



Housing Authority of the City of Perth Amboy

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EDNA DOROTHY CARTY-DANIEL, Chairperson
DAVID BENYOLA, Vice-Chairman
REVEREND GREGORY PABON
MIGUEL A. AROCHO
SHIRLEY JONES
PASTOR BERNADETTE FALCON-LOPEZ
JOHN C. ANAGNOSTIS

DOUGLAS G. DZEMA, P.H.M.
Executive Director

EDWARD TESTINO
Counsel

**THE MINUTES OF THE REGULAR MONTHLY MEETING
OF
THE BOARD OF COMMISSIONERS
OF
THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY**

**TUESDAY, NOVEMBER 10, 2020
1:00 PM
Virtual ZOOM Meeting**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Tuesday, November 10, 2020 @ 1:00 PM through a virtual ZOOM conference.

<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 in accordance with state and HUD mandated COVID-19 statements, 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:	Chairperson	Edna Dorothy Carty-Daniel
	Commissioner	Reverend Gregory Pabon
	Commissioner	Miguel A. Arocho
	Commissioner	Shirley Jones
	Commissioner	Pastor Bernadette Falcon-Lopez
	Commissioner	John C. Anagnostis
Excused:	Vice-Chairman	David Benyola

The Chairperson declared said quorum present.

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Commissioner Arocho, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of October 20, 2020, 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

Reports of Committees – None reported.

Discussion of Agenda Topics- None reported.

Resolutions:

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

RESOLUTION NO. _3364-20_

TO APPROVE THE INTERLOCAL AGREEMENT FOR BAYONNE HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Perth Amboy “HACOPA” is prohibited from performing Housing Quality Stand (“HQS”) inspections of Housing Choice Voucher (HCV) and Project Based Voucher (PBV) (“Section 8”) Participants’ apartments located in Parkview and Willow Pond owned by HACPA; and is prohibited from conducting rent reasonableness and calculating rent increased pursuant to the HUD annual OCAF adjustment factors; and

WHEREAS, the HACOPA is required that such activities be conducted by an independent entity in housing developments that are HACOPA owned; and

WHEREAS, the HACOPA and the Bayonne Housing Authority (“BHA”) have come to an understanding regarding the BHA performing HCV and PBV Program Activities in connection with apartments located in Parkview and Willow Pond owned by the HACOPA. Effective November 15, 2020;

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Perth Amboy approval of the attached interlocal agreement, as presented;

FURTHER RESOLVED, the HACOPA will pay to the BHA thirty-five dollars (\$35.00) for every completed inspection/rent reasonableness study verified by the HACOPA.

MOVED/SECONDED:

Resolution moved by _____ **Commissioner Jones**_____

Resolution seconded by _____ **Commissioner Falcon-Lopez**_____

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola				X
Commissioner Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

The Chairperson thereupon declared said motion was carried and resolution was adopted.

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Commissioner Anagnostis, the Board concurred to approve the November 2020 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Commissioner Anagnostis, the Board concurred to approve the November 2020 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 Reverend Gregory Pabon	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner Pastor Bernadette Falcon-Lopez	X			
Commissioner John C. Anagnostis	X			

Discussion took place, in reference to COVID-19 – Executive Order #192, effective October 28, 2020 – True Care 24 – Employee Screening Daily COVID questionnaire by phone/email.

The Board was updated on the PARTNER/Property Acquisition for the Habitat for Humanity projects.

PUBLIC SESSION

- No comment from the public.

UNFINISHED BUSINESS – None reported.

NEW BUSINESS – None reported.

REPORT OF THE ATTORNEY

Edward Testino, Counsel updated the Board on the Coronavirus (COVID-19), eviction moratorium is still on-going and informed the Board that remote virtual meetings will continue until further notice.

REPORT OF THE EXECUTIVE DIRECTOR

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

- Sayreville Interlocal Agreement – 3% increase, effective January 1, 2021.
- Tax Credit Cash Flow Budget report
- 2021/2022 Budget to be introduced at next month's Board meeting

On the motion of Commissioner Arocho, which motion was seconded by Commissioner Jones, the Board concurred to adjourn.

Respectfully submitted by,

Douglas G. Dzema

Douglas G. Dzema
Executive Director/Secretary