



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

www.perthamboyha.org

EDNA DOROTHY CARTY-DANIEL, Chairperson
DAVID BENYOLA, Vice-Chairman
MIGUEL A. AROCHO
SHIRLEY JONES
FERNANDO A. GONZALEZ
GREGORY PABON
WILFREDO SOTO

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, MAY 25th, 2022
4:00 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, May 25th, 2022 @ 4:00 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	Fernando A. Gonzalez
	Commissioner	Gregory Pabon
	Commissioner	Wilfredo Soto

Excused:	Commissioner	Shirley Jones
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The Chairperson declared said quorum present.

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Arocho, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of April 13th, 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 Pabon, read in full and considered:

RESOLUTION NO. 3418-22

FOR SEMAP CERTIFICATION TO HUD FYE 3/31/22

WHEREAS, the Board of Commissioners has reviewed the SEMAP Certification to HUD for its fiscal year ending March 31, 2022; and found this information to be accurate;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves this certification through this Board resolution

MOVED/SECONDED:

Resolution moved by _____ Commissioner Arocho_____

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.

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

RESOLUTION NO. 3419-22

TO APPROVE ANNUAL AND SICK TIME PAYMENT – STEVE YUHASZ, MAINTENANCE

WHEREAS, Steve Yuhasz, Assistance Maintenance Foreman will retire and end employment of over 28 years of service, effective May 31, 2022; and

WHEREAS, as per the Housing Authority’s Personnel Policy, he is entitled to his accumulated vacation and ½ of accumulated sick time;

WHEREAS, Steve has accumulated 46.25 annual days and 51.50 sick day; and

WHEREAS, the following is calculated based on his current hourly rate of \$41.25:

46.25 annual days @ \$330.00 per day = \$15,262.50
51.50/2 = 25.75 sick days @ \$330.00 per day = \$8,497.50
Total: \$ 23,760.00

WHEREAS, a request has been made to issue payment to Steve Yuhasz in the amount of \$23,760.00 net of applicable payroll taxes.

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

The Authority authorizes the approval of Annual and Sick Time Payment to Steve Yuhasz in the amount of \$23,760.00 net of applicable payroll taxes, as presented.

MOVED/SECONDED:

Resolution moved by _____ Commissioner Gonzalez_____

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 Arocho, which motion was seconded by Vice-Chairman Benyola, the Board concurred to the May 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 Commissioner Arocho, which motion was seconded by Vice-Chairman Benyola, the Board concurred to approve the May 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.

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)

Douglas Dzema, Executive Director informed the Board on the status with HUD of the Bethany Tower projects in Keyport, NJ and update on Cyber Security implementations within housing authorities.

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Pabon, the Board concurred to adjourn.

Respectfully submitted by,

Douglas G. Dzema

Douglas G. Dzema
Executive Director/Secretary