



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

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, OCTOBER 20, 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 Monday, September 14, 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
	Vice-Chairman	David Benyola
	Commissioner	Reverend Gregory Pabon
	Commissioner	Shirley Jones
	Commissioner	Pastor Bernadette Falcon-Lopez
Excused:	Commissioner	Miguel A. Arocho
	Commissioner	John C. Anagnostis

The Chairperson declared said quorum present.

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of September 14, 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 Vice-Chairman Benyola, read in full and considered:

RESOLUTION # 3361-20

RESOLUTION AUTHROIZING THE PURCHASE OF A NEW F250 PICKUP TRUCK WITH PLOW FROM WINNER FORD IN THE AMOUNT OF \$38,690.00

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) has a need to purchase a new pickup truck with plow; and

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

WHEREAS, the Authority solicited sealed bids through public advertisement for such services in the Home News Tribune on 8/22/20, posted the same on the Authority’s website and received bids until 9/22/20; and

WHEREAS, Winner Ford of Cherry Hill, New Jersey, submitted the lowest responsive and responsible bid; and

WHEREAS, sufficient funds are available to pay for the vehicle.

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

The Authority authorizes the purchase of a new F250 pickup truck with plow with the selected options for an amount of \$38,690.00.

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.

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

RESOLUTION # 3362-20

RESOLUTION AUTHORIZING THE PURCHASE OF A NEW F350 DUMP TRUCK FROM WINNER FORD IN THE AMOUNT OF \$45,618.00

WHEREAS, the Housing Authority of the City of Perth Amboy (the "Authority") has a need to purchase a new F350 dump truck; and

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

WHEREAS, the Authority solicited sealed bids through public advertisement for such services in the Home News Tribune on 8/21/20, posted the same on the Authority's website and received bids until 9/22/20; and

WHEREAS, Winner Ford of Cherry Hill, New Jersey, submitted the lowest responsive and responsible bid; and

WHEREAS, sufficient funds are available to pay for the vehicle.

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

The Authority authorizes the purchase of a new F350 dump truck with the selected options for an amount of \$45,618.00.

MOVED/SECONDED:

Resolution moved by _____ Commissioner Pabon _____

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.

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

RESOLUTION # 3363-20

RESOLUTION TO APPROVE THE PAYMENT OF HAZARD PAY FOR THOSE ESSENTIAL EMPLOYEES WORKING ON THE FRONT-LINE DURING THE COVID-19 PANDEMIC

WHEREAS, during the COVID-19 pandemic many Housing Authority/PARTNER employees were required to work on site at all Dunlap RAD and Hansen RAD buildings; and

WHEREAS, those employees were considered to be essential by the Housing Authority administration and concurred by the Office of Emergency Management of the City of Perth Amboy as their presence was necessary to keep the residents safe and the buildings sanitized and secure; and

WHEREAS, the employees provided the following essential services:

- 1) Cleaned and sanitized the building daily
- 2) Maintained security to insure only residents and essential service providers were allowed to access buildings
- 3) Kept constant check on residents to make sure they were safe
- 4) Performed emergency work orders as needed to maintain safe and sanitary housing
- 5) Helped and assisted in COVID-19 testing for residents.
- 6) Helped coordinate food deliveries for those residents in need

And

WHEREAS, HUD in their Frequently Asked Questions dated 9/29/2020 allows for the payment of hazard pay with CARES Act funding so long as the amount of pay is reasonable and consistent with the industry; and

WHEREAS, these employees deemed to be essential and working on the front-line will receive a payment for hazard pay at the rate of 3% of their current salary. Payment will be included in the next payroll after the Board of Commissioners approves such payment. Payment will not become part of their base salary.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Perth Amboy the following:

- 1) Approval of a hazard pay payment to those employees deemed essential by the Authority administration and who worked on the front-line during the COVID-19 pandemic. Payment will be calculated at 3% of the employee's current rate of pay and will be made on the next payroll after adoption of this resolution.
- 2) Authorization for the Executive Director to advise the employees of such payment in a letter thanking them for their service during these most difficult times.

MOVED/SECONDED:

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

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 Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to approve the October 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 Jones, which motion was seconded by Commissioner Pabon, the Board concurred to approve the October 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, status of wellness calls to Public Housing residents, and update on guards' booths at Senior sites. The Executive Director informed the Board that staff would begin exterminating/inspections/implementing in-office protocols.

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 – None reported

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Commissioner Jones, the Board concurred to approve that the next Housing Authority of the City of Perth Amboy's Board Meeting will be Tuesday, November 10, 2020 at 2:00 p.m.

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

Respectfully submitted by,

Douglas G. Dzema

Douglas G. Dzema
Executive Director/Secretary