­­­ **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

**THE MINUTES OF THE REGULAR MONTHLY MEETING**

**OF**

**THE BOARD OF COMMISSIONERS**

**OF**

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

**WEDNESDAY, SEPTEMBER 14TH, 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, September 14th, 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 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 Fernando A. Gonzalez

 Commissioner Wilfredo Soto

 Excused: Commissioner Gregory Pabon

The Chairperson declared said quorum present.

On the motion of Commissioner Gonzalez, which motion was seconded by Commissioner Soto, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of August 10, 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 Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |

Reports of Committee – None reported.

Discussion of Agenda Topics- None reported.

Resolutions:

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

**RESOLUTION NO. 3424-22**

**RESOLUTION TO AMEND THE INTERLOCAL AGREEMENT WITH**

 **THE BAYONNE HOUSING AUTHORITY**

**TO ADD SERVICES FOR A QUALIFIED PURCHASING AGENT**

**WHEREAS,** the Housing Authority of the City of Perth Amboy “HACPA” must adhere to Local Public Contracts Law and certain HUD procurement rules; and

**WHEREAS,** the Woodbridge Housing Authority “WHA” provides qualified purchasing agent “QPA” services to the HACPA through an interlocal agreement; and

**WHEREAS,** the WHA is increasing the job duties of their QPA and will not be able to provide such services in the future; and

**WHEREAS,** the HACPA does not have any one on its staff that can provide QPA services; and

**WHEREAS,** QPA services are necessary for the HACPA to carryout it operation effectively and efficiently; and

**WHEREAS,** the HACPA Executive Director has reached out to the Bayonne Housing Authority “BHA” to see if they would be interested in providing QPA services under an interlocal agreement; and

**WHEREAS,** the BHA has stated they would be interested in amending the current agreement they have with the HACPA and adding QPA services to it; and

**WHEREAS,** the HACPA Executive Director feels the QPA services are essential to the operations of the HACPA and is interested in negotiating an amendment to the current interlocal agreement with the BHA;

**NOW, THEREFORE BE IT RESOLVED,** by the Board of Commissioners of the City of Perth Amboy the following:

1. Authorization for the Executive Director to negotiate an amendment to its current interlocal agreement with the Bayonne Housing Authority to include qualified purchasing agent services
2. Upon negotiation that best fits the needs of the HACPA, the Executive Director is authorized to amend the current interlocal agreement with the BHA to include such services
3. Authorization for the Executive Director to execute the necessary documents to effectuate this change.

***MOVED/SECONDED:***

**Resolution moved by \_\_\_\_\_\_\_Vice-Chairman Benyola\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Resolution seconded by \_\_\_\_\_Commissioner Soto\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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 Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |

The Chairperson thereupon declared such resolution has been approved.

 On the motion of Commissioner Gonzalez, which motion was seconded by Commissioner Arocho, the Board concurred to authorize the Executive Director to purchase under State contract a multi-purpose vehicle that will be charged to the 2023-2024 Authority budget. Upon procurement, vehicle will be appropriated in the 2023-2024 and voted on by the Board as part the of the normal operating budget approval process. 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 Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to approve the September 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 Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to approve the September 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 Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |

Discussion took place, in reference to updated information on COVID-19 CDC guidelines – status quo – no new developments.

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

 Edward Testino, Counsel informed the Board of various tenancy matter and current status of court scheduling and filings as a result of the COVID-19 pandemic.

REPORT OF THE SECRETARY-TREASURER (Executive Director)

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

* + The Housing Authority received 7 “new” HCV vouchers from HUD.

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