



# **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, FEBRUARY 9<sup>TH</sup>, 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, February 9th, 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
	Commissioner	Miguel A. Arocho
	Commissioner	Shirley Jones
	Commissioner	Fernando A. Gonzalez
	Commissioner	Gregory Pabon
	Commissioner	John C. Anagnostis
Excused:	Vice-Chairman	David Benyola

The Chairperson declared said quorum present.

On the motion of Commissioner Jones, which motion was seconded by Commissioner Gonzalez, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of January 12<sup>th</sup>, 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 Gonzalez, read in full and considered:

**RESOLUTION NO. 3407-22**

**RESOLUTION TO APPROVE THE JEWISH RENAISSANCE FOUNDATION (JRF) REQUEST TO EXERCISE THE LEASE EXTENSION CLAUSE IN THEIR CURRENT MEMORANDUM OF UNDERSTANDING (MOU) TO 12/31/2022.**

**WHEREAS**, the Jewish Renaissance Foundation (JRF) is requesting to exercise the lease extension clause in their current Memorandum of Understanding (MOU) with the Housing Authority of the City of Perth Amboy; and

**WHEREAS**, the MOU expired 12/31/2021 although — it includes the following extension clause, "Term of the Agreement — the term of the agreement will commence on January 1, 2022 and will continue in existence for one (1) year until December 31, 2022 unless and until terminated pursuant to the terms and conditions hereof. The parties agree to discuss each renewal term sixty days prior to the end of the term."; and

**WHEREAS**, JRF has made a formal request to extend the current lease to 12/31/2022 ; and

**WHEREAS**, the JRF continues to operate the Bayside Family Success Center (FSC) and the Perth Amboy Alliance for Community (PAAC); and

**WHEREAS**, to date the JRF has served almost 500 unduplicated families, many living in the various Housing Authority properties; and

**WHEREAS**, the JRF and the Housing Authority look forward to another year and continuing the partnership;

**NOW THEREFORE**, the Board of Commissioners of the Authority hereby authorizes and approves the Jewish Renaissance Foundation (JRF) request to exercise the lease extension clause in their current Memorandum of Understanding (MOU) to 12/31/2022, as presented.

***MOVED/SECONDED:***

**Resolution moved by \_\_\_\_\_ Commissioner Pabon \_\_\_\_\_**

**Resolution seconded by \_\_\_\_\_ Commissioner Anagnostis \_\_\_\_\_**

**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 Arocho, which motion was seconded by Commissioner Gonzalez, the Board concurred to the February 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 Jones, which motion was seconded by Commissioner Anagnostis, the Board concurred to approve the February 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			

On the motion of Chairperson Carty-Daniel, which motion was seconded by Commissioner Gonzalez, the Board of Commissioners of the Housing Authority and Board Trustees of PARTNER will continue having their scheduled 2022 Board meetings both virtually and in person at 881 Amboy Avenue, Perth Amboy, NJ (conference room) starting promptly at 1:00 pm until further notice. 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. Booster shots for Pfizer, the Moderna and J&J boosters are now available. The Housing Authority and PARTNER will still continue to abide by use of masks in the common areas of all buildings and have implemented a testing program for those unvaccinated.

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, the Family Self-Sufficiency/Homeownership Program activities, and the hiring of two (2) new Maintenance employees.

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 commendable job of the Maintenance Department during the snow storm on Saturday, January 29<sup>th</sup>.

In addition, the Executive Director informed the Board of the closing of the final (31) ACC units converting to the RAD program.

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

Respectfully submitted by,

*Douglas G. Dzema*

Douglas G. Dzema  
Executive Director/Secretary