

ENGLEWOOD HOUSING AUTHORITY
111 West Street
Englewood, New Jersey 07631
Tel.: (201) 871-3451
Fax: (201) 871-5908

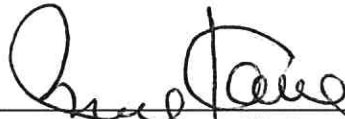
RESOLUTION NO. 01-27-2014 (1)

OFFERED BY: Commissioner Raymond Aspinwall

SECONDED BY: Vice Chairman Ira Dermansky

BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ENGLEWOOD AS FOLLOWS:

To approve the December 16, 2013 Board Meeting minutes.



Bruce Kane, Chairman

ATTEST:



Maria Iwano, Executive Director

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Carol Feinstein	<u>Aye</u>
Commissioner Wayne Hamer	<u>Aye</u>
Commissioner Vernon Walton	<u>Absent</u>

At the Board Meeting of January 27, 2014 (1) upon roll call of Commissioners present, all voted "Aye" and Resolution January 27, 2014 (1) as carried.

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RESOLUTION NO. 01-27-14 (2)

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
ENGLEWOOD AUTHORIZING AWARD OF A CONTRACT TO
C. DOUGHERTY & CO., INC.
FOR BOILER AND HEATING MAINTENANCE SERVICES**

OFFERED BY: Commissioner Aspinwall
SECONDED BY: Commissioner Feinstein

WHEREAS, the Housing Authority of the City of Englewood requires boiler and heating maintenance for all properties; and

WHEREAS, in accordance with its procurement policy the Housing Authority did advertise a request for sealed bids and did receive 3 bids on Thursday, January 23, 2014; and

WHEREAS, C. DOUGHERTY & CO., INC. submitted the lowest responsible bid in the some of:

Standard Hourly Labor Rates:

\$75.00 per Mechanic per hour

\$55.00 per Helper per hour

Weekend Hourly Labor Rates:

\$90.00 per Mechanic per hour

\$65.00 per Helper per hour

Holiday Hourly Labor Rates:

\$90.00 per Mechanic per hour

\$65.00 per Helper per hour

Overtime Hourly Labor Rates:

\$85.00 per Mechanic per hour

\$60.00 per Helper per hour

Standard Parts Markup 10%; and

WHEREAS, based upon its evaluation and a review of references the Housing Authority staff recommends that the contract be awarded to **C. DOUGHERTY & CO., INC.**

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood that a contract be awarded for two years in the amount of:

Standard Hourly Labor Rates:

\$75.00 per Mechanic per hour

\$55.00 per Helper per hour

Weekend Hourly Labor Rates:

\$90.00 per Mechanic per hour

\$65.00 per Helper per hour

Holiday Hourly Labor Rates:

\$90.00 per Mechanic per hour

\$65.00 per Helper per hour

Overtime Hourly Labor Rates:

\$85.00 per Mechanic per hour

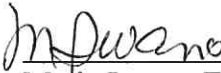
\$60.00 per Helper per hour

Standard Parts Markup **10%**.



Bruce Kane, Chairman

ATTEST:



Maria Iwano, Executive Director

Chairman Bruce Kane	<u>AYE</u>
Vice Chairman Ira Dermansky	<u>AYE</u>
Commissioner Raymond Aspinwall	<u>AYE</u>
Commissioner Raul Correa	<u>AYE</u>
Commissioner Carol Feinstein	<u>AYE</u>
Commissioner Wayne Hamer	<u>AYE</u>
Commissioner Vernon Walton	<u>Absent</u>

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2014 Boiler & Heating Maintenance Services

COMPANY	BID PRICE
<p>C. Dougherty & Co., Inc. 7 Washington Avenue Paterson, N.J. 07503-3017</p>	<p><u>Standard Hourly Labor Rates:</u> \$75.00 per Mechanic per hour \$55.00 per Helper per hour</p> <p><u>Weekend Hourly Labor Rates:</u> \$90.00 per Mechanic per hour \$65.00 per Helper per hour</p> <p><u>Holiday Hourly Labor Rates:</u> \$90.00 per Mechanic per hour \$65.00 per Helper per hour</p> <p><u>Overtime Hourly Labor Rates:</u> \$85.00 per Mechanic per hour \$60.00 per Helper per hour</p> <p>Standard Parts Markup 10%</p>
<p>T.M. Brennan Contracts 3505 Route 94 Hamburg, N.J. 07419</p>	<p><u>Standard Hourly Labor Rates:</u> \$90.00 per Mechanic per hour \$70.00 per Helper per hour</p> <p><u>Weekend Hourly Labor Rates:</u> \$145.00 per Mechanic per hour \$115.00 per Helper per hour</p> <p><u>Holiday Hourly Labor Rates:</u> \$180.00 per Mechanic per hour \$140.00 per Helper per hour</p> <p><u>Overtime Hourly Labor Rates:</u> \$145.00 per Mechanic per hour \$115.00 per Helper per hour</p> <p>Standard Parts Markup 20%</p>

Wickersheim & Sons
92 Fairmount Avenue
Hackensack, N.J. 07601

Standard Hourly Labor Rates:
\$130.00 per Mechanic per hour
\$55.00 per Helper per hour

Weekend Hourly Labor Rates:
\$195.00 per Mechanic per hour
\$82.50 per Helper per hour

Holiday Hourly Labor Rates:
\$260.00 per Mechanic per hour
\$110.00 per Helper per hour

Overtime Hourly Labor Rates:
\$195.00 per Mechanic per hour
\$82.50 per Helper per hour

Standard Parts Markup 20%

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RESOLUTION NO. 01-27-14 (3)

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
ENGLEWOOD AUTHORIZING AWARD OF A CONTRACT TO
VANORE ELECTRIC, INC. FOR ELECTRICAL MAINTENANCE SERVICES**

OFFERED BY: Commissioner Feinstein
SECONDED BY: Commissioner Hamer

WHEREAS, the Housing Authority of the City of Englewood requires electrical maintenance services; and

WHEREAS, in accordance with its procurement policy the Housing Authority did advertise a request for sealed bids and did receive one on Thursday, January 23, 2014; and

WHEREAS, VANORE ELECTRIC, INC. submitted the only responsible bid in the amount of standard hourly rates of \$108.56 (Electrician), \$95.23 (Laborer) and \$47.62 (Apprentice); overtime hourly rates of \$162.84 (Electrician), \$142.85 (Laborer) and \$71.43 (Apprentice); weekend hourly rates of \$217.12 (Electrician), \$190.46 (Laborer) and \$95.24 (Apprentice); holiday hourly rates of \$217.12 (Electrician), \$190.46 (Laborer) and \$95.24 (Apprentice), standard parts markup at 0% for electrical maintenance services; and

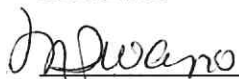
WHEREAS, based upon its evaluation and a review of references the Housing Authority staff recommends that a contract be awarded to **VANORE ELECTRIC, INC.**

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood, that a contract for electrical maintenance services be awarded to **VANORE ELECTRIC, INC.** for a period of two years in the amount of standard hourly rates of \$108.56 (Electrician), \$95.23 (Laborer) and \$47.62 (Apprentice); overtime hourly rates of \$162.84 (Electrician), \$142.85 (Laborer) and \$71.43 (Apprentice); weekend hourly rates of \$217.12 (Electrician), \$190.46 (Laborer) and \$95.24 (Apprentice); holiday hourly rates of \$217.12 (Electrician), \$190.46 (Laborer) and \$95.24 (Apprentice) and standard parts markup at 0% for electrical maintenance services.



Bruce Kane, Chairman

ATTEST:



Maíra Iwano, Executive Director

Chairman Bruce Kane	<u>AyE</u>
Vice Chairman Ira Dermansky	<u>AyE</u>
Commissioner Ray Aspinwall	<u>AyE</u>
Commissioner Raul Correa	<u>AyE</u>
Commissioner Carol Feinstein	<u>AyE</u>
Commissioner Wayne Hamer	<u>AyE</u>
Commissioner Vernon Walton	<u>absent</u>

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2014 Electrical Maintenance Services

COMPANY	AMOUNT
<p>Vanore Electric, Inc. 375 North Street, Unit Q Teterboro, New Jersey 07608-1219</p>	<p><u>Standard Hourly Rate</u> Electrician – \$ 108.56 Laborer – \$ 95.23 Apprentice - \$ 47.62</p> <p><u>Overtime Hourly Rates</u> Electrician – \$ 162.84 Laborer – \$ 142.85 Apprentice –\$ 71.43</p> <p><u>Weekend Hourly Rates</u> Electrician - \$ 217.12 Laborer - \$ 190.46 Apprentice - \$ 95.24</p> <p><u>Holiday Hourly Rates</u> Electrician - \$ 217.12 Laborer - \$ 190.46 Apprentice - \$ 95.24</p> <p><u>Standard Parts Markup</u> % above purchase price – 0%</p>

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RESOLUTION NO. 01 – 27 - 2014 (4)

OFFERED BY: Commissioner Feinstein
SECONDED BY: Commissioner Hamer

WHEREAS, the Housing Authority of the City of Englewood (“the Authority”) has conducted a review of its outstanding tenant rent receivable and has prepared a schedule of such outstanding rent; and

WHEREAS, by letter dated **January 21, 2014** the Executive Director of the Authority has requested the General Counsel for the Authority to review certain outstanding balance; and

WHEREAS, by the letter dated 01-21-14 the General Counsel for the Authority has indicated that this outstanding balance should be written off because it would not be economical to attempt to collect or is not subject to collection.

NOW, THEREFORE BE IT RESOLVED that the Authority shall write off the rent so listed as uncollectible; and

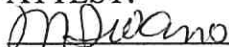
BE IT FURTHER RESOLVED that the books and records of the Authority be adjusted to reflect the write-off of such uncollectible rent in the amount of \$5,552.00.



Bruce Kane, Chairman

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Carol Feinstein	<u>Aye</u>
Commissioner Wayne Hamer	<u>Aye</u>
Commissioner Vernon Walton	<u>Absent</u>

ATTEST:



Maria Iwano, Executive Director

At the Board Meeting of January 27, 2014 upon roll call of Commissioners present, all voted “Aye” and Resolution 01-27-14 (4) was carried.

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Terrence J. Corrison, Esq.
Breslin & Breslin, P.A.
41 Main Street
Hackensack, New Jersey 07601

January 21, 2014

Dear Mr. Corrison:

The following tenant account receivables is still on our rent roll. For reasons of economy related to cost of litigation I recommend it should be written off in the form of a resolution by the Board of Commissioners at our next regular meeting of January 27, 2014.

Please note that our last rent writeoff was done on January 28, 2013 and if a collections agent should become able to collect on any of this debt in the future we can always credit them to the appropriate account.

Sincerely,

Maria Iwano
Executive Director

As of 12/31/2013

	A	B	C	D	E	F	G	H
1				Westmoor Gardens				
2								
3	Tenant	Address	Due	Reason				
4	Mary Kelly	6 Slocum Ave #F	\$220.00	Tenant went from Hospital to Nursing home				
5								
6								
7			Total: \$220.00					
8								
9								
10				Tibbs				
11								
12								
13	Tenant	Address	Due	Reason				
14								
15	Joseph Dennis	#3L	\$1,017.00	Tenant in process of being evicted for non-payment				moved
16	Charles Foss	#3M	\$1,410.00	Tenant Evicted				
17	John Mason	#1J	\$474.00	Tenant in hospital -Died				
18	Jonathan Forbes	#1Q	\$369.00	Tenant in hospital- Died				
19	Carol Casmirio	#3K	\$576.00	Tenant in hospital - went to Nursing home				
20	Pearl Miller	#6V	\$554.00	Tenant in hospital - Died				
21	James Parham	#5J	\$932.00	Tenant Evicted				
22								
23			Total : \$5,332.00					

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RESOLUTION NO. 01 - 27 - 14 (5)

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD
APPROVING BILLS AND CLAIMS FOR THE PERIOD
OF "2014"
JANUARY

OFFERED BY: Chairman Kane

SECONDED BY: Commissioner Aspinwall

WHEREAS, the bills and claims per the attached listing (voucher numbers through)

E.H.M.S. -	001130
Foti-	001088
Section 8 -	001646
Tibbs -	001690
Revolving -	001691
W.G. -	001788


were reviewed and found acceptable as amended at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Englewood approve disbursement and payment of all checks on the attached listing for the period of January 1st through 31st.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Englewood approve payment of all other checks identified on the attached listing for the period of January.


Bruce Kane, Chairman

ATTEST:


Maria Iwano, Executive Director

Chairman Bruce Kane	<u>AYE</u>
Vice Chairman Ira Dermansky	<u>AYE</u>
Commissioner Raymond Aspinwall	<u>AYE</u>
Commissioner Raul Correa	<u>AYE</u>
Commissioner Carol Feinstein	<u>AYE</u>
Commissioner Wayne Hamer	<u>AYE</u>
Commissioner Vernon Walton	<u>ABSENT</u>

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RESOLUTION NO. 01-27-14 (6)

OFFERED BY: Commissioner Aspinwall
SECONDED BY: Commissioner Feinstein

WHEREAS, there is a need for the continuation of a major renovation and maintenance program at all of the Housing Authority's Low Income Public Housing Projects; and


WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requests Capital Fund Program (CFP) budgets reflect current items of need; and

WHEREAS, at this time it is necessary to consider an Amendment for the Housing Authority's 2012 Capital Fund Program Budget No. NJ39P055501-12.

NOW, THEREFORE be it resolved by the Commissioners of the Housing Authority of the City of Englewood to hereby approve an amendment for the 2012 Capital Fund Program Budget No. NJ39P055501-12 on January 27, 2014.


Bruce Kane, Chairman

ATTEST:



Maria Iwano, Executive Director

Chairman Bruce Kane	<u>AYE</u>
Vice Chairman Ira Dermansky	<u>AYE</u>
Commissioner Raymond Aspinwall	<u>AYE</u>
Commissioner Raul Correa	<u>AYE</u>
Commissioner Carol Feinstein	<u>AYE</u>
Commissioner Wayne Hamer	<u>AYE</u>
Commissioner Vernon Walton	<u>Absent</u>

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RESOLUTION NO. 01-27-14 (7)

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
ENGLEWOOD AUTHORIZING THE REJECTION OF ALL BIDS SUBMITTED
FOR PLUMBING SERVICES**

OFFERED BY: Commissioner Raymond Aspinwall
SECONDED BY: Commissioner Carol Feinstein

WHEREAS, the Housing Authority of the City of Englewood requires plumbing services: and


WHEREAS, according with its procurement policy of the Housing Authority did advertise a request for sealed bids and did receive 3 on January 22, 2014; and

WHEREAS, the lowest bidder **JAC MECHANICAL SERVICES, Inc.** was non-responsive in submitting adequate references; and

WHEREAS, the second lowest bidder **MAGIC TOUCH CONSTRUCTION** exceeded our cost estimate; and


WHEREAS, based upon its evaluation and the Executive Director's recommendation all bids should be rejected.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood, authorize the rejection of all bids for plumbing services.



Bruce Kane, Chairman

ATTEST:



Maria Iwano, Executive Director

Chairman Bruce Kane	<u>Aye</u>
Vice Chairman Ira Dermansky	<u>Aye</u>
Commissioner Raymond Aspinwall	<u>Aye</u>
Commissioner Raul Correa	<u>Aye</u>
Commissioner Carol Feinstein	<u>Aye</u>
Commissioner Wayne Hamer	<u>Aye</u>
Commissioner Vernon Walton	<u>Absent</u>