

**MINUTES OF THE JULY 10, 2024
SPECIAL MEETING
OF THE HOUSING AUTHORITY
OF THE TOWN OF PHILLIPSBURG**

A Meeting of the Housing Authority of the Town of Phillipsburg was held on July 10, 2024, at 6:30 P.M. at the Phillipsburg Housing Authority Community Building, 535 Fisher Avenue, Phillipsburg, New Jersey 08865.

The meeting was called to order at 6:30 P.M. by Chairman Corcoran and upon roll call the following members were present: Commissioners Corcoran, Hay, Lewis, Pierce, Shelly & Vanwhy. Also, present were General Counsel Cody Hines, Esq., PHA Executive Director Tom McGuire, & PHA Property Manager, Kevin DeGerolamo.

No Commissioners were absent.

Chairman Corcoran announced in accordance with the Open Public Meetings Act, notice of the meeting was delivered to the Express-Times, Municipal Clerk, posted in the Housing Authority Lobby and on the Housing Authority website. Chairman Corcoran directed said announcement to be entered in the minutes of the meeting.

NEW BUSINESS:

RESOLUTION #: 2156 APPROVAL FOR PHILLIPSBURG HOUSING AUTHORITY TO REJECT BIDS FOR JOHN F. O'DONNELL EXTERIOR REPAIRS & COATING

WHEREAS, *Housing Authority of the Town of Phillipsburg* Requested Proposals for “*Exterior Repairs & Coating to John F. O'Donnell Apartment Building*”, and

WHEREAS, the *Housing Authority of the Town of Phillipsburg* received seven Proposals:

<u>COMPANY</u>	<u>COST</u>
TC Landscape Construction	\$ 72,853.00
Hear Construction	\$ 765,170.00
Ladi Construction	\$ 794,450.00
ATG Restoration Specialists	\$ 814,670.00
EKO Construction	\$ 947,410.00
Mara Restoration	\$ 967,907.00
Preferred Masonry Restoration	\$1,335,667.72

WHEREAS, the Housing Authority of the Town of Phillipsburg reviewed said proposals and acknowledges receipt of the proposals for “*Exterior Repairs & Coating to John F. O'Donnell Apartment Building*”; and,

WHEREAS, the recommendation for the bids for the “*Exterior Repairs & Coating to the John F. O'Donnell Apartment Building*” is to reject all proposals due to noncompliance with N.J.S.A. 40A:11-23(c) as Addendum No. 4 was issued less than seven (7) days prior to the bid

opening; and pursuant to N.J.S.A. 40A:11-13.2(d) to substantially revise the specifications; and,

NOW THEREFORE BE IT RESOLVED, *Housing Authority of the Town of Phillipsburg Board of Commissioners* hereby approves to reject the Proposals for “*Exterior Repairs & Coating to John F. O’Donnell Apartment Building*” and revise the specifications.

Commissioner **Hay** moved to adopt Resolution #2156, which motion was seconded by Commissioner **Lewis**. This Resolution was unanimously approved.

RESOLUTION #: 2157 APPROVAL OF COMMUNITY BUILDING HVAC SERVICES TO TM BRENNAN SERVICE

WHEREAS, *Housing Authority of the Town of Phillipsburg hereby* has advertised for Proposals for HVAC Services for the Community Building.

WHEREAS, the following proposals were received:

COMPANY	BASE BID	ALT #1	ALT#2
TM BRENNAN SERVICE, INC.	\$198,000.00	\$15,000.00	\$18,000.00
MECHANICAL PERSERVATION ASSOC	\$345,000.00	\$11,100.00	\$ 9,864.00

NOW, THEREFORE, BE IT RESOLVED, by the *Board of Commissioners of the Housing Authority of Phillipsburg* to hereby award the HVAC Services to “*TM Brennan Service, Inc.*” at the rates listed above.

Commissioner **Shelly** moved to adopt Resolution #2157, which motion was seconded by Commissioner **Hay**. This Resolution was unanimously approved.

RESOLUTION #: 2158 - APPROVAL OF THE PURCHASE OF PLAYGROUND EQUIPMENT. DELIVERY & INSTALLATION THROUGH ESCNJ CO-OP

WHEREAS, *the Housing Authority of the Town of Phillipsburg* was in need of a new playground equipment for the Elm & Roseberry Street Playground and the Elm & Green Street Playground on the Phillipsburg Housing Authority Properties; and,

WHEREAS, *Housing Authority* received a proposal from “*Great Lakes Recreation Company, LLC dba Boyce Recreation*” through the ESCNJ Co-op to purchase Playground Equipment & delivery & installation of said equipment at the prices below:

Elm & Roseberry Street	\$102,663.44
Elm & Green Street	\$ 92,624.52

WHEREAS Thomas F. McGuire, Executive Director recommends awarding the purchase of the Playground equipment, delivery and installation for the Elm & Roseberry Street Playground & the Elm & Green Street Playground; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the *Housing Authority of the Town of Phillipsburg* hereby approves said purchase of Playground Equipment, Delivery & Installation from “*Great Lakes Recreation Company, LLC dba Boyce Recreation*” at the total cost of \$195,287.96 for both playgrounds.

Commissioner **Pierce** moved to adopt Resolution #2158, which motion was seconded by Commissioner **Hay**. This Resolution was unanimously approved.

EXECUTIVE SESSION

NONE

COMMISSIONER COMMENT

Commissioner Vanwhy stated that she attended the June 28th picnic. Commissioner Vanwhy said the picnic was well attended while also having good food and activities. Commissioner Vanwhy mentioned the staff interaction was very pleasant.

ADJOURNMENT

There being no further business to come before this Authority, Commissioner **Hay** moved at the call of Chairman Corcoran to adjourn the meeting, which motion was seconded by Commissioner **Vanwhy**. Meeting adjourned at **6:40 PM**.

THOMAS F. McGUIRE
Executive Director/Secretary-Treasurer

T. KENT CORCORAN
Chairman