



# Housing Authority of the City of Perth Amboy

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

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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, June 11, 2019  
12:30 PM**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Tuesday, June 11, 2019 at the Dunlap Homes complex, main Administrative Office, conference room located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

<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 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	Reverend Gregory Pabon
	Commissioner	Miguel A. Arocho
	Commissioner	Shirley Jones
	Commissioner	Pastor Bernadette Falcon-Lopez
	Commissioner	John C. Anagnostis

Excused:	Vice-Chairman	David Benyola
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The Chairperson declared said quorum present.

On the motion of Commissioner Falcon-Lopez, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Annual Re-Organization Meeting of May 16, 2019, 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 Falcon-Lopez, which motion was seconded by Commissioner Pabon, the Board concurred to approve the Minutes of the Regular Monthly Meeting of May 16, 2019, 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 Committee – None reported.

No Public Discussion of Agenda Topics.

Resolutions:

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

**RESOLUTION NO. 3324-19**

**RESOLUTION TO APPROVE THE SEMAP CERTIFICATION TO HUD FOR FISCAL YEAR ENDING MARCH 31, 2019.**

**WHEREAS**, the Board of Commissioners has reviewed the SEMAP Certification to HUD for its fiscal year ending March 31, 2019; and found this information to be accurate;

**NOW THEREFORE**, the Board of Commissioners of the Authority hereby authorizes and approves this certification through this Board resolution

**MOVED/SECONDED:**

Resolution moved by \_\_\_\_\_ Commissioner Jones \_\_\_\_\_

Resolution seconded by \_\_\_\_\_ Commissioner Pabon \_\_\_\_\_

**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 resolution was adopted.

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

**RESOLUTION NO. 3325-19**

**RESOLUTION TO APPROVE THE ANNUAL AND SICK TIME PAYMENT FOR HILDA CARDONA, SECTION 8 DIRECTOR**

**WHEREAS**, the Board has been advised that Hilda Cardona,, Section 8 Director has retired and ended employment of almost 43 years of service on 5/31/19; and

**WHEREAS**, as per the Authority’s Personnel Policy, she is entitled to her accumulate vacation and to ½ of accumulated sick time. Ms. Cardona accumulated 54 annual days and 150 sick days; and

**WHEREAS**, the following is calculated based on Ms. Cardona’s current hourly rate of \$49.28:

54 annual days	@ \$344.95 per day =	\$ 18,627.30
300/2 = 150 days	@ \$344.95 per day =	\$ 51,742.50
	Total;	\$ 70,369.80

**WHEREAS**, it is requested to issue a check to Hilda Cardona in the amount of \$ 70,369.80 net of applicable payroll taxes;

**NOW THEREFORE**, the Board of Commissioners of the Authority hereby authorizes and approves the annual and sick time payment for Hilda Cardona, as presented.

**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 resolution was adopted.

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

**RESOLUTION NO. 3326-19**

**RESOLUTION TO APPROVE THE ANNUAL AND SICK TIME PAYMENT FOR ALTON THOMPSON, MAINTENANCE WORKER**

**WHEREAS**, the Board has been advised that Alton Thompson, Maintenance Worker has retired and ended employment of almost 15 years of service on 4/30/19; and

**WHEREAS**, as per the Authority’s Personnel Policy, he is entitled to his accumulated vacation and to ½ of accumulated sick time. Mr. Thompson accumulated 45 annual days and 109.5 sick days; and

**WHEREAS**, the following is calculated based on Mr. Thompson’s current hourly rate of \$22.31:

45 annual days	@ \$178.48 per day =	\$ 8,031.60
109.5/2 = 54.75 days	@ \$178.48 per day =	\$ 9,771.78
	<b>Total;</b>	<b>\$ 17,803.38</b>

**WHEREAS**, it is requested to issue a check to Alton Thompson in the amount of \$ 17,803.38 net of applicable payroll taxes;

**NOW THEREFORE**, the Board of Commissioners of the Authority hereby authorizes and approves the annual and sick time payment for Alton Thompson, as presented.

**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 resolution was adopted.

On the motion of Commissioner Arocho, which motion was seconded by Commissioner Anagnostis, the Board concurred to approve the June 2019 Bill Lists 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			

Report on PARTNER

- Gateway update - Request for Proposal to extend grant on street (good until June 2020) - due October 2019 to Wells Fargo.
- Status report on FSS/Homeownership program.
- Scholarship applications - 24 received (20 completed - \$10K to be distributed) - Awards Night scheduled for June 19<sup>th</sup> @ 6:00 pm.
- Habitat for Humanity project is ongoing

PUBLIC SESSION

- No comment from the public.

UNFINISHED BUSINESS – None reported.

NEW BUSINESS – None reported.

REPORT OF THE ATTORNEY – None reported.

REPORT OF THE EXECUTIVE DIRECTOR

Douglas Dzema commented to the Board on the following:

- o Letter to Council-President William Petrick dated 5/28/19 regarding One Way Street – Zambory
- o Hiring new staff member – Maintenance worker
- o Retirement Party for Hilda Cardona and Alton Thompson.

REPORT OF THE CHAIRPERSON – None reported.

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

Respectfully submitted by,

*Douglas G. Dzema*

Douglas G. Dzema  
Executive Director/Secretary