



Housing Authority of the City of Perth Amboy

881 AMBOY AVENUE, P.O. BOX 390, PERTH AMBOY, NJ 08862

TELEPHONE: (732) 826-3110

FAX: (732) 826-3111

www.perthamboyha.org

EDNA DOROTHY CARTY-DANIEL, Chairperson
DAVID BENYOLA, Vice-Chairman
MIGUEL A. AROCHO
SHIRLEY JONES
JOHN C. ANAGNOSTIS
FERNANDO A. GONZALEZ
GREGORY PABON

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**

WEDNESDAY, SEPTEMBER 15TH, 2021

10:00 AM

Virtual ZOOM Meeting

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Wednesday, September 15th, 2021 @ 10:00 AM 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 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:	Chairperson	Edna Dorothy Carty-Daniel
	Vice-Chairman	David Benyola
	Commissioner	Miguel A. Arocho
	Commissioner	Shirley Jones
	Commissioner	John C. Anagnostis
	Commissioner	Fernando A. Gonzalez
	Commissioner	Gregory Pabon

The Chairperson declared said quorum present.

On the motion of Commissioner Jones, which motion was seconded by Vice-Chairman Benyola, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of July 14, 2021, 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 Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

Discussion of Agenda Topics- None reported.

Resolutions:

The following resolution was introduced by Vice-Chairman Benyola, read in full and considered:

RESOLUTION NO. _3395-21_

RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the surplus property sold is as follows: 1984 Mack Garbage Truck, VIN#1M2B120C6EA053729 with an odometer reading of 34,055; and

WHEREAS, the sale of the surplus property was conducted online through GovDeals at www.GovDeals.com pursuant to State Contract A-83453/T2581 and Local Finance Notice 2008-9 in accordance with the terms and conditions of the State Contract which are available for review online at govdeals.com; and

WHEREAS, the surplus property as identified was sold in an “as-is” condition without express or implied warranties.

NOW THEREFORE BE IT RESOLVED by the Board of the Authority as follows:

The Authority authorizes the sale of its surplus property, specifically its 1984 Mack Garbage Truck, through the online auction site of www.GovDeals.com as authorized by State Contract A-83453/T2581 and Local Finance Notice 2008-9 for a net amount of \$5,650.00.

MOVED/SECONDED:

Resolution moved by _____ Commissioner Anagnostis _____

Resolution seconded by ___ Commissioner Jones _____

VOTE:

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

The Chairperson thereupon declared such resolution has been approved.

The following resolution was introduced by Vice-Chairman Benyola read in full and considered:

RESOLUTION NO. _3396-21_

RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the surplus property sold is as follows: 2003 Ford F350 Pickup, VIN#1FDSF31L53ED27627 with an odometer reading of 104,785; and

WHEREAS, the sale of the surplus property was conducted online through GovDeals at www.GovDeals.com pursuant to State Contract A-83453/T2581 and Local Finance Notice 2008-9 in accordance with the terms and conditions of the State Contract which are available for review online at govdeals.com; and

WHEREAS, the surplus property as identified was sold in an “as-is” condition without express or implied warranties.

NOW THEREFORE BE IT RESOLVED by the Board of the Authority as follows:

The Authority authorizes the sale of its surplus property, specifically its 2003 F350 Pickup, through the online auction site of www.GovDeals.com as authorized by State Contract A-83453/T2581 and Local Finance Notice 2008-9 for a net amount of \$5,050.00.

MOVED/SECONDED:

Resolution moved by _____ Commissioner Anagnostis _____

Resolution seconded by ___ Commissioner Jones _____

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho				X

Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

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

RESOLUTION NO. _3397-21_

TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

WHEREAS, Public Housing Authorities in the State of New Jersey are permitted to join together to form a Joint Insurance Fund as permitted by N.J.S.A. 40A:10-36 et. seq.; and

WHEREAS, the statutes regulating the creation and establishment of a Joint Insurance Fund contain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such fund; and

WHEREAS, the governing body the Housing Authority of the City of Perth Amboy has determined that membership in the Joint Insurance Fund is in the best interest of the Authority; and

NOW THEREFORE BE IT RESOLVED, that the governing body of the Authority does hereby resolve and agree to renew its membership in the NJPHA Joint Insurance Fund, effective January 1, 2022 to expire on December 31, 2024 for the purpose of establishing the following type of coverage:

Workers’ Compensation and Employer’s Liability

BE IT FURTHER RESOLVED that Douglas Dzema, Executive Director is authorized to execute the application for membership and the accompanying certification on behalf of the Authority and

BE IT FURTHER RESOLVED that the governing body is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying their membership in the FUND as are required by the FUND’s Bylaws and to deliver same to the Administrator of the FUND with the express reservation that said document shall become effective only upon the applicant’s admission to the FUND following approval by the FUND, passage by the Authority of a Resolution Accepting Assessment and approval by the New Jersey Department of Insurance and the Department of Community Affairs.

MOVED/SECONDED:

Resolution moved by _____ **Vice-Chairman Benyola** _____

Resolution seconded by _____ **Commissioner Pabon** _____

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho				X
Commissioner Shirley Jones	X			

Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

On the motion of Commissioner Anagnostis, which motion was seconded by Vice-Chairman Benyola, the Board concurred to the August/September 2021 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 Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

On the motion of Commissioner Arocho, which motion was seconded by Vice-Chairman Benyola, the Board concurred to approve the August/September 2021 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 Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

Discussion took place, in reference to updated information on COVID-19 CDC guidelines of mask elimination mandate. The Housing Authority will still abide by use of masks. The Housing Authority and PARTNER will still abide by use of masks with the general common areas of various buildings.

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Gonzalez, the Board concurred to approve the directing of staff to continue to hold remote only Housing Authority of the City of Perth Amboy Board of Commissioner meetings during the current COVID-19 State of Emergency and state regulations promoting physical distancing and regulating close encounters in certain situations in which are people are within six feet of another until December 31, 2021, at which time the Board of Trustees will consider the status of the ongoing emergency and facts related to the health and safety of meeting attendees and provide further direction related to future meetings. 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 Shirley Jones	X			
Commissioner John C. Anagnostis		X		
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Board was updated on the PARTNER/Property Acquisition for the Habitat for Humanity projects, ASK Scholarships for Youth and Continuing Education and Family Self-Sufficiency/Homeownership Program.

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 updated the Board on the status of the Eviction Moratorium and the RAD closing transactions with HUD for Willow Pond and Birchwood (Parkview) are ongoing.

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to adjourn.

Respectfully submitted by,

Douglas G. Dzema

Douglas G. Dzema
Executive Director/Secretary