

MINUTES OF A SPECIAL MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE BOROUGH OF
HIGHLAND PARK



The Commissioners of the Housing Authority of the Borough of Highland Park met in a Special Session in the Community Room of the S.J. Kronman Apartments located at 242 South Sixth Avenue, Highland Park, NJ at 12:00 PM on May 24, 2018, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairman Chudnick.

Runi Sriwardena read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that notice of this meeting of the Board of Commissioners of the Housing Authority of the Borough of Highland Park was provided in the following manner:

On December 20, 2017, a copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ, sent to Borough Hall for posting and was faxed to the Home News Tribune and Star Ledger and posted on the website.

The pledge of allegiance was recited.

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

PRESENT

ABSENT

Commissioners:

Commissioners:

Steve Chudnick, Commissioner (phone)
Regis Methven, Commissioner
Donald Monk, Commissioner
William Rainwater, Commissioner (phone)
Evelyn Sedehi, Commissioner
Diane Reh, Chairwoman (phone)

Raysa Martinez. Commissioner

Authority General Counsel:
Terrence Corriston, Esq., Breslin & Breslin

Administration:

Council Liaison:
Matthew Hersh

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director Mike

RESOLUTIONS

- a) Reso #2018-27 – Award Contract for RAD Improvements at the Samuel J Kronman Building

Motion moved by Commissioner Sedehi and seconded by Commissioner Methven to adopt Resolution #2018-27.

Discussion

Executive Director Brightman explained that prior to this resolution the BOC had awarded and then rescinded a resolution for the bathrooms and vents. Due to a defect in the bid process and NJHMFA not allowing the HPHA to perform RAD work, the specifications were re-written and re-bid. Two of the three bidders submitted new bids.

Commissioner Monk expressed a concern about being sued by the former bid awardee. He also expressed a concern about the large difference in pricing between the two bidders.

Executive Director Brightman stated that the A/E reviewed the bid submitted by Santorini and recommended their selection stating it was within their cost estimates.

Commissioner Reh inquired as to the price difference as well.

Commissioner Methven commented that sometimes bidders increase their pricing on federally funded jobs.

ROLL CALL:	Chudnick Martinez Methven Monk Rainwater Reh Sedehi
AYES:	Chudnick Methven Monk Rainwater Reh Sedehi
NAYS:	None
Abstain:	None
Absent:	Martinez

The Chair thereupon declared said motion approved.

- b) Reso #2018-28 – Award Change Order #1 to American Architectural Window & Door

Motion moved by Commissioner Reh and seconded by Commissioner Rainwater to adopt Resolution #2018-28.

Discussion

Commissioner Monk stated that he wanted clarification on how much of the bill was due to extra work versus a price increase noting that once a bid is accepted that is the price.

Commissioner Methven stated that extra materials were required due to the type of windows.

Commissioner Sedehi asked if the change order was for the doors as well.

Executive Director Brightman responded, no, just the windows. She stated that she would address Commissioner Monk's concern. She also stated that the A/E reviewed the change order and approved it.

ROLL CALL: Chudnick Martinez Methven Monk Rainwater Reh Sedehi
AYES: Chudnick Methven Monk Rainwater Reh Sedehi
NAYS: None
Abstain: None
Absent: Martinez

The Chair thereupon declared said motion approved.

- c) Reso #2018-29 – Reso Authorizing and Approving an Option to Lease by and between the HPHA and Kronman Affordable Housing LP

Motion moved by Commissioner Rainwater and seconded by Commissioner Sedehi to adopt Resolution #2018-29.

Discussion

Executive Director Brightman stated that this lease was previously with the HPAHC but now that a new non-profit was formed; the lease had to be revised.

ROLL CALL: Chudnick Martinez Methven Monk Rainwater Reh Sedehi
AYES: Chudnick Methven Monk Rainwater Reh Sedehi
NAYS: None
Abstain: None
Absent: Martinez

The Chair thereupon declared said motion approved.

Other matters

Executive Director Brightman stated that there is also a change order for the roof due to new code requirements and that she may have to call another special meeting to approve that as it was not ready for today's meeting.

ADJOURNMENT

Motion by Commissioner Monk and seconded by Commissioner Methven to adjourn at 12:25 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary