 **Housing Authority of the City of Perth Amboy**

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EDNA DOROTHY CARTY-DANIEL, Chairperson DOUGLAS G. DZEMA, P.H.M.

DAVID BENYOLA, Vice-Chairman Executive Director

MIGUEL A. AROCHO

FERNANDO A. GONZALEZ EDWARD TESTINO

GREGORY PABON Counsel

WILFREDO SOTO

DIANE CRAWFORD

**THE MINUTES OF THE REGULAR MONTHLY MEETING**

**OF**

**THE BOARD OF COMMISSIONERS**

**OF**

**THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY**

**WEDNESDAY, JANUARY 10th, 2024 @ 1:00 PM**

**Virtual ZOOM and In-Person Board Meeting**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Wednesday, January 10th, 2024 @ 1:00 pm through a virtual ZOOM conference and in-person at the Housing Authority’s Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey.

<Moment of Silence.>

<Pledge of Allegiance.>

The meeting was called to order by Chairperson Carty-Daniel and statement read as to proper notification of the meeting given in accordance with the Open Public Meeting Act Law and with State and HUD mandated COVID-19 statements and in conformation with the emergency guidelines under the Department of Community Affairs, as follows:

“Adequate Notice has been made as to the time, place, and date of the meeting and

as to the nature of business to be discussed being the general business of the Authority.”

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

 Present: Commissioner Edna Dorothy Carty-Daniel

 Commissioner Fernando A. Gonzalez

Commissioner Wilfredo Soto

Commissioner Gregory Pabon

Commissioner Diane Crawford

 Excused: Vice-Chairman David Benyola

Commissioner Miguel A. Arocho

On the motion of Commissioner Gonzalez, which motion was seconded by Commissioner Crawford, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of December 7, 2023, as presented. Upon roll call, the following vote was carried:

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho |  |  |  | X |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

Reports of Committee.

 E. Dorothy Carty-Daniel, Chairperson, on behalf of the Commissioners’ Finance Committee (David Benyola, E. Dorothy Carty-Daniel and Gregory Pabon) reported to the Board their review as per their February 4th, 2024 Finance Committee Meeting, the introduction of the 2024/2025 Housing Authority’s Operating Budget and the Tax Credit Budget. The Commissioners’ Finance Committee thereby recommends the approval of the introduction of the 2024/2025 Housing Authority’s Operating Budget and Housing Tax Credit Budget, as presented.

Discussion of Agenda Topics.

Resolutions:

The following resolution was introduced by Commissioner Soto, read in full and considered:

**RESOLUTION NO. 3457-24**

**Resolution TO APPROVE THE introduction of the 2024-2025 HOUSING AUTHORITY BUDGET**

**WHEREAS**, the Annual Budget and Capital Budget for the Perth Amboy Housing Authority for the fiscal year beginning, 4/1/2024 and ending, 3/31/2025 has been presented before the governing body of the Perth Amboy Housing Authority at its open public meeting of 1/10/2024; and

**WHEREAS,** the Annual Budget as introduced reflects Total Revenues of $25,700,240, Total Appropriations, including any Accumulated Deficit if any, of $25,287,310 and Total Unrestricted Net Position utilized of 0; and

**WHEREAS,** the Capital Budget as introduced reflects Total Capital Appropriations of $ 0 and Total Unrestricted Net Position planned to be utilized as funding thereof, of $ 0; and

**WHEREAS**, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holder of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

**WHEREAS,** the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority’s planning and management objectives, Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere, by bond resolution, by

a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

**NOW THEREFORE BE IT RESOLVED** by the governing body of the Perth Amboy Housing Authority, at an open public meeting held on 1/10/2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Perth Amboy Housing for the fiscal year beginning 4/1/2024 and ending, 3/31/2025 is hereby approved; and

**BE IT FURTHER RESOLVED,** that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenant, terms and provision as stipulated in the said Housing Authority’s outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

**BE IT FURTHER RESOLVED,** that the governing body of the Perth Amboy Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on 3/13/2024.

***MOVED/SECONDED:***

**Resolution moved by \_\_\_\_\_\_\_Commissioner Pabon\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Resolution seconded by \_\_\_ Commissioner Gonzalez \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho |  |  |  | X |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

The Chairperson thereupon declared such resolution has been approved.

The following resolution was introduced by Commissioner Pabon, read in full and considered:

**RESOLUTION NO. 3458-24**

**Resolution TO APPROVE THE introduction of the HOUSING tax credit budget, fye 12/31/2024.**

**WHEREAS**, the Housing Tax Credit Budget for year-ending 12/31/2024 has been presented before the governing body of the Perth Amboy Housing Authority at its open public meeting of 1/10/2024; and

**NOW THEREFORE BE IT RESOLVED** by the governing body of the Perth Amboy Housing Authority, at an open public meeting held on 1/10/2024 that the Housing Tax Credit budget for year ending 12/31/2024.

**BE IT FURTHER RESOLVED,** that the governing body of the Perth Amboy Housing Authority will consider the Housing Tax Credit budget for adoption on 3/13/2024.

***MOVED/SECONDED:***

**Resolution moved by \_\_\_\_\_\_\_Commissioner Pabon\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Resolution seconded by \_\_\_ Commissioner Gonzalez \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho |  |  |  | X |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

The Chairperson thereupon declared such resolution has been approved.

On the motion of Commissioner Gonzalez, which motion was seconded by Commissioner Pabon, the Board concurred to approve the January 2024 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho |  |  |  | X |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

On the motion of Commissioner Gonzalez, which motion was seconded by Commissioner Pabon, the Board concurred to approve the January 2024 PARTNER payment of expenses incurred through Dunlap RAD and Hansen RAD, as presented. Upon roll call, the following vote was carried:

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho |  |  |  | X |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

PUBLIC SESSION

* No comment from the public.

UNFINISHED BUSINESS – None reported.

NEW BUSINESS – None reported.

REPORT OF THE ATTORNEY – None reported.

REPORT OF THE SECRETARY-TREASURER (Executive Director)

 Douglas Dzema, Executive Director informed the Board of the following:

* + Sustained property damage at Dunlap Homes – 2 separate car accidents into fencing/dumpster areas.

REPORT OF THE CHAIRPERSON – None reported.

 On the motion of Commissioner Crawford, which motion was seconded by Commissioner Soto, the Board concurred to adjourn.

Respectfully submitted by,

 Douglas G. Dzema

 Douglas G. Dzema

 Executive Director/Secretary