomez. The roll was called as follows:

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

NAYS: None

At this time Resolution No. 2021-003 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 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 February 4, 2021 the Authority received one proposal from:

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

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 David Hepperle 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 Fuentes and seconded by Commissioner Fernandez. The roll was called as follows:

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

NAYS: None

At this time Mr. DiVincent informed the Board that vaccination is going very well.

Mr. DiVincent informed the Board that in reference of the purchasing of the Corp. e-mails have been send to the association of the Corp. and delays are on their part, WNC cannot move forward until they get the approval from their investors, in the meantime Mr. Katchen has contacted some banks and has done his due diligence so once we get the ok from the investors we can move forward.

Mr. Capizzi informed the Board that he begins the dial up with the new director of the HMFA. She assures him that there won’t be any road blocks from her perspective.

Mr. DiVincent informed the Board that some repairs are being done while waiting for the closing to be done.

Commissioner Martorony question not receiving the weekly report, Mr. DiVincent informed him that there was nothing new to report, he can only send copies of e-mails from WNC.

Commissioner Martorony express his concern about not getting the reports since he has requested them in multiple occasion. Commissioner Martorony would like for everyone in the Board to received the reports weekly showing all correspondence between Mr. Capizzi, Mr. Katchen and Mr. DiVincent and WNC, including the investors.

Commissioner Martorony would like to see a letter send to WNC and their investor saying time is up since our relationship with them was for 15 years only and after that we have the right to buy out.

Mr. DiVincent agreed to keep the Board informed at all time by sending weekly reports to all commissioners.

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

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

Meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Robert A. DiVincent
Secretary