



Housing Authority of the City of Perth Amboy

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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, APRIL 13TH, 2022
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, April 13th, 2022 @ 1:00 pm through a virtual ZOOM conference and in-person at the Housing Authority’s main office conference room located at 881 Amboy Avenue, Perth Amboy, New Jersey.

<Moment of Silence.>

<Pledge of Allegiance.>

The meeting was called to order by Vice-Chairman Benyola 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:	Vice-Chairman	David Benyola
	Commissioner	Miguel A. Arocho
	Commissioner	Shirley Jones
	Commissioner	Fernando A. Gonzalez
Excused:	Commissioner	Shirley Jones
	Commissioner	John C. Anagnostis
	Commissioner	Gregory Pabon

The Chairperson declared said quorum present.

On the motion of Commissioner Arocho, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of March 9th, 2022, 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 Commissioner Arocho, read in full and considered:

RESOLUTION NO. 3414-22

TO APPROVE THE SUBMISSION OF PHA ANNUAL PLAN

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 requires the Housing Authority to prepare a consolidated Five Year Plan and Annual Plan each year to describe the Authority’s mission and its’ long term and shorter term goals and strategies for achieving this mission. The Housing Authority is further required to develop these plans in a public process involving consultation with our residents, local government and any concerned citizens; and

WHEREAS, for our upcoming fiscal year starting April 1, 2022, the Authority is required to submit to HUD a new Annual Plan for the upcoming 2022 fiscal year; and

WHEREAS, these plans were developed in conjunction with our Planning Group, which included Housing Authority Commissioners, staff members, representatives from the City Administration, and resident representatives from each of our public housing developments and from the Section 8 Voucher programs. The draft plans were made available for public review and comment. A public hearing to take comments on the proposed plan was held virtually on April 7, 2022; and

WHEREAS, the PHA FY 2022 Annual Plan and PHA Five-Year Plan, were recommended for approval by the Board;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the PHA FY 2022 Annual Plan and PHA Five-Year Plan, as presented.

MOVED/SECONDED:

Resolution moved by _____ Commissioner Gonzalez_____

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 Arocho, read in full and considered:

RESOLUTION NO. 3415-22

RESOLUTION AUTHORIZING THE AWARD OF THE CONTRACT FOR FIRE AND SECURITY ALARM SYSTEMS INSPECTION, MAINTENANCE AND REPAIR SERVICES TO SILENT COMPANION FOR AN ANNUAL PRICE OF \$2,800.00 AND A MONTHLY MONITORING FEE OF \$440.00

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) requires fire and security alarm systems inspection, maintenance and repair services at its various public housing sites and Administration Offices in Perth Amboy, NJ; and

WHEREAS, the Contract was awarded through a “fair and open process” pursuant to N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Authority solicited proposals for a two-year service contract, renewable for two additional one-year periods or one additional two-year period, for such services through public advertisement in The Home News Tribune on February 25, 2022 and posted the same on the Authority’s website and received proposals until March 22, 2022; and

WHEREAS, Silent Companion Corporation (Silent) of Fords, New Jersey submitted a responsible and reasonable proposal; and

WHEREAS, Silent has performed satisfactorily for the Authority in the past; and

WHEREAS, sufficient funds are available from the Authority’s operating funds to pay for the required services;

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

The Authority authorizes the award of the contract to Silent Companion Corporation for the alarm system maintenance and as needed repair services at its various public housing sites with an annual periodic maintenance price of \$2,800.00, and labor rates (standard/premium) for possible repair services of \$65.00/95.00 for repair technician, and a monthly monitoring fee of \$320.00 for all locations commencing April 1, 2022 through March 31, 2024.

MOVED/SECONDED:

Resolution moved by _____ Commissioner Jones _____

Resolution seconded by _____ Vice-Chairperson Benyola _____

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 Gonzalez, which motion was seconded by Commissioner Jones, the Board concurred to the April 2022 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 Gonzalez, which motion was seconded by Commissioner Jones, the Board concurred to approve the April 2022 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.

The Board was updated on the PARTNER/Property Acquisitions for the Habitat for Humanity projects, the Gateway Neighborhood Collaboration, Housing Authority/PARTNER Upcoming Workshops/Events, and the Family Self-Sufficiency/Homeownership Program activities.

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) – None reported.

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

Respectfully submitted by,

Douglas G. Dzema

Douglas G. Dzema
Executive Director/Secretary