



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
Delia Yili, Treasurer
Fernando A. Gonzalez
Hector Motta
Josephine Smith
Gregory Pabon
John Anagnostis

Douglas G. Dzema, Executive Director
Edward Testino, Counsel

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

Wednesday January 11th, 2022
1:30 pm
VIRTUAL ZOOM and In-Person Meeting

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") met for the regular Board Meeting on Wednesday, January 11th, 2023 @ 1:30 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.

The Meeting was called to order in accordance with state and HUD mandated COVID-19 statements.

<Moment of Silence>

<Pledge of Allegiance>

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel
Josephine Smith
Fernando A. Gonzalez
Hector Motta
Gregory Pabon

Absent: Delia Yili
John Anagnostis

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Dzema, Executive Director
Rosemarie McKeon, Executive Assistant
Eugenia Hill, Family Self-Sufficiency, Housing Counseling and Homeownership Program Mgr.
Victor Tavarez, Gateway Neighborhood Program Coordinator

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Motta, the Board concurred to approve the Minutes of the PARTNER Board Meeting on November 17th, 2022, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis				X

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

RESOLUTION # 40-2023

RESOLUTION TO APPROVE THE PARTNER OPERATION BUDGET FYE DECEMBER 31, 2023

WHEREAS, PARTNER's fiscal year begins on January 1st, 2023 and ends on December 31st, 2023; and

WHEREAS, the Executive Director along with PARTNER's accountant have prepared a budget plan for the year ended December 31st, 2023; and

WHEREAS, the Finance Committee has reviewed the budget and is recommending the PARTNER Trustees approve it,

NOW, THEREFORE BE IT RESOLVED by the Board of Trustees of PARTNER, the approval of the operating budget for the fiscal year commencing January 1st, 2023, as presented.

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

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis				X

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

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

RESOLUTION # 41-2023

RESOLUTION TO APPROVE THE PARTNER TAX CREDIT CASH FLOW BUDGET FOR YEAR 2023

WHEREAS, PARTNER's fiscal year begins on January 1st, 2023 and ends on December 31st, 2023; and

WHEREAS, the Executive Director along with PARTNER's accountant have prepared a tax credit cash flow budget plan for the year ended December 31st, 2023; and

WHEREAS, the Finance Committee has reviewed the budget and is recommending the PARTNER Trustees approve it,

NOW, THEREFORE BE IT RESOLVED by the Board of Trustees of PARTNER, the approval of the tax credit cash flow budget for the fiscal year commencing January 1st, 2023, as presented.

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

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis				X

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

On the motion Ms. Smith, which motion was seconded by Mr..Motta, the Board concurred to ratify the approval of the 2023 PARTNER Board Meeting and Holiday Schedule, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis				X

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Smith, the Board concurred to ratify the approval of the December 2022 Bill List and approve the January 2023 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis				X

Douglas Dzema, Executive Director updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations. Expecting to close on the Inslee Street/Garretson Street proposal soon. The Pearl Street acquisition to be presented to the Perth Amboy City Council.

Victor Tavarez updated the Board on upcoming activities of the Gateway Neighborhood Collaboration.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling and Homeownership Programs.

On the motion of Ms. Yili, which motion was seconded by Mr. Gonzalez, the Board concurred to adjourn meeting.

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



PARTNER

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Gregory Pabon
John Anagnostis

Douglas G. Dzema, Executive Director
Edward Testino, Counsel

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

Wednesday February 15th, 2022

2:00 pm

VIRTUAL ZOOM and In-Person Meeting

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") met for the regular Board Meeting on Wednesday, February 15th, 2023 @ 2:00 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.

The Meeting was called to order in accordance with state and HUD mandated COVID-19 statements.

<Moment of Silence>

<Pledge of Allegiance>

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel
Fernando A. Gonzalez
Hector Motta
John Anagnostis

Absent: Delia Yili
Josephine Smith
Gregory Pabon

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Dzema, Executive Director
Rosemarie McKeon, Executive Assistant
Victor Tavarez, Gateway Neighborhood Program Coordinator

On the motion of Mr. Motta, which motion was seconded by Mr. Gonzalez, the Board concurred to ratify the Minutes of the PARTNER Board Meeting on January 11th, 2022, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith				X
Gregory Pabon				X
John Anagnostis	X			

On the motion of Mr. Anagnostis, which motion was seconded by Mr. Motta, the Board approve the February 2023 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith				X
Gregory Pabon				X
John Anagnostis	X			

Douglas Dzema, Executive Director updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations and to mark their calendars for Thursday, April 27th @ 10:00 am for the Groundbreaking of the Habitat for Humanity/PARTNER Inslee/Garretson Homes – preparations are in progress.

Douglas Dzema updated the Board on the Family Self-Sufficiency, Home Counseling and Homeownership Programs.

Victor Tavarez updated the Board on upcoming activities of the Gateway Neighborhood Collaboration.

On the motion of Mr. Gonzalez which motion was seconded by Mr. Motta, the Board concurred to adjourn meeting.

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



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Della Yili, Treasurer
Fernando A. Gonzalez
Hector Motta
Josephine Smith
Gregory Pabon
John Anagnostis

Douglas G. Dzema, Executive Director
Edward Testino, Counsel

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

Wednesday March 15th, 2023
1:45 pm
VIRTUAL ZOOM and In-Person Meeting

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") met for the regular Board Meeting on Wednesday, March 15th, 2023 @ 1:35 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.

The Meeting was called to order in accordance with state and HUD mandated COVID-19 statements.

<Moment of Silence>

<Pledge of Allegiance>

Roll Call of Board of Directors:

Present: Hector Motta
John Anagnostis
Josephine Smith
Gregory Pabon

Absent: Edna Dorothy Carty-Daniel
Fernando A. Gonzalez

Excused: Delia Yili

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Rosemarie McKeon, Executive Assistant
Eugenia Hill, Family Self-Sufficiency and Homeownership Program Coordinator
Victor Tavarez, Gateway Neighborhood Program Coordinator

On the motion of Mr. Motta, which motion was seconded by Mr. Pabon, the Board concurred to approve the Minutes of the PARTNER Board Meeting on February 15th, 2023, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President				X
Delia Yili				X
Fernando A. Gonzalez				X
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

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

RESOLUTION # 40-2023

TO APPROVE THE PARTNER EMPLOYEE HANDBOOK

WHEREAS, the Board has reviewed the PARTNER Employee Handbook, which was developed by Kristi Duffy, Thomas Furlong and Michael Colasanto who is PARTNER's Paychex HR Partner; and

WHEREAS, the handbook was developed using a template provided by Paychex. The previous personnel policy was used as a basis for the handbook. The handbook was also updated to comply with updated NJ employment law, and made revisions to the employee leave policy. The leave policy was updated to provide incremental increases in Paid Time Off (PTO) as employees complete additional years of service.

NOW THEREFORE BE IT RESOLVED that the Board of Trustee of PARTNER approve the PARTNER Employee Handbook, as presented.

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President				X
Delia Yili				X
Fernando A. Gonzalez				X
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

Douglas Dzema, Executive Director declared said motion was carried and said resolution was adopted.

On the motion of Ms. Smith, which motion was seconded by Mr. Pabon, the Board approve the March 2023 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President				X
Delia Yili				X
Fernando A. Gonzalez				X
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			

John Anagnostis	X			
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Douglas Dzema, Executive Director updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations and to mark their calendars for Thursday, April 27th @ 10:00 am for the Groundbreaking of the Habitat for Humanity/PARTNER Inslee/Garretson Homes – preparations are in progress.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling and Homeownership Programs and highlighted Randi Brockman's Spotlight, a Homeownership Program graduate.

On the motion of Mr. Gonzalez which motion was seconded by Mr. Motta, the Board concurred to adjourn meeting.

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



PARTNER

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Gregory Pabon
John Anagnostis

Douglas G. Dzema, Executive Director
Edward Testino, Counsel

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

Wednesday May 17th, 2023

5:30 pm

VIRTUAL ZOOM and In-Person Meeting

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") met for the regular Board Meeting on Wednesday, May 17th, 2023 @ 5:30 pm through a virtual ZOOM conference and in-person at the Housing Authority's main office (Resource Center) located at 881 Amboy Avenue, Perth Amboy, New Jersey.

The Meeting was called to order in accordance with state and HUD mandated COVID-19 statements.

<Moment of Silence>

<Pledge of Allegiance>

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel
Hector Motta
Fernando A. Gonzalez
John Anagnostis
Josephine Smith
Gregory Pabon

Excused: Delia Yili

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Rosemarie McKeon, Executive Assistant
Eugenia Hill, Family Self-Sufficiency and Homeownership Program Coordinator
Victor Tavarez, Gateway Neighborhood Program Coordinator

On the motion of Mr. Pabon, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the Minutes of the PARTNER Board Meeting on March 15th, 2023, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

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

RESOLUTION # 41-2023

TO RATIFY THE HIRING OF JORGE AROCHO FOR THE POSITION OF MAINTENANCE TECHNICIAN

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

WHEREAS, PARTNER has offered full-time employment to Jorge Arocho for the position of Maintenance Technician at the residential development sites of the Housing Authority of the City of Perth Amboy; and

WHEREAS, under direction, Mr. Arocho will be responsible for preventive maintenance activities through the performance of HUD UPCS inspections and a variety of routine maintenance and repair tasks involved in carpentry, masonry, brickwork, tile work, plumbing, sewerage, drainage, electrical, heating, mechanical repairs, appliance repair and janitorial repair; and

WHEREAS, based on J. Arocho's resume and experience, it has been recommended to hire Mr. Arocho for the position of full-time Maintenance Technician; and

WHEREAS, Mr. Arocho would be hired effective May 1, 2023, at a rate of \$23.00 per hour, based on a 40-hour workweek;

WHEREAS, Mr. Arocho will be a full-time employee subject to the Personnel Policy of PARTNER;

WHEREAS, continued employment is contingent on passing a background check and a pre-employment physical that includes an illegal drug screening. There will also be a requirement to be fully vaccinated against COVID-19 before the end of the six-month probation period;

NOW THEREFORE BE IT RESOLVED that the Board Members of PARTNER ratify the hiring of Mr. Jorge Arocho for the position of full-time Maintenance Technician, effective May 1, 2023 at a rate of \$23.00 per hour, based on a 40-hour workweek, and is subject to a six-month probation period, as presented.

On the motion of Mr. Pabon, which motion was seconded by Mr. Motta, the Board of Trustees ratifies the hiring of Mr. Jorge Arocho for the position of full-Time Maintenance Technician, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

On the motion of Ms. Gonzalez, which motion was seconded by Mr. Pabon, the Board ratified the approval of the April 2023 Bill List and Communications and approves the May 2023 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Property Acquisitions negotiations and Groundbreaking ceremony for the Habitat for Humanity project collaborations.

Victor Travarez updated the Board on the recent and future Gateway Neighborhood Collaboration events.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling and Homeownership Programs.

On the motion of Mr. Gonzalez which motion was seconded by Mr. Motta, the Board concurred to adjourn meeting.

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



PARTNER

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Gregory Pabon
John Anagnostis

Douglas G. Dzema, Executive Director
Edward Testino, Counsel

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

Wednesday June 14th, 2023

1:30 pm

VIRTUAL ZOOM and In-Person Meeting

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") met for the regular Board Meeting on Wednesday, June 14th, 2023 @ 1:30 pm through a virtual ZOOM conference and in-person at the Housing Authority's main office (Resource Center) located at 881 Amboy Avenue, Perth Amboy, New Jersey.

The Meeting was called to order in accordance with state and HUD mandated COVID-19 statements.

<Moment of Silence>

<Pledge of Allegiance>

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel
Delia Yili
Hector Motta
Gregory Pabon

Excused: Fernando A. Gonzalez
Josephine Smith
John Anagnostis

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Rosemarie McKeon, Executive Assistant
Eugenia Hill, Family Self-Sufficiency and Homeownership Program Coordinator
Victor Tavarez, Gateway Neighborhood Program Coordinator

On the motion of Mr. Pabon, which motion was seconded by Mr. Motta, the Board concurred to approve the Minutes of the PARTNER Board Meeting on May 17th, 2023, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili	X			
Fernando A. Gonzalez				X
Hector Motta	X			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X

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

RESOLUTION # 42-2023

TO APPROVE THE 2023 ASK YOUTH AND CONTINUING EDUCATION SCHOLARSHIP AWARDS

Whereas, the Board Trustees of PARTNER have reviewed (4) ASK Youth and (4) ASK Continuing Education Scholarships applications;

Whereas, upon review, the Board Trustees of PARTNER have found (4) ASK Youth and (4) ASK Continuing Education Scholarship application to be complete and acceptable for a total award of \$11,000.00, as presented; and

Now therefore be it resolved, by the Board Trustees of PARTNER approves the award to each of the following recipients listed below of the 2023 ASK Youth and Continuing Education Scholarships, as presented.

NAME	YOUTH/ COUNTINING ED	NEW/RETURNING	GPA	SCHOOL
William Santiago	C.E.	RETURNING	3.8	William Peterson University
Jesenia Vargas	Youth – PAHS	New	2.9	College of NJ
Elanah Pugh	C.E.	RETURNING	3.7	Kean University
Alicia Ciprian	C.E.	RETURNING	3.5	Rutgers University
Demond Nelson	C.E.	RETURNING	2.0	Montclair University
Ashley Rodriguez	Youth – PAHS	New	3.3	Berkeley College
Javon Hill	Youth – PAHS	New	2.7	Temple University

William Ramos	Youth – PA Magnet School	New	3.6	College of NJ - Communications
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Recommendation

- | | | |
|---------------------|---------|---------|
| 1. William Santiago | \$2,000 | \$2,000 |
| 2. Jesenia Vega | \$1,500 | |
| 3. Elanah Pugh | \$1,500 | \$3,000 |
| 4. Alicia Ciprian | \$1,250 | |
| 5. Demond Nelson | \$1,250 | \$5,000 |
| 6. Ashley Rodriguez | \$1,250 | |
| 7. Javon Hill | \$1,250 | |
| 8. William Ramos | \$1,000 | \$1,000 |

Total \$11,000

On the motion of Mr. Motta, which motion was seconded by Ms. Yili, the Board of Trustees approves the 2023 ASK Youth and Continuing Education Scholarship Awards, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili	X			
Fernando A. Gonzalez				X
Hector Motta	X			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X

On the motion of Mr. Pabon, which motion was seconded by Mr. Motta, the Board approves the June 2023 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili	X			
Fernando A. Gonzalez				X
Hector Motta	X			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X

On the motion of Mr. Motta, which motion was seconded by Ms. Yili, the Board of Trustees approves to cancel the PARTNER Board Meeting scheduled for Wednesday, July 12, 2023. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Delia Yili	X			
Fernando A. Gonzalez				X
Hector Motta	X			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Property Acquisitions negotiations and Groundbreaking ceremony for the Habitat for Humanity project collaborations.

Victor Travarez updated the Board on the recent and future Gateway Neighborhood Collaboration summer events.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling and Homeownership Programs.

On the motion of Mr. Pabon, which motion was seconded by Mr. Motta, the Board concurred to adjourn meeting.

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



PARTNER

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Douglas G. Dzema, Executive Director
Edward Testino, Counsel

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

Wednesday August 16th, 2023

1:30 pm

VIRTUAL ZOOM and In-Person Meeting

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") met for the regular Board Meeting on Wednesday, August 16th, 2023 @ 1:30 pm through a virtual ZOOM conference and in-person at the Housing Authority's main office (Resource Center) located at 881 Amboy Avenue, Perth Amboy, New Jersey.

The Meeting was called to order in accordance with state and HUD mandated COVID-19 statements.

<Moment of Silence.> - The Board was informed that Clifford R. Daniel (62 years old), son of Chairperson E. Dorothy Carty-Daniel passed away on August 14, 2023. Funeral arrangements to be announced.

<Pledge of Allegiance>

Roll Call of Board of Directors:

Present:
Fernando A. Gonzalez
Gregory Pabon
Josephine Smith
John Anagnostis

Excused:
Edna Dorothy Carty-Daniel
Delia Yili
Hector Motta

Others Present:
Douglas Dzema, Executive Director
Edward Testino, Counsel
Rosemarie McKeon, Executive Assistant
Eugenia Hill, Family Self-Sufficiency and Homeownership Program Coordinator
Victor Tavarez, Gateway Neighborhood Program Coordinator

On the motion of Mr. Pabon, which motion was seconded by Mr. Anagnostis, the Board concurred to approve the Minutes of the PARTNER Board Meeting on June 14th, 2023, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President				X
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta				X
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

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

RESOLUTION # 43-2023

TO APPROVE THE APPLICATION OF A GRANT FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR ~1,000,000. TO CARRY OUT A PROJECT FOR THE GATEWAY NEIGHBORHOOD COLLABORATIVE TO REVITALIZE THE GATEWAY NEIGHBORHOOD OF PERTH AMBOY BY REHABILITATING HOMES, OFFERING EMPLOYMENT AND EDUCATIONAL TRAINING FOR RESIDENTS, HOSTING COMMUNITY PROGRAMS, AND COMMUNITY ORGANIZING EVENTS.

Whereas, PARTNER desire to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$1,000,000.00 to carry out a project for the Gateway Neighborhood Collaborative to revitalize the Gateway Neighborhood of Perth Amboy by rehabilitating homes, offering employment and education training for residents, hosting community programs, and community organizing events;

Be it therefore resolved,

- 1) That PARTNER does hereby authorize the application for such a grant; and,
- 2) Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the terms of the agreement between PARTNER and the New Jersey Department of Community Affairs.

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Smith, the Board of Trustees approves the application of a grant from the New Jersey Department of Community Affairs for ~1,000,000., as presented.

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President				X
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta				X

Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

The resolution was thereupon declared approved.

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

RESOLUTION # 44-2023

**RESOLUTION TO EXERCISE RENEWAL OPTION FOR
GENERAL LEGAL SERVICES TO
THE FIRM OF EDWARD TESTINO, ESQUIRE,
FOR THE ONE-YEAR PERIOD ENDING JUNE 30, 2024**

WHEREAS, Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization (PARTNER) publicly solicited and awarded a contract to Edward Testino, Esquire to perform general legal services for a one-year period commencing on July 1, 2022 and ending June 30, 2023 with a renewable option for an additional year; and

WHEREAS, the firm of Edward Testino, Esquire met all the requirements in the solicitation and has provided adequate services to PARTNER and PARTNER's Executive Director is recommending exercising the option for renewal;

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

- 1) Approval to exercise the option for the firm of Edward Testino, Esquire to perform general legal services for PARTNER for the one-year period commencing on July 1, 2023 and ending June 30, 2024 at an annual retainer fee of \$30,000.00 payable in twelve (12) equal monthly installments of \$2,500.00 with a breakdown as follows:

Edward Testino, LLC	\$30,000.00 total
PARTNER	\$18,000.00
Dunlap RAD	\$12,000.00
Hansen RAD	\$350.00/hr.

- 2) Authorization for the Executive Director, Douglas Dzema, to execute the renewal contract for general legal services with all terms and conditions outlined in the Request for Proposal.

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Smith, the Board of Trustees approves to exercise the renewal option for General Legal Services to the firm of Edward Testino, Esquire for the one-year period ending June 30, 2024, as presented.

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President				X
Delia Yili				X

Fernando A. Gonzalez	X			
Hector Motta				X
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

The resolution was thereupon declared approved.

On the motion of Ms. Smith, which motion was seconded by Mr. Anagnostis, the Board approves the August 2023 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President				X
Delia Yili				X
Fernando A. Gonzalez	X			
Hector Motta				X
Josephine Smith	X			
Gregory Pabon	X			
John Anagnostis	X			

Due to audio/visual equipment problems, the Board concurred to table agenda items #8 through #12.

On the motion of Ms. Smith, which motion was seconded by Mr. Gonzalez, the Board concurred to adjourn meeting.

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant