



PARTNER

Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization

881 Amboy Avenue, P.O. Box 390, Perth Amboy New Jersey 08862
Tel: 732-826-3110 Fax: 732-826-3111

Board Members: E. Dorothy Carty-Daniel, President
Gregorio Rios, Treasurer
Fernando A. Gonzalez
Richard Cavallero
Delia Yili

THE MINUTES OF THE BOARD MEETING
OF
THE PERTH AMBOY REDEVELOPMENT TEAM
FOR NEIGHBORHOOD ENTERPRISE AND REVITALIZATION

FEBRUARY 8, 2011
11:00 A.M.

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprises and Revitalization ("PARTNER") met for the Board meeting on Tuesday, February 8, 2011 @ 11:00 a.m. at the Housing Authority of the City of Perth Amboy's Administrative building, Ed Scott Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel.

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel, President
Richard Cavallero
Delia Yili

Excused: Gregorio Rios

Absent: Fernando A. Gonzalez

The Board President declared a quorum present.

Others present:

Douglas G. Dzema, Executive Director
Rosemarie McKeon, Executive Assistant
Thomas Furlong, CPA
Eugenia Hill, Homeownership Coordinator

- Pledge of Allegiance.

On the motion of Mr. Cavallero, which motion was seconded by Ms. Yili, the Board concurred to approve the Minutes of the Board Meeting of August 19, 2010, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Richard Cavallero and Delia Yili.

Nay: None

Douglas G. Dzema, Executive Director updated the Board on status on the Parkview including discussion of the budget adopted by the Housing Authority for use of Parkview proceeds.

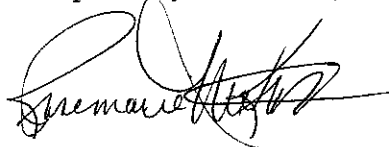
The Board was updated on the Delaney Homes Redevelopment project.

Thomas Furlong, Fee Accountant updated the Board of the PARTNER finances.

Eugenia Hill, FSS and Homeownership Coordinator updated the Board on the A.S.K. Scholarship Program.

On the motion of Mr. Cavallero, which motion was seconded by Ms. Yili, the meeting was adjourned.

Respectfully recorded by:



Rosemarie McKeon
Administrative Assistant/
Recording Secretary



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THE MINUTES OF THE BOARD MEETING
OF
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FOR NEIGHBORHOOD ENTERPRISE AND REVITALIZATION

MARCH 7, 2011
11:00 A.M.

March 7, 2011
[Signature]

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprises and Revitalization ("PARTNER") met for the Board meeting on Tuesday, ~~February 8~~ ^{March 7}, 2011 @ 11:00 a.m. at the Housing Authority of the City of Perth Amboy's Administrative building, Ed Scott Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel.

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel, President
Gregorio Rios, Treasurer (on phone)
Fernando A. Gonzalez
Richard Cavallero
Delia Yili

The Board President declared a quorum present.

Others present:

Douglas G. Dzema, Executive Director
Rosemarie McKeon, Executive Assistant
Thomas Furlong, CPA

Pledge of Allegiance.

On the motion of Mr. Cavallero, which motion was seconded by Ms. Yili, the Board concurred to approve the Minutes of the Board Meeting of February 8, 2011, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Richard Cavallero and Delia Yili.

Nay: None

Abstain: Fernando A. Gonzalez

Discussion took place, in reference to the possibility of the Independent Audit of PARTNER.

The President informed the Members of PARTNER that a formal request was received from Commissioner Pedro Perez of the Housing Authority of the City of Perth Amboy for an Independent audit of PARTNER, which will encompass a complete review of its origin, hiring practices and financial history since its inception.

Thomas Furlong, Accountant and Edward Testino, Counsel gave professional opinions concerning such an audit request. In addition, Mr. Gonzalez, Ms. Yili and Mr. Cavallero commented on their concerns and issues of the "integrity of the organization and its current Board" coming into question, as well as, the overall feelings of insult felt.

The following resolution was introduced by Ms. Yili, read in full and considered:

RESOLUTION # P032-A

EXECUTION OF A REQUEST FOR PROPOSAL FOR AUDIT SERVICES OF PARTNER FOR THE PERIOD 1/1/10 THROUGH 12/31/10 AND AN AGREED UPON PROCEDURES REVIEW.

WHEREAS, a formal request was received from Commissioner Pedro Perez of the Housing Authority of the City of Perth Amboy for an Independent audit of PARTNER; and

WHEREAS, a recommendation was made for Thomas Furlong, Accountant to write up a Request for Proposal for audit services of PARTNER for the period 1/1/10 through 12/31/10 and an agreed upon procedures review;


NOW, THEREFORE BE IT RESOLVED, by the Board Members of PARTNER approves the execution of a Request for Proposal for audit services of PARTNER for the period 1/1/10 through 12/31/10 and an agreed upon procedures review, as presented.

The Board was updated on the Parkview and Delaney Homes Redevelopment project.

Rosemarie McKeon, Executive Assistant updated the Board on the A.S.K. Scholarship Program.

On the motion of Ms. Carty-Daniel, which motion was seconded by Mr. Gonzalez, the meeting was adjourned.

Respectfully recorded by:


Rosemarie McKeon
Administrative Assistant/
Recording Secretary



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Fernando A. Gonzalez
Richard Cavallero
Della Yili

THE MINUTES OF THE SPECIAL MEETING
OF
THE PERTH AMBOY REDEVELOPMENT TEAM
FOR NEIGHBORHOOD ENTERPRISE AND REVITALIZATION

April 12, 2011
11:30 A.M.

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprises and Revitalization ("PARTNER") met for the Board meeting on Tuesday, April 12, 2011 @ 11:30 a.m. at the Housing Authority of the City of Perth Amboy's Administrative building, Ed Scott Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel.

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel, President
Fernando A. Gonzalez
Richard Cavallero
Della Yili

Excused: Gregorio Rios, Treasurer

The Board President declared a quorum present.

Others present:

Douglas G. Dzema, Executive Director
Rosemarie McKeon, Executive Assistant
Thomas Furlong, CPA
Eugenia Hill, Homeownership Coordinator

Pledge of Allegiance.

On the motion of Ms. Yili, which motion was seconded by Mr. Cavallero, the Board concurred to approve the Minutes of the Board Meeting of March 7, 2011, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

The following resolution was introduced by Mr. Gonzalez, read in full and considered:

RESOLUTION # P033-A

TO APPROVE AN AWARD OF CONTRACT FOR AN ACCOUNTING FIRM TO PERFORM AN AUDIT FOR THE TWELVE MONTH PERIOD ENDING DECEMBER 31, 2010 AND AN AGREED UPON PROCEDURES ATTESTATION.

Whereas, PARTNER solicited services from a certified public accounting firm to perform an audit of its books and records in accordance with generally accepted accounting principles for the one year period ending December 31st, 2010;

And

Whereas, PARTNER, in addition to the audit, requested an agreed upon procedures attestation requesting the auditor to review the following;

- 1) The formation of PARTNER to determine if it was organized in accordance with federal, state and local laws.
- 2) The hiring practices of PARTNER.
- 3) The expenditures made by PARTNER since its inception to determine if they were in accordance with the organizations mission.

And

Whereas, PARTNER received three (3) proposals from its solicitation as follows:

- 1) William B. O'Neill-Elkins Park, PA
- 2) Christine L. Brown, CPA-Neptune City, NJ
- 3) Fallon & Larsen, CPA-Hazlet, NJ

And

Whereas, the Executive Director and Accountant for PARTNER have reviewed the proposals and feels the proposal from Christine L. Brown, CPA is the one that best meets the needs of the organization.

Now therefore be it resolved, by the members of PARTNER the following:

- 1) Award of a contract to the firm of Christine L. Brown, CPA to perform an audit of the books and records of PARTNER in accordance with generally accepted accounting principles for the one year period ending December 31st, 2010 at a fee of \$4,000.
- 2) Approval for the firm of Christine L. Brown, CPA to perform an agreed upon procedures attestation to review the items noted above at an additional fee of \$4,000.

3) Authorization for the Executive Director to enter into a contract for the services approved under this resolution.

Mr. Cavallero moved that the foregoing resolution be adopted as presented, which motion was seconded by Ms. Yili. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

Ms. Carty-Daniel thereupon declared said motion was carried and said resolution was adopted.

Eugenia Hill, FSS & Homeownership Coordinator updated the Board on the A.S.K. Scholarship Program.

The Board was updated on the Parkview and Delaney Homes Redevelopment project.

OTHER BUSINESS

Douglas Dzema, Executive Director informed the Board of possible projects with the Habitat for Humanity Program and the Weatherization program.

On the motion of Ms. Carty-Daniel, which motion was seconded by Mr. Gonzalez, the meeting was adjourned.

Respectfully recorded by:



Rosemarie McKeon
Administrative Assistant/
Recording Secretary



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Richard Cavallero
Delia Yili

THE MINUTES OF THE SPECIAL MEETING
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May 10, 2011
11:30 A.M.

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprises and Revitalization ("PARTNER") met for the Board meeting on Tuesday, May 10, 2011 @ 11:30 a.m. at the Housing Authority of the City of Perth Amboy's Administrative building, Ed Scott Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel.

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel, President
Fernando A. Gonzalez
Richard Cavallero
Delia Yili

Excused: Gregorio Rios, Treasurer

The Board President declared a quorum present.

Others present:

Douglas G. Dzema, Executive Director
Rosemarie McKeon, Executive Assistant
Thomas Furlong, CPA
Eugenia Hill, Homeownership Coordinator

Pledge of Allegiance.

On the motion of Ms. Yili, which motion was seconded by Mr. Cavallero, the Board concurred to approve the Board concurred to approve nine A.S.K. Scholarship awards at \$1,000.00 each, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

On the motion of Ms. Yili, which motion was seconded by Mr. Cavallero, the Board concurred to allow A.S.K. Scholarship awards be made payable to directly recipients, as long as proof of college enrollment for upcoming semester was substantiated. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

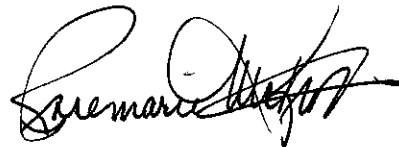
Nay: None

The Board was updated on the Parkview and Delaney Homes Redevelopment project.

The Board was updated on Property Acquisitions for possible joint ventures with the Habitat for Humanity program.

On the motion of Ms. Yili, which motion was seconded by Mr. Gonzalez, the meeting was adjourned.

Respectfully recorded by:



Rosemarie McKeon
Administrative Assistant/
Recording Secretary



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Gregorio Rios, Treasurer
Fernando A. Gonzalez
Richard Cavallero
Delia Yili
Michael W. Harris

**THE MINUTES OF THE REGULAR BOARD MEETING
OF
THE PERTH AMBOY REDEVELOPMENT TEAM FOR NEIGHBORHOOD ENTERPRISE AND REVITALIZATION**

JUNE 13, 2011

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprises and Revitalization ("PARTNER") met for the Annual Reorganization Board Meeting on June 13, 2011 at 6:00 p.m. at the Housing Authority of the City of Perth Amboy's Administrative Building, Ed Scott Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel.

Pledge of Allegiance.

Roll call of Board of Directors:

Present: Edna Dorothy Carty-Daniel, President
Gregorio Rios, Treasurer
Fernando A. Gonzalez
Richard Cavallero
Delia Yili

Others present:

Douglas G. Dzema, Executive Director
Rosemarie McKeon, Administrative Assistant
Thomas Furlong, CPA

Award Presentation of A.S.K. Scholarships to the following:

Kelvin A. Ixim	Section 8	Monmouth University	
Alicia Rosa	Section 8	Kean University	
Hailey Vonn Cruz	Section 8	Kean University	
Eddy Valdes	Public Housing	Montclair State University	Broadcasting
Jonathan Velez	Section 8	Middlesex County College	Electrical Engineering
Misael Alvarez, Jr.	Public Housing	Brookdale Comm. College	Sterile Processing Tech.
Nataly Guzman	Public Housing	Middlesex County College	Psychology
Jazimine Diaz	Section 8	Middlesex County College	Education/Math
Angie Munoz	Section 8	Berkeley College	Criminal Justice

<Intermission Break>

The Board Members reconvened the Board meeting in the main conference room of the Housing Authority of the City of Perth Amboy.

On the motion of Mr. Rios, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the election of seven (7) members to the Board of Directors of PARTNER. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

On the motion of Mr. Rios, which motion was seconded by Ms. Yili, the Board concurred to approve the appointment of Mr. Michael Harris as a new Board Member to PARTNER. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

Ms. Yili motioned to nominate Edna Dorothy Carty-Daniel for President of the Board of Directors, which motion was seconded by Mr. Cavallero. There being no additional nominations, Ms. Yili moved that the nominations be closed, which motion was seconded by Mr. Cavallero. Upon roll call to close the nominations for President, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

Upon roll call to approve Ms. Carty-Daniel for President of the Board of Directors of PARTNER, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

Ms. Carty-Daniel was elected President and was congratulated by the Board.

Ms. Yili motioned to nominate Gregorio Rios for Treasurer of the Board of Director, which motion was seconded by Mr. Gonzalez. There being no additional nominations, Ms. Yili moved the nominations be closed, which motion was seconded by Mr. Gonzalez. Upon roll call to closed the nomination for Treasurer, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

Upon roll call to approve Mr. Rios for Treasurer of the Board of Directors of PARTNER, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

Mr. Rios was elected Treasurer and was congratulated by the Board.

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Yili, the Board concurred to approve the Minutes of the Special Meeting of April 12, 2011, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Yili, the Board concurred to approve the Minutes of the Special Meeting of May 10, 2011, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

< Presentation of Audit & Agreed Upon Procedures Report by Christine L. Brown, CPA.>

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Rios, the Board concurred to approve authorization to forward a copy of the Audit & the Agreed Upon Procedures Report by Christine L. Brown, CPA to the Board of Commissioners of the Housing Authority of the City of Perth Amboy as well as an open invite to call Ms. Brown, should they have any questions of same. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez and Richard Cavallero.

Nay: None

Abstain: Delia Yili

On the motion of Mr. Rios, which motion was seconded by Mr. Cavallero, the Board concurred to accept the Fiscal Audit for the year ending December 31, 2010. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

On the motion of Ms. Yili, which motion was seconded by Mr. Rios, the Board concurred to accept the Independent Accountant's Report on Agreed Upon Procedures. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

The following resolution was introduced by Ms. Yili, read in full and considered:

RESOLUTION # P034-A

TO ADOPT A SPENDING POLICY

WHEREAS, the Board of Directors of PARTNER has engaged a Certified Public Accountant to perform an audit of its records for the year ended December 31, 2010 and an agreed upon procedures review; and

WHEREAS, the auditor, Christine L. Brown, CPA of Neptune City, New Jersey has performed the engagements and made a recommendation that PARTNER should adopt a Spending Policy to outline requirements for the expenditures it incurs; and

WHEREAS, the Executive Director of PARTNER along with its financial advisor has prepared a policy to be reviewed and adopted; and

WHEREAS, the Board of Directors of PARTNER has reviewed the Spending Policy and finds it to be acceptable;

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of PARTNER approval and adoption of the Spending plan hereto attached and made part of this resolution.

Mr. Rios moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Gonzalez. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Gregorio Rios, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

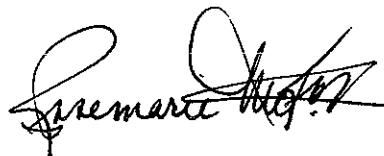
The President thereupon declared said motion was carried and said resolution was adopted.

Discussion took place, in reference to the Habitat for Humanity joint venture.

The Executive Director updated the Board on possible property acquisitions in the City of Perth Amboy that can be used for the development of affordable housing; Delaney Homes; and The Parkview.

On the motion of Mr. Rios, which motion was seconded by Ms. Yili, the meeting was adjourned.

Respectfully recorded by:



Rosemarie McKeon
Administrative Assistant



PARTNER

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Delia Yili
Michael W. Harris

**THE MINUTES OF THE REGULAR BOARD MEETING
OF
THE PERTH AMBOY REDEVELOPMENT TEAM FOR NEIGHBORHOOD ENTERPRISE AND REVITALIZATION**

JULY 20, 2011

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprises and Revitalization ("PARTNER") met for the Annual Reorganization Board Meeting on July 20, 2011 at 12:30 p.m. at the Housing Authority of the City of Perth Amboy's Administrative Building, main conference room located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel.

Pledge of Allegiance.

Roll call of Board of Directors:

Present: Edna Dorothy Carty-Daniel, President
Fernando A. Gonzalez
Richard Cavallero
Delia Yili
Michael W. Harris

Excused: Gregorio Rios

Others present:

Douglas G. Dzema, Executive Director
Rosemarie McKeon, Administrative Assistant
Edward Testino, Counsel

Edna Dorothy Carty-Daniel, President announced to the Board that Gregorio Rios, current Treasurer has submitted his resignation from the PARTNER board due to personal reasons, effective August 15, 2011 and that election for Board Treasurer will be part of the agenda today.

Ms. Carty-Daniel announced that nominations are now open for Treasurer.

Ms. Gonzalez motioned to nominate Michael Harris for Treasurer of the Board of Directors, which motion was seconded by Ms. Yili. There being no additional nominations, Mr. Gonzalez moved the nominations be closed, which motion was seconded by Ms. Yili. Upon roll call to closed the nomination for Treasurer, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A. Gonzalez, Richard Cavallero, Delia Yili and Michael W. Harris.

Nay: None

Upon roll call to approve Mr. Harris for Treasurer of the Board of Directors of PARTNER, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A. Gonzalez, Richard Cavallero ,Delia Yili and Michael W. Harris.

Nay: None

Mr. Harris was elected Treasurer and was congratulated by the Board.

The following resolution was introduced by Ms. Carty-Daniel, read in full and considered:

RESOLUTION # P035-A

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE A MEMORANDUM OF UNDERSTANDING "MOU" WITH HABITAT FOR HUMANITY TO DEVELOP AFFORDABLE HOUSING IN THE CITY OF PERTH AMBOY

WHEREAS, the Executive Director of PARTNER has met with Habitat for Humanity to explore the potential of entering into a joint venture to develop affordable housing in the City of Perth Amboy; and

WHEREAS, the Directors from the Morristown and Plainfield offices of Habitat for Humanity have expressed interest in pursuing a memorandum of understanding "MOU" with PARTNER to develop affordable homes in the City of Perth Amboy; and

WHEREAS, the Executive Director of PARTNER has met with both Agencies and feels a workable agreement can be met in order to complete this endeavor;

NOW, THEREFORE BE IT RESOLVED, by the Trustees of PARTNER authorization for the Executive Director to enter into negotiations with Habitat for Humanity to develop a MOU to develop affordable homes in the City of Perth Amboy.

Mr. Yili moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Cavallero. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Michael W. Harris, Fernando A. Gonzalez, Richard Cavallero, and Delia Yilis.

Nay: None

The President thereupon declared said motion was carried and said resolution was adopted.

The following resolution was introduced by Ms. Carty-Daniel, read in full and considered:

RESOLUTION # P036-A

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE FOR THE PURCHASE OF VACANT PROPERTIES IN THE CITY PERTH AMBOY THAT WILL BE REDEVELOPED FOR HOMEOWNERSHIP PURPOSES

WHEREAS, the Executive Director of PARTNER has met with Habitat for Humanity to explore the potential of entering into a joint venture to develop affordable housing in the City of Perth Amboy; and

WHEREAS, this venture will require both entities to provide resources in order to develop homeownership opportunities for the residents of Perth Amboy; and

WHEREAS, PARTNER in addition to providing a list of viable homeownership candidates, also has the resources to purchase vacant lots in the City of Perth Amboy that can be used for the development of affordable housing; and

WHEREAS, the Executive Director of PARTNER has sought out several vacant lots that could potentially be used for the development of affordable housing;

NOW, THEREFORE BE IT RESOLVED, by the Board of Trustees of PARTNER the following:

- 1) Authorization for the Executive Director of PARTNER to enter into negotiations with property owners of vacant property in the City of Perth Amboy that will be used as a site for the development of affordable housing.
- 2) Upon successful negotiation of any property the Executive Director will provide the Trustees of PARTNER a report outlining the potential purchase and its intended use.

Mr. Gonzalez moved that the foregoing resolution be adopted as presented, which motion was seconded by Ms. Yili. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Michael W. Harris, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

The President thereupon declared said motion was carried and said resolution was adopted.

The following resolution was introduced by Ms. Carty-Daniel, read in full and considered:

RESOLUTION #P037-A

TO AUTHORIZE THE PREPARATION AND SUBMISSION OF A FUNDING APPLICATION TO INVESTOR SAVINGS BANK FOR THE PROPOSED PURCHASE OF PROPERTY IN THE CITY OF PERTH AMBOY TO BE USED FOR AFFORDABLE HOUSING AND HOMEOWNERSHIP OPPORTUNITIES.

WHEREAS, the Board of Trustees of PARTNER is interested in developing property in the City of Perth Amboy to be used for affordable housing and homeownership opportunities for residents of the City of Perth Amboy; and

WHEREAS, the Executive Director of PARTNER is currently negotiating with Habitat for Humanity to develop a Memorandum of Understanding "MOU" to construct affordable homes in the City of Perth Amboy; and

WHEREAS, the Executive Director is pursuing various funding opportunities in order to provide resources for the proposed construction of affordable homes; and

WHEREAS, Investor Savings Bank has funds available for viable 501 © 3 organizations that can be used for endeavors such as the proposed venture noted above; and

WHEREAS, PARTNER is a viable 501c3 that received IRS tax-exempt status in 2003 and whose proposed project to construct affordable homes in the City of Perth Amboy is a program that meets the definition as outlined in the Investor Saving Bank grant application;

NOW, THEREFORE BE IT RESOLVED, by the Trustees of PARTNER authorization for the preparation and submission of a funding application to Investor Savings Bank for the proposed purchase of property in the City of Perth Amboy to be used for the development of affordable housing and homeownership opportunities.

Mr. Gonzalez moved that the foregoing resolution be adopted as presented, which motion was seconded by Ms. Yili. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

Abstain: Michael W. Harris

The President thereupon declared said motion was carried and said resolution was adopted.

The following resolution was introduced by Ms. Carty-Daniel, read in full and considered:

RESOLUTION # P038-A

TO HIRE A GRANT WRITER TO ASSIST IN PREPARING APPLICATIONS FOR FUNDING OPPORTUNITIES TO HELP MEET THE MISSION OF PARTNER.

WHEREAS, the Trustees of PARTNER are interested in pursuing funding opportunities that will help enhance its organization; and

WHEREAS, the Executive Director of PARTNER is currently negotiating with Habitat for Humanity to construct affordable homes in the City of Perth Amboy; and

WHEREAS, Investor Savings Bank has funds available to viable 501c3 organizations that can be used for ventures such as the one noted above; and

WHEREAS, PARTNER is in need of assistance from an individual who is versed in preparing grant applications for funding opportunities like the one offered by Investor Savings Bank; and

WHEREAS, PARTNER is also interested in exploring the possibly of becoming a Community Housing Development Organization "CHDO" in order to open up more funding opportunities and help enhance the mission of PARTNER; and

WHEREAS, Kristi Penta-Duffy possesses the necessary skills and expertise to prepare grant applications for funding and also review the requirements and benefits for a CHDO designation;

NOW, THEREFORE BE IT RESOLVED, by the trustees of PARTNER the following:

- 1) Hiring of Kristi Penta-Duffy at a rate of \$60 per hour to perform services related to grant writing.

- 2) Approval for Ms. Duffy to prepare an application to Investor Savings Bank for funds to be used for affordable housing purposes in the construction of homes in the City of Perth Amboy in joint venture with Habitat for Humanity
- 3) Further approval for Ms. Duffy to explore the possibility of PARTNER becoming a CHDO and if beneficial to prepare the necessary documents to apply for this designation
- 4) Ms. Duffy will be performing this work after her normal business hours with the Housing Authority of the City of Perth Amboy and will be required to maintain time sheets documenting her hours and tasks performed.

Ms. Yili moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Gonzalez. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Michael W. Harris, Fernando A. Gonzalez, Richard Cavallero and Delia Yili.

Nay: None

The President thereupon declared said motion was carried and said resolution was adopted.

Discussion took place, in reference to the Redevelopment of to the Delaney Homes property and The Parkview.

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Yili, the meeting was adjourned.

Respectfully recorded by:

A handwritten signature in black ink, appearing to read "Rosemarie McKeon". The signature is fluid and cursive, with a large initial "R" and "M".

Rosemarie McKeon
Administrative Assistant



PARTNER

Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization

881 Amboy Avenue, P.O. Box 390, Perth Amboy New Jersey 08862
Tel: 732-826-3110 Fax: 732-826-3111

Board Members: E. Dorothy Carty-Daniel, President
Michael W. Harris, Treasurer
Fernando A. Gonzalez
Richard Cavallero
Delia Yili

**THE MINUTES OF THE REGULAR BOARD MEETING
OF
THE PERTH AMBOY REDEVELOPMENT TEAM FOR
NEIGHBORHOOD ENTERPRISE AND REVITALIZATION**

**OCTOBER 6, 2011
12:00 P.M.**

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprises and Revitalization ("PARTNER") met for the regular Board Meeting on October 6, 2011 at 12:00 p.m. at the Housing Authority of the City of Perth Amboy's Administrative Building, Ed Scott Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel.

Pledge of Allegiance

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel, President
Michael W. Harris, Treasurer
Richard Cavallero
Delia Yili

Absent: Fernando A. Gonzalez

Other Present: Douglas G. Dzema, Executive Director
Rosemarie McKeon, Administrative Assistant
Thomas R. Furlong, CPA
Edward Testino, Counsel
Kristi Penta Duffy, Asset Manager
Eugenia Hill, Homeownership/FSS Coordinator

On the motion of Ms. Yili, which motion was seconded by Mr. Cavallero, the Board concurred to approve the Minutes of the Annual ReOrganization Board Meeting of June 13, 2011, as presented.

Aye: Edna Dorothy Carty-Daniel, Michael Harris, Richard Cavallero, and Delia Yili.

Nay: None

On the motion of Ms. Yili, which motion was seconded by Mr. Cavallero, the Board concurred to approve the Minutes of the Regular Board Meeting of July 20, 2011, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Michael Harris, Richard Cavallero, and Delia Yili.

Nay: None

Discussion took place, in reference to the Grant from Investors Bank. The Investors Savings Bank Charitable Foundation informed PARTNER that the Foundation Board of Directors approved a grant of \$20,000 to help purchase a property for a Habitat for Humanity built home for a low income family in Perth Amboy.

Discussion took place, in reference to the Habitat for Humanity joint venture.

The following resolution was introduced by Ms. Yili, read in full and considered:

RESOLUTION # 039-A

TO AGREE TO PURCHASE PROPERTY

WHEREAS, the Board of Directors has reviewed a proposed contract for Sale of Real Estate to purchase the property located at 440 Lawrie Street in Perth Amboy, New Jersey to construct a Habitat for Humanity built home for a low income family in Perth Amboy; and

WHEREAS, the total purchase sale amount is \$55,000;

WHEREAS, due diligence for both purchaser and seller is expected to be between 60 and 90 days;

WHEREAS, the Executive Director is currently negotiating a Memorandum of Understanding "MOU" with the Morris County Habitat for Humanity in order to construct the home located at 440 Lawrie Street in Perth Amboy, New Jersey;

NOW, THEREFORE BE IT RESOLVED, the Board of Directors of PARTNER approves to enter and proceed into contract for Sale of Real Estate to purchase the property located at 440 Lawrie Street in Perth Amboy, New Jersey to construct a Habitat for Humanity built home for a low income family in Perth Amboy for the total sale amount of \$55,000, as presented.

Mr. Cavallero moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Harris. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty Daniel, Michael Harris, Richard Cavallero and Delia Yili.

Nay: None

The President, Ms. Carty-Daniel declared said motion was carried and said resolution was adopted.

The following resolution was introduced by Ms. Yili, read in full and considered:

RESOLUTION # 040-A

TO APPROVE AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND START THE PROCESS FOR CONSTRUCTION OF A HABITAT FOR HUMANITY BUILT HOME.

WHEREAS, the Board of Directors has approved the purchase of property located at 440 Lawrie Street in Perth Amboy, New Jersey to construct a Habitat for Humanity built for a low income family in Perth Amboy; and

WHEREAS, there is a 60 to 90 day due diligence period for final contract;

WHEREAS, the Board would like in the meantime to begin the negotiations to do a title check, procure an architect and engineer and file and acquire building permits needed to start the construction of a Habitat for Humanity built home;

WHEREAS, the Executive Director is currently negotiating a Memorandum of Understanding "MOU" with the Morris County Habitat for Humanity in order to construct the home located at 440 Lawrie Street in Perth Amboy, New Jersey;

NOW, THEREFORE BE IT RESOLVED, the Board of Directors of PARTNER approves the authorization for Douglas G. Dzema, Executive Director to negotiate and start the process for construction of a Habitat for Humanity home to be built at 440 Lawrie Street in Perth Amboy, New Jersey, as presented.

Mr. Cavallero moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Harris. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty Daniel, Michael Harris, Richard Cavallero and Delia Yili.

Nay: None

The President, Ms. Carty-Daniel declared said motion was carried and said resolution was adopted.

The following resolution was introduced by Mr. Yili, read in full and considered:

RESOLUTION # 041-A

TO APPROVE THE ORDER OF TITLE WORK FOR PROPERTY LOCATED AT 440 LAWRIE STREET, PERTH AMBOY, NEW JERSEY

WHEREAS, the Board of Directors has approved the purchase of property located at 440 Lawrie Street in Perth Amboy, New Jersey to construct a Habitat for Humanity built for a low income family in Perth Amboy; and

WHEREAS, there is a 60 to 90 day due diligence period for final contract;

WHEREAS, the Board would like to order the title work in the meantime on said property:

WHEREAS, the Executive Director is currently negotiating a Memorandum of Understanding "MOU" with the Morris County Habitat for Humanity in order to construct the home located at 440 Lawrie Street in Perth Amboy, New Jersey;

NOW, THEREFORE BE IT RESOLVED, the Board of Directors of PARTNER approves the authorization for Edward Testino, Counsel to order the title work for the property at 440 Lawrie Street in Perth Amboy, New Jersey, as presented.

Mr. Cavallero moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Harris. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty Daniel, Michael Harris, Richard Cavallero and Delia Yili.

Nay: None

The President, Ms. Carty-Daniel declared said motion was carried and said resolution was adopted.

Kristi Penta Duffy, Asset Manager and Eugenia Hill made a presentation to the Board updating them on the recent activities and changes of the FSS and Homeownership Program.

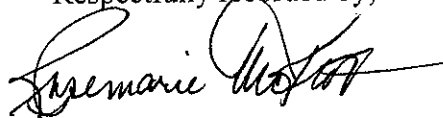
Thomas R. Furlong, CPA presented to the Board a financial report of the past year activities of PARTNER.

Douglas G. Dzema, Executive Director updated the Board on the progress of the demolition of Delaney Homes.

Douglas G. Dzema and Thomas R. Furlong updated the Board on the ongoing PHA Audit.

On the motion of Ms. Yili, which motion was seconded by Mr. Cavallero, the meeting was adjourned.

Respectfully recorded by,

A handwritten signature in cursive script, appearing to read "Rosemarie Mckeon".

ROSEMARIE MCKEON
Administrative Assistant



PARTNER

Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization

881 Amboy Avenue, P.O. Box 390, Perth Amboy New Jersey 08862
Tel: 732-826-3110 Fax: 732-826-3111

Board Members: E. Dorothy Carty-Daniel, President
Michael W. Harris, Treasurer
Fernando A. Gonzalez
Richard Cavallero
Delia Yili

**THE MINUTES OF THE REGULAR BOARD MEETING
OF
THE PERTH AMBOY REDEVELOPMENT TEAM FOR NEIGHBORHOOD ENTERPRISE AND
REVITALIZATION**

**December 13, 2011
4:30 P.M.**

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprises and Revitalization ("PARTNER") met for the regular Board Meeting on December 13, 2011 at 4:30 p.m. at The Parkview located at 618 New Brunswick Avenue, Perth Amboy, New Jersey 08861.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel.

Moment of Silence

Pledge of Allegiance

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel, President
Michael W. Harris, Treasurer
Richard Cavallero
Delia Yili

Absent: Fernando A. Gonzalez

Other Present: Douglas G. Dzema, Executive Director
Rosemarie McKeon, Administrative Assistant
Edward Testino, Counsel
Kristi Penta Duffy, Asset Manager

On the motion of Ms. Yili, which motion was seconded by Mr. Cavallero, the Board concurred to approve the Minutes of the Regular Board Meeting of October 6, 2011, as presented.

Aye: Edna Dorothy Carty-Daniel, Michael Harris, Richard Cavallero, and Delia Yili.

Nay: None

Douglas G. Dzema, Executive Director updated the Board on the \$20,000 grant received from Investors Bank.

The following resolution was introduced by Mr. Yili, read in full and considered:

RESOLUTION # 042-A

RESOLUTION TO TRANSFER \$10,000 FROM THE GRANT RECEIVED FROM THE PNC FOUNDATION TO THE PERTH AMBOY HOUSING AUTHORITY TO ESTABLISH A HOMEBUYER CLUB IN PERTH AMBOY.

WHEREAS, PARTNER has been awarded a grant of \$10,000 from the PNC Foundation to establish a PNC Homebuyer Club in Perth Amboy;

And

WHEREAS, the Housing Authority of the City of Perth Amboy "HACPA" has the expertise and staffing to establish such a program that meets the requirements of the PNC grant;

And

WHEREAS, the PARTNER Board of Directors has heard a presentation by the HACPA and feels they will be able to establish the homebuyer program in accordance with the grant agreement with PNC Foundation;

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors the following:

- 1) Authorization for the Executive Director to negotiate a grant agreement with the HACPA for the use of the funds transferred.
- 2) Authorization for the president of PARTNER to execute the grant agreement with the HACPA
- 3) Approval to transfer \$10,000 from the grant received from the PNC Foundation to the Housing Authority of the City of Perth Amboy to establish a PNC Homebuyer Club in Perth Amboy upon the execution of a grant agreement with HACPA

Mr. Cavallero moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Harris. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty Daniel, Michael Harris, Richard Cavallero and Delia Yili.

Nay: None

The President, Ms. Carty-Daniel declared said motion was carried and said resolution was adopted.

The following resolution was introduced by Mr. Cavellero, read in full and considered:

RESOLUTION # 043-A

CORPORATE RESOLUTION OF PROPERTY KNOWN AS 440 LAWRIE STREET, PERTH AMBOY, NEW JERSEY.

BE IT REMEMBERED, that the transaction herein referred to, being herewith approved, Board President, Edna Dorothy Carty-Daniel and Executive Director, Douglas G. Dzema of Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization (hereinafter referred to as PARTNER) be and are hereby directed, authorized and empowered to pay such monies as are necessary for purchase and closing costs, execute,

acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and reasonably required or necessary for the purpose of purchasing the real property known as 440 Lawrie Street, Perth Amboy, New Jersey in accordance with the Contract dated October 7, 2011.

Ms. Yili moved that the foregoing resolution be adopted as presented, which motion was seconded by Ms. Carty-Daniel. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty Daniel, Michael Harris, Richard Cavallero and Delia Yili.

Nay: None

The President, Ms. Carty-Daniel declared said motion was carried and said resolution was adopted.

The following resolution was introduced by Ms. Yili, read in full and considered:

RESOLUTION # 044-A

TO ACCEPT DONATIONS FROM THE CITY OF PERTH AMBOY AND ST JOSEPHS-METUCHEN HIGH SCHOOL

WHEREAS, St. Joseph's-Metuchen High School "St. Joe's" has approached the Housing Authority of the City of Perth Amboy "HACPA" to discuss donating funds to be used to purchase holiday presents for Authority residents;

And

WHEREAS, St. Joe's based on their policy is unable to contribute funds to a public agency and can only contribute monies to a not for profit organized to help low income families;

And

WHEREAS, PARTNER is a 501c 3 organization formed for the purpose of helping low income families meeting the definition for funding set forth by St. Joe's;

And

WHEREAS, PARTNER has agreed to accept the donation and will coordinate the distribution of the presents along with the HACPA administrative staff;

And

WHEREAS, the City of Perth Amboy has agreed to donate toys and presents to PARTNER for similar distribution as the donation from St. Joe's

NOW, THEREFORE BE IT RESOLVED, by PARTNER the following:

- 1) Acceptance of a cash donation in an amount to be determined by St. Joseph's-Metuchen High School to be used to purchase presents for residents of the Housing Authority of the City of Perth Amboy
- 2) Acceptance of a donation of toys and presents from the City of Perth Amboy for distribution to the residents of the Housing Authority of the City of Perth Amboy
- 3) Authorization for the Executive Director to coordinate the distribution of the above items with the staff of the Housing Authority of the City of Perth Amboy.

Ms. Yili moved that the foregoing resolution be adopted as presented, which motion was seconded by Ms. Carty-Daniel. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty Daniel, Michael Harris, Richard Cavallero and Delia Yili.

Nay: None

The President, Ms. Carty-Daniel declared said motion was carried and said resolution was adopted.

The following resolution was introduced by Ms. Yili, read in full and considered:

RESOLUTION # 045-A

TO APPROVE THE TRANSFER OF \$60,000 TO THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY TO BE USED FOR THE FAMILY SELF-SUFFICIENCY/HOMEOWNERSHIP COUNSELING PROGRAMS FOR YEAR 2011.

WHEREAS, one of the missions of PARTNER is to provide support and assistance to the Family Self-Sufficiency Program "FSS";

And

WHEREAS, the Housing Authority of the City of Perth Amboy "HACPA" has experienced a cut in HUD funding needed to administer the FSS Program;

And

WHEREAS, PARTNER receives \$50,000 per year (\$250,000 total) from proceeds generated from the construction of the Parkview;

And

WHEREAS, \$40,000 of the funds received from the Parkview have been designated to be used for FSS and homeownership counseling;

And

WHEREAS, PARTNER has earmarked \$20,000 per year from its reserves to be transferred to the HACPA as matching funds for grants submitted to the United States Department of Housing and Urban Development;

And

WHEREAS, the HACPA FSS and Homeownership Counseling Programs are very successful and transfer of these funds supports one of the missions of PARTNER;

And

WHEREAS, PARTNER has adopted a spending policy that requires all expenditures over \$5,000 to be approved by a resolution of the Board,

NOW, THEREFORE BE IT RESOLVED, by the Directors of PARTNER the following:

- 1) Approval of the transfer of \$60,000 from PARTNER to the Housing Authority of the City of Perth Amboy to be used to support the Authority's FSS and Homeownership Counseling Programs for this calendar year 2011.

2) Authorization for the Executive Director to make the necessary transfer of funds to the Housing Authority

FURTHER RESOLVED, any future transfers will only be approved by PARTNER if it receives a certification from the Authority that all previous funds transferred were used to support the FSS and homeownership counseling programs.

Ms. Yili moved that the foregoing resolution be adopted as presented, which motion was seconded by Ms. Carty-Daniel. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty Daniel, Michael Harris, Richard Cavallero and Delia Yili.

Nay: None

The President, Ms. Carty-Daniel declared said motion was carried and said resolution was adopted.

Thomas R. Furlong, CPA presented to the Board a financial report of the past year activities of PARTNER.

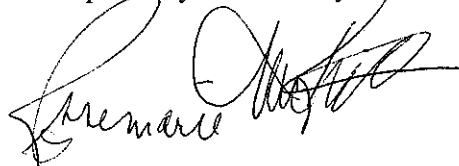
Douglas G. Dzema, Executive Director updated the Board on Habitat for Humanity.

Douglas G. Dzema, Executive Director updated the Board on the progress of the demolition of Delaney Homes.

Douglas G. Dzema and Thomas R. Furlong updated the Board on the ongoing PHA Audit.

On the motion of Ms. Yili, which motion was seconded by Mr. Cavallero, the meeting was adjourned.

Respectfully recorded by,

A handwritten signature in black ink, appearing to read "Rosemarie Mckeon", written over a faint, illegible printed name.

ROSEMARIE MCKEON
Administrative Assistant