



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, JANUARY 12, 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, January 12th, 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	Gregory Pabon
Excused:	Commissioner	John C. Anagnostis
Absent:	Commissioner	Fernando A. Gonzalez

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 December 16th, 2021, 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 Vice-Chairman Benyola, read in full and considered:

RESOLUTION NO. _3406-22_

RESOLUTION TO APPROVE THE 2022-2023 HOUSING AUTHORITY BUDGET

WHEREAS, the Annual Budget and Capital Budget for the Perth Amboy Housing Authority for the fiscal year beginning, 4/1/2022 and ending, 3/31/2023 has been presented before the governing body of the Perth Amboy Housing Authority at its open public meeting of 1/12/2022; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$22,037,080 Total Appropriations, including any Accumulated Deficit if any, of \$21,647,500 and Total Unrestricted Net Position utilized of 0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$ 0 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ 0; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holder of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority’s planning and management objectives, Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere, by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW THEREFORE BE IT RESOLVED by the governing body of the Perth Amboy Housing Authority, at an open public meeting held on 1/12/2022 that the Annual Budget, including gall related schedules, and the Capital Budget/Program of the Perth Amboy Housing for the fiscal year beginning, 4/1/2022 and ending, 3/31/2023 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenant, terms and provision as stipulated in the said Housing Authority’s outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Perth Amboy Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on 3/9/2022.

MOVED/SECONDED:

Resolution moved by _____ Commissioner Jones _____

Resolution seconded by _____ Commissioner Arocho _____

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 Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to the January 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 Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to approve the January 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			

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 abide by use of masks in the common areas of all buildings.

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 updated the Board on an upcoming meeting with the Schools Development Authority scheduled for January 20, 2022 to discuss concerns of the building of the new Perth Amboy High School adjacent to the Willow Pond property.

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

Respectfully submitted by,

Douglas G. Dzema

Douglas G. Dzema
Executive Director/Secretary