



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
Della Yili, Treasurer
Fernando A. Gonzalez
Hector Motta
Josephine Smith
Jason Conway
Gregory Pabon

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 12, 2022
1:00 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, January 12, 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.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel 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, President
Delia Yili
Josephine Smith
Gregory Pabon

Excused: Hector Motta
Jason Conway

Absent: Fernando A. Gonzalez

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Rosemarie McKeon, Executive Assistant

On the motion of Ms. Yili, which motion was seconded by Ms. Smith, the Board concurred to approve the Minutes of the PARTNER Board Meeting on December 16th, 2021, 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			
Jason Conway				X
Gregory Pabon	X			

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

RESOLUTION # 34-2022

RESOLUTION TO APPROVE THE PARTNER OPERATION BUDGET FYE DECEMBER 31, 2022

WHEREAS, PARTNER's fiscal year begins on January 1st, 2022 and ends on December 31st, 2022; and

WHEREAS, the Executive Director along with PARTNER's accountant have prepared a budget plan for the year ended December 31st, 2022; 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, 2022, as presented.

Ms. Smith moved that the foregoing resolution be adopted as presented, which motion was seconded by Ms. Yili. 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			
Jason Conway				X
Gregory Pabon	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 # 35-2022

RESOLUTION TO APPROVE THE PARTNER TAX CREDIT CASH FLOW BUDGET FOR YEAR 2022

WHEREAS, PARTNER's fiscal year begins on January 1st, 2022 and ends on December 31st, 2022; 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, 2022; 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, 2022, as presented.

Ms. Smith moved that the foregoing resolution be adopted as presented, which motion was seconded by Ms. Yili. 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			
Jason Conway				X
Gregory Pabon	X			

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

On the motion of Mr. Pabon, which motion was seconded by Ms. Yili, the Board concurred to approve the January 2022 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			
Jason Conway				X
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.

Douglas Dzema updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations..

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

Eugenia Hill updated the Year-to-Date Summary of the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

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

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



PARTNER

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Jason Conway
Gregory Pabon

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 9, 2022

1:00 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 9th, 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.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel 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, President
Josephine Smith
Fernando A. Gonzalez
Gregory Pabon

Excused: Delia Yili
Hector Motta
Jason Conway

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Rosemarie McKeon, Executive Assistant

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Smith, the Board concurred to approve the Minutes of the PARTNER Board Meeting on January 12th, 2021, 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			
Jason Conway				X
Gregory Pabon	X			

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

RESOLUTION # 36-2022

**RESOLUTION TO RATIFY THE HIRING OF A FULL-TIME MAINTENANCE TECHNICIAN
TROY COFIELD**

WHEREAS, PARTNER has offered full-time employment to Troy Cofield 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. Cofield 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 T. Cofield's resume and experience, it has been recommended to hire Mr. Cofield for the position of full-time Maintenance Technician; and

WHEREAS, Mr. Cofield would be hired effective January 31st, at a rate of \$21.63 per hour, based on a 40-hour workweek;

WHEREAS, Mr. Cofield 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. Troy Cofield for the position of full-time Maintenance Technician, effective January 31, 2022 at a rate of \$21.63 per hour, based on a 40-hour workweek, and is subject to a six-month probation period, as presented.

Ms. Smith moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Pabon. 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			
Jason Conway				X
Gregory Pabon	X			

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

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

RESOLUTION # 37-2022

**RESOLUTION TO RATIFY THE HIRING OF A FULL-TIME MAINTENANCE TECHNICIAN
ROBERT ROBLES**

WHEREAS, PARTNER has offered full-time employment to Robert Robles 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. Robles 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 R. Robles' resume and experience, it has been recommended to hire Mr. Robles for the position of full-time Maintenance Technician; and

WHEREAS, Mr. Robles would be hired effective February 14th, at a rate of \$21.63 per hour, based on a 40-hour workweek;

WHEREAS, Mr. Robles 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. Robert Robles for the position of full-time Maintenance Technician, effective January 31, 2022 at a rate of \$21.63 per hour, based on a 40-hour workweek, and is subject to a six-month probation period, as presented.

Ms. Smith moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Pabon. 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			
Jason Conway				X
Gregory Pabon	X			

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

On the motion of Mr. Pabon, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the February 2022 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			
Jason Conway				X
Gregory Pabon	X			

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Pabon, the Board Trustees of PARTNER will continue having their scheduled 2022 Board meetings both virtually and in person at 881 Amboy Avenue, Perth Amboy, NJ (conference room) starting promptly at 1:30 pm until further notice. 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			
Jason Conway				X
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. PARTNER will still continue to abide by use of masks in the common areas of all buildings and have implemented a testing program for those unvaccinated.

Douglas Dzema updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations.

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

Eugenia Hill updated the Board on the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Smith, 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, March 9, 2022
1:00 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, March 9th, 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.

The Meeting was called to order by Board President Edna Dorothy Carty-Daniel 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, President
Josephine Smith
Hector Motta
Fernando A. Gonzalez

Excused: Delia Yili
Jason Conway
Gregory Pabon

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Rosemarie McKeon, Executive Assistant

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 February 9th, 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			
Jason Conway				X
Gregory Pabon				X

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Smith, the Board concurred to approve the March 2022 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			
Jason Conway				X
Gregory Pabon				X

Discussion took place, in reference to updated information on COVID-19 CDC guidelines.

Douglas Dzema updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations.

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

Eugenia Hill updated the Board on the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

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

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



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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, April 13th, 2022

1:00 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, April 13th, 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.

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: Delia Yili
Josephine Smith
Hector Motta
Fernando A. Gonzalez
Jason Conway

Excused: Delia Yili
Gregory Pabon

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

On the motion of Ms. Yili, which motion was seconded by Ms. Smith, the Board concurred to approve the Minutes of the PARTNER Board Meeting on April 13th, 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			
Jason Conway	X			
Gregory Pabon				X

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Smith, the Board concurred to approve the April 2022 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			
Jason Conway	X			
Gregory Pabon				X

Discussion took place, in reference to updated information on COVID-19 CDC guidelines.

Douglas Dzema updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations.

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

Eugenia Hill updated the Board on the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

On the motion of Ms. Yili, 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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- Josephine Smith
- Jason Conway
- Gregory Pabon

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 25th, 2022
4:00 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, May 25, 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.

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
- Josephine Smith
- Hector Motta
- Fernando A. Gonzalez
- Gregory Pabon

Excused:

- Jason Conway

Others Present:

- Douglas Dzema, Executive Director
- Edward Testino, Counsel
- Rosemarie McKeon, Executive Assistant
- Eugenia Hill, Family Self-Sufficiency, Housing Counseling and Homeownership Program Mgr.
- Victor Tavarez – GNC Program Manager

On the motion of Ms. Yili, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the Minutes of the PARTNER Board Meeting on April 13th, 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			
Jason Conway				X
Gregory Pabon	X			

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

RESOLUTION # 38-2022

TO APPROVE THE AWARDS OF THE 2022 ASK YOUTH AND CONTINUING EDUCATION SCHOLARSHIPS

Whereas, the Board Trustees of PARTNER have reviewed (12) ASK Youth and (6) ASK Continuing Education Scholarships applications;

Whereas, upon review, the Board Trustees of PARTNER have found (5) ASK Youth and (7) 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 2022 ASK Youth and Continuing Education Scholarships, as presented.

NAME	YOUTH/ COUNTINING ED	NEW/RETURNING	RUBRICS SCORE	GPA	SCHOOL
Luis Valdez	Youth-PAHA	New	9	2.789	Universal Technical Institute - Automotive
Estefany Matos	Youth-ULA	New	16	3.660	College of NJ - Nursing
Deyanira Pratt Rivera	C.E.	New	13	3.6	Middlesex County College- Biology
Wilmary Acosta	Youth-PAHS	New	11	2.781	Centenary University- Animal Science
Geidy Alberto	C.E.	RETURN	9	3.19	Fairleigh Dickinson - Veterinary
Marissa Pena	C.E.	RETURN	12	3.6	College of NJ - Psychology submitted app 4/30/22 @ 8pm-late
Elanah Pugh	C.E.	RETURN	9	3.8	Kean University-STEM Education

					MISSING 1 REFERENCE LETTER submitted app 4/29/22 @ 8pm-late
Janae Soto	C.E.	RETURN	11	3.5	College of NJ - Communications
Maalaka Sharrief	C.E.	RETURN	8	3.53	University of the Arts- Screenwriting
Alicia Ciprian	C.E.	RETURN	11	3.387	Rutgers – Environmental Policy
Demond Nelson	YOUTH -WHS	NEW	14	3.283	Rowan University – Sports Science
Angel Collado	YOUTH -PAHS	NEW	14	3.778	Pace University – Film & Media

Recommendation

1. Estefany Matos	\$1,500	\$1,500
2. Angel Collado	\$1,250	
3. Demond Nelson	\$1,250	\$2,500
4. Deyanira Pratt Rivera	\$1,000	
5. Alicia Ciprian	\$1,000	\$2,000
6. Wilmary Acosta	\$800	
7. Janae Soto	\$800	
8. Marissa Pena	\$800	
9. Geidy Alberto	\$800	
10. Elanah Pugh	\$800	\$4,000
11. Luis Valdez	\$500	
12. Maalaka Sharrief	\$500	\$1,000
Total		\$11,000

Ms. Smith moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Pabon. 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			
Jason Conway				X
Gregory Pabon	X			

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

On the motion of Ms. Yili, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the May 2022 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			
Jason Conway				X
Gregory Pabon	X			

Discussion took place, in reference to updated information on COVID-19 CDC guidelines.

Douglas Dzema updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations.

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

Eugenia Hill updated the Board on the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

On the motion of Ms. Yili, 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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Edward Testino, Counsel

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

Wednesday, June 15th, 2022

3:00 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, June 15th, 2022 @ 3:00 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
Delia Yili
Josephine Smith
Hector Motta
Fernando A. Gonzalez

Excused: Gregory Pabon

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

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Motta, the Board concurred to accept the resignation of Jason Conway, Board Trustee, 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

On the motion of Ms. Yili, which motion was seconded by Mr. Motta, the Board concurred to appoint John Anagnostis, as Board Trustee, 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

On the motion of Ms. Yili, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the Minutes of the PARTNER Board Meeting on May 25th, 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 Ms. Smith, which motion was seconded by Ms. Yili, the Board concurred to approve the June 2022 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			
Jason Conway				X
Gregory Pabon	X			

Edward Testino, Counsel updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations.

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

Eugenia Hill updated the Board on the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

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

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, August 10th, 2022

1:00 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, August 10th, 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.

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
Hector Motta
Fernando A. Gonzalez
Gregory Pabon

Excused: Delia Yili
John Anagnostis

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

On the motion of Mr. Motta, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the Minutes of the PARTNER Board Meeting on June 15th, 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. Gonzalez, read in full and considered:

RESOLUTION # 39-2022

TO APPROVE THE HIRING OF CHRISTOPHER EBNER FOR THE POSITION OF MAINTENANCE TECHNICIAN HVAC.

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

WHEREAS, under direction, Mr. Ebner 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 HVAC, carpentry, masonry, brickwork, tile work, plumbing, sewerage, drainage, electrical, heating, mechanical repairs, appliance repair and janitorial repair; and

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

WHEREAS, Mr. Ebner would be hired effective June 13, 2022, at a rate of \$23.00 per hour, based on a 40-hour workweek;

WHEREAS, Mr. Ebner 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. Christopher Ebner for the position of full-time Maintenance Technician HVAC, effective June 13, 2022 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.

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			
Jason Conway				X
Gregory Pabon	X			

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

On the motion of Ms. Smith, which motion was seconded by Ms. Yili, the Board concurred to ratify the July 2022 Bill List and Communications and approve the August 2022 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			
Jason Conway				X
Gregory Pabon	X			

Edward Testino, Counsel updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations.

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

Eugenia Hill updated the Board on the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

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

Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization

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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, September 14th, 2022

1:00 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, September 14th, 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.

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
- Hector Motta
- Fernando A. Gonzalez
- Delia Yili
- John Anagnostis

Excused:

- Gregory Pabon

Others Present:

- Douglas Dzema, Executive Director
- Edward Testino, Counsel
- Rosemarie McKeon, Executive Assistant
- Eugenia Hill, Family Self-Sufficiency, Housing Counseling and Homeownership Program Mgr.

On the motion of Ms. Yili, which motion was seconded by Ms. Smith, the Board concurred to approve the Minutes of the PARTNER Board Meeting on August 10th, 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 Ms. Anagnostis, which motion was seconded by Mr. Motta, the Board concurred to approve the September 2022 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			

Edward Testino, Counsel updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations.

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

Eugenia Hill updated the Board on the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

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

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



PARTNER

Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization

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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, October 12th, 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, October 12th, 2022 @ 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
Hector Motta
Fernando A. Gonzalez
Delia Yili
John Anagnostis

Excused: Gregory Pabon

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

On the motion of Ms. Yili, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the Minutes of the PARTNER Board Meeting on September 14th, 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 Ms. Yili, which motion was seconded by Ms. Smith, the Board concurred to approve the October 2022 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			

Edward Testino, Counsel updated the Board the PARTNER/Property Acquisitions for the Habitat for Humanity project collaborations.

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

Eugenia Hill updated the Board on the Family Self-Sufficiency/Homeownership Programs and upcoming workshops/events.

Douglas Dzema, Executive Director updated the Board on \$1,000 contribution to the Police Athletic League and First Responders Program.

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

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

Thursday, November 17th, 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, November 17th, 2022 @ 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
Delia Yili
John Anagnostis

Excused: Hector Motta

Absent: Gregory Pabon

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Yili, the Board concurred to approve the Minutes of the PARTNER Board Meeting on October 12th, 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. Gonzalez, which motion was seconded by Ms. Yili, the Board concurred to approve the November 2022 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 and informed the Board that the NRTC Application was submitted.

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