



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
Fernando A. Gonzalez
Hector Motta
Gregory Pabon
John Anagnostis
Gloria Guzman

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

Tuesday, February 11th, 2025 - 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 Tuesday, February 11th, 2025 @ 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
Fernando A. Gonzalez
Hector Motta
Gregory Pabon
Gloria Guzman

Excused: John Anagnostis

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Thomas Furlong, Director of Financial Operations
Rosemarie McKeon, Executive Assistant
Victor Tavarez, Gateway Neighborhood Program Coordinator
Eugenia Hill, Homeownership/Family Self-Sufficiency 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 January 8TH, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

On the motion of Mr. Pabon, which motion was seconded by Ms. Gonzalez, the Board approves the February 2025 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property plans, and other possible property site acquisitions. Mr. Dzema informed the Board that he will be making a presentation to the City Council for the 400 Lawrie Street property in Perth Amboy. Waiting to hear final results from the State regarding implementation of the 2025 NRTC program plans and upcoming events, as the allocation process for tax credits has closed.

Victor Tavaréz 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 and upcoming workshops, job fairs, Housing Expo. In addition, Ms. Hill is currently working on the CDBG grant and will be submitting next month.

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

Respectfully submitted by,

Rosemarie McKeon
 ROSEMARIE MCKEON
 Secretary/ Executive Assistant



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

Wednesday, January 8th, 2025 - 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 8th, 2025 @ 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
Fernando A. Gonzalez
Hector Motta
Gregory Pabon
John Anagnostis
Gloria Guzman

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Thomas Furlong, Director of Financial Operations
Victor Tavarez, Gateway Neighborhood Program Coordinator

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Motta, the Board concurred to ratify the approval of the Minutes of the PARTNER Board Meeting on November 14th, 2024, as presented. Upon roll call, the following vote was carried:

VOTE:

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

On the motion of Mr. Motta, which motion was seconded by Ms. Guzman, the Board ratifies the approval of the December 2024 Bill List and Communications and approves the January 2025 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property plans, and other possible property site acquisitions. Waiting to hear final results from the State regarding implementation of the 2025 NRTC program plans and upcoming events, as the allocation process for tax credits has closed.

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

Douglas Dzema and Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling and Homeownership programs on funding cuts of ~\$80K and how this impacts overall.

E. Dorothy Carty-Daniel, President would like to see full attendance at the upcoming Board meetings.

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Pabon, 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
THE PERTH AMBOY REDEVELOPMENT TEAM FOR
NEIGHBORHOOD ENTERPRISE AND REVITALIZATION

Wednesday, March 19th, 2025 - 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, March 19th, 2025 @ 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
Hector Motta
Gregory Pabon
John Anagnostis
Gloria Guzman

Excused: Fernando A. Gonzalez

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Thomas Furlong, Director of Financial Operations
Rosemarie McKeon, Executive Assistant
Victor Tavarez, Gateway Neighborhood Program Coordinator
Eugenia Hill, Homeownership/Family Self-Sufficiency Program Coordinator

On the motion of Mr. Motta, which motion was seconded by Ms. Guzman, the Board concurred to approve the Minutes of the PARTNER Board Meeting on February 11TH, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

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

RESOLUTION # 53-2025

RESOLUTION TO APPROVE THE CONSULTING CONTRACT FOR ACCOUNTING SERVICES BETWEEN PARTNER AND BRIAN T FURLONG, LLC.

WHEREAS, PARTNER's Director of Financial Operation sis retiring on March 31st, 2025 and PARTNER is in need of a consultant to perform various accounting services; and

WHEREAS, Brian T. Furlong, who on April 1st, 2024 will become the Perth Amboy Housing Authority's Director of Financial Operations and is very familiar with the accounting books and records of PARTER; and

WHEREAS, the Executive Director of PARTNER, Douglas Dzema, feels it is in the best interest of PARTNER to hire a consultant to perform the accounting duties previously performed by the soon to be retired Director of Financial Operations; and

WHEREAS, Brian T. Furlong's experience and knowledge of PARTNER will allow him to perform the accounting duties required to maintain the books and records of PARTNER, and

WHEREAS, the Executive Director is recommending a two-year consulting contract be awarded to Brian T. Furlong LLC to perform the accounting duties required by PARTNER,

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

- 1) Hiring of Brian T. Furlong LLC to perform the accounting duties as outlined in the consulting agreement.
- 2) Agreement will be for a two-year period commencing on April 1st, 2025 at a rate of \$135 per hour not to exceed \$32,000 annually (April 1st through March 31st).

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

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Fernando A. Gonzalez				X
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	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. Motta, the Board approves the March 2025 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			
Fernando A. Gonzalez				X
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property plans, and other possible property site acquisitions. Mr. Dzema informed the Board that he made a presentation to the City Council for the 400 Lawrie Street property in Perth Amboy. The City must first apply to the State for funding for Lawrie Street remediation.

Victor Tavaréz updated the Board on the recent and future Gateway Neighborhood Collaboration events (Gateway Revitalization Program, Career fair, Housing Expo, Utility Assistance Fair etc.).

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling, First-Time Homebuyers and Homeownership programs and upcoming workshops, job fairs, Housing Expo.

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

Respectfully submitted by,

Rosemarie McKeon
 ROSEMARIE MCKEON
 Secretary/ Executive Assistant



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

Wednesday, April 23rd, 2025 - 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, April 23rd, 2025 @ 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
Fernando A. Gonzalez
Hector Motta
Gregory Pabon

Excused: John Anagnostis
Gloria Guzman

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Brian Furlong, Director of Financial Operations
Rosemarie McKeon, Executive Assistant
Victor Tavarez, Gateway Neighborhood Program Coordinator
Eugenia Hill, Homeownership/Family Self-Sufficiency 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 19TH, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

On the motion of Mr. Pabon, which motion was seconded by Ms. Motta, the Board approves the April 2025 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman				X

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property plans, and other possible property site acquisitions. The Pearl Place lottery will take place on May 29th @ 1:00 pm. The City must first apply to the State for funding for Lawrie Street remediation and due diligence will have to take place.

Victor Tavaréz updated the Board on the recent and future Gateway Neighborhood Collaboration events (Gateway Revitalization Program, Career Fair Day, Housing Expo, Utility Assistance Fair etc.). Implementation of the NRTC program is proceeding.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling, First-Time Homebuyers and Homeownership programs and upcoming workshops, job fairs, Housing Expo.

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

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON

Secretary/ Executive Assistant



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

Tuesday, May 20th, 2025 - 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 Tuesday, May 20th, 2025 @ 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.

<Moment of Silence.>

<Pledge of Allegiance>

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel
Hector Motta
Gregory Pabon
John Anagnostis
Gloria Guzman

Excused: Fernando A. Gonzalez

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Brian Furlong, Director of Financial Operations
Rosemarie McKeon, Executive Assistant
Victor Tavarez, Gateway Neighborhood Program Coordinator
Eugenia Hill, Homeownership/Family Self-Sufficiency Program Coordinator

On the motion of Mr. Motta, which motion was seconded by Ms. Guzman, the Board concurred to approve the Minutes of the PARTNER Board Meeting on April 23rd, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

On the motion of Mr. Anagnostis, which motion was seconded by Mr. Pabon, the Board approves the May 2025 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			
Fernando A. Gonzalez				X
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property plans, and other possible property site acquisitions. The Pearl Place lottery will take place on May 29th @ 1:00 pm.

Victor Tavarez updated the Board on the recent and future Gateway Neighborhood Collaboration events (Gateway Revitalization Program, Career Fair Day, Housing Expo, Utility Assistance Fair etc.). Implementation of the NRTC program is proceeding.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling, First-Time Homebuyers and Homeownership programs and upcoming workshops, job fairs, Housing Expo.

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

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



PARTNER

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Edward Testino, Counsel

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

Wednesday, July 16th, 2025 - 6:00 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, July 16th, 2025 at 6:00 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.

<Moment of Silence.>
<Pledge of Allegiance>

Roll Call of Board of Directors:

Present: Edna Dorothy Carty-Daniel
Hector Motta
Gregory Pabon
John Anagnostis
Gloria Guzman

Excused: Fernando A. Gonzalez

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

On the motion of Mr. Anagnostis which motion was seconded by Mr. Pabon, the Board concurred to approve the Minutes of the PARTNER Board Meeting on April 23rd, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

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

RESOLUTION # 54-2025

**RESOLUTION TO APPROVE
THE PARTNER FISCAL AUDIT FOR YEAR ENDING DECEMBER 31, 2024.**

WHEREAS, N.J.S.A. 40A: 5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual report for the fiscal year ended December 31, 2024, has been completed and filed with the State of New Jersey – Department of Community Affairs pursuant to N.J.S.A. 40A: 5A-15; and

WHEREAS, N.J.S.A. 40A: 5A-17 requires the governing body of each authority to, within forty-five (45) days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally received the annual audit report, and, specifically, the second of the audit report entitled "Schedule of Findings and Questioned Costs", and had evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit and have specifically reviewed the sections of the audit report entitled "Schedule of Findings and Questioned Costs" in accordance with N.J.S.A. 40A: 5A-17; and

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization (PARTNER) hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ending December 31, 2024, and, specifically, has reviewed the section of the audit report entitled "Schedule of Findings and Questioned Costs", and had evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE, IT FURTHER RESOLVED, that the Secretary of PARTNER is hereby directed to promptly submit to the Local Finance Board, the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

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

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Fernando A. Gonzalez				X
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	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. Motta, the Board approves the July 2025 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			
Fernando A. Gonzalez				X
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property plans, and other possible property site acquisitions.

Victor Tavarez updated the Board on the recent and future Gateway Neighborhood Collaboration events (Gateway Revitalization Program, Career Fair Day, Housing Expo, Utility Assistance Fair etc.). Implementation of the NRTC program is proceeding.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling, First-Time Homebuyers and Homeownership programs and upcoming workshops, job fairs, Housing Expo.

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

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant



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

Wednesday, August 13th, 2025 - 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 13th, 2025 at 1:300 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.

<Moment of Silence.>
<Pledge of Allegiance>

Roll Call:

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

Excused: John Anagnostis
Gloria Guzman

Others Present: Douglas Dzema, Executive Director
Edward Testino, Counsel
Victor Tavarez, Gateway Neighborhood Program Coordinator
Eugenia Hill, Homeownership/Family Self-Sufficiency 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 July 16th, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

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

RESOLUTION # 55-2025

RESOLUTION TO APPROVE THE DUNLAP RAD, LLC & HANSEN RAD, LLC SMOKE-FREE POLICY

WHEREAS, the Smoke-Free Policy is being introduced to bring Dunlap RAD and Hansen RAD developments into compliance with the US Department of Housing and Urban Development’s (HUD) mandatory Smoke-Free Policy; and

WHEREAS, this policy prohibits the use of tobacco products in all living units, indoor common areas, and outdoor areas within 25 feet of buildings;

WHEREAS, the addition of this policy will strengthen the Housing Authority’s commitment to resident safety, regulatory compliance , and consistent property management practices;

NOW THEREFORE BE IT RESOLVED by the PARTNER Board of Trustees approves the Dunlap RAD, LLC and Hansen RAD, LLC Smoke-Free Policy, 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman				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 # 56-2025

RESOLUTION TO APPROVE THE POLICY FOR DUNLAP RAD, LLC and HANSEN RAD, LLC RESIDENT USAGE AND STORAGE OF GRILLS AND PROPANE TANKS IN RENTAL UNITS.

WHEREAS, the policy for Resident Usage and Storage of Grills and Propane Tanks is being introduced as a safety initiative throughout the Dunlap and Hansen RAD developments; and

WHEREAS, as summer activities increase, the use of outdoor grills – particularly those using propane – has become more common across our developments; and

WHEREAS, many RAD developments were not designed with designated grilling or propane storage areas, and the unregulated use of those items can create dangers for residents, staff, and property infrastructure. Additionally, our local fire codes and insurance carriers impose strict limitations on grill use and propane storage in multifamily housing settings; and

WHEREAS, the intent of this policy is to proactively address these concerns, to regulate the use, placement, and storage of grills and propane tanks at all RAD sites. The formal policy would improve resident and building safety, establish clear guidelines, and support fire prevention across our developments;

NOW THEREFORE BE IT RESOLVED by the PARTNER Board Trustees approves the policy for Dunlap RAD, LLC and Hansen RAD, LLC Resident Usage and Storage of Grills and Propane Tanks, as presented. Upon roll call, the following vote was carried:

Mr. Motta 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman				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 # 57-2025

RESOLUTION TO APPROVE LITHIUM-ION BATTERY CHARGING AND STORAGE POLICY FOR RESIDENTS

WHEREAS, this Lithium-Ion Battery Charging and Storage Policy is being introduced as a safety initiative throughout the Dunlap and Hansen RAD development; and

WHEREAS, Lithium-ion batteries—commonly found in e-bikes, scooters, wheelchairs, laptops, and cell phones—are increasingly present in multifamily residential settings. While these batteries provide convenience and mobility for residents, they also pose serious fire and safety risks when improperly charged, stored, or disposed of; and

WHEREAS, recent reports from the National Fire Protection Association (NFPA) and the U.S. Fire Administration indicate a rising number of structural fires caused by lithium-ion batteries, particularly in multifamily housing. Fires involving these batteries can ignite rapidly, emit toxic gases, and be difficult to extinguish; and

WHEREAS, the intent of this policy is to mitigate risks that could impact multiple families, staff and property assets. The formal policy would improve resident and building safety, establish clear guidelines, support fire preventions and ensure regulatory preparedness as HUD and local fire departments increase scrutiny of battery-related risks in subsidized housing;

NOW THEREFORE BE IT RESOLVED by the PARTNER Board of Trustees approved the Dunlap RAD, LLC and Hansen RAD, LLC Lithium-Ion Battery Charging and Storage Policy for residents, Policy, as presented.

Mr. Pabon 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman				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 # 58-2025

RESOLUTION TO APPROVE HANSEN RAD, LLC AND DUNLAP RAD, LLC LEASE AND ADDENDA UPDATE 2025.

WHEREAS, the Board Trustees have been presented for consideration the following updates to the Lease agreements for Hansen RAD LLC and Dunlap RAD LLC:

1. Tenant Lease Agreement
 - a. Section 10: Termination of Lease – (a) updated to reflect HUD-required 30-day notice (from 14 days) for failure to pay rent.
 - b. Section 11: Addition of HUD-required language regarding Information Hearings for RAD properties.
 - c. Section 20 (f) Parking, and Section 20 (g) restrictions on cameras/video surveillance.
 - d. Addition of Tenant Acknowledgement of Appendices and Additional Docs at the end of the lease.

2. New Addenda
 - a. Smoke-Free Policy
 - b. Use and Storage of Grills and Propane Tanks (Dunlap RAD LLC only)
 - c. Lithium-Ion Battery Charging and Storage Policy

WHEREAS, these lease revisions and updated addenda will strengthen the Housing Authority's commitment to resident safety, regulatory compliance, and consistent property management practices;

NOW THEREFORE BE IT RESOLVED by the PARTNER Board Trustees approves Hansen RAD, LLC and Dunlap RAD, LLC Lease and Addenda Update 2025, as presented. Upon roll call, the following vote was carried:

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			
Fernando A. Gonzalez	X			
Hector Motta	X			

Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman				X

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

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Pabon, the Board approves the July 2025 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman				X

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property plans, and other possible property site acquisitions. In addition, preparation for the next round of NRTC funding/application is process.

Victor Tavarez updated the Board on the recent and future Gateway Neighborhood Collaboration events (Gateway Revitalization Program, Career Fair Day, Housing Expo, Utility Assistance Fair etc.). Implementation of the NRTC program is proceeding.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling, First-Time Homebuyers and Homeownership programs and upcoming workshops, job fairs, Housing Expo.

Douglas Dzema, Executive Director updated the Board on recent and upcoming staffing changes with the Housing Choice Voucher (HCV) Program and the Housing Authority’s Maintenance Department.

- Elizabeth Nunez a long-standing and valued member of the HCV team, will be retiring effective December 31, 2025.
- Damaris Santiago has assumed responsibilities with the HCV Program.
- Penelope Zorilla has transitioned into a full-time front desk position.
- Jose Sanchez-Carrill, a dedicated member of the Housing Authority Maintenance Department will be retiring effective October 31, 2025.
- Luis Cardona, Messenger will be leaving effective October 31, 2025.

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
Fernando A. Gonzalez
Hector Motta
Gregory Pabon
John Anagnostis
Gloria Guzman

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 10th, 2025 - 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, September 10th, 2025 at 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.

<Moment of Silence.>
<Pledge of Allegiance>

Roll Call:

Present: Edna Dorothy Carty-Daniel
Gregory Pabon
Fernando A. Gonzalez
John Anagnostis
Gloria Guzman

Excused: Hector Motta

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

<Presentation by Lisett Lebron, Program Coordinator/ City of Perth Amboy and Fatimah Raymond, NRTC Strategy Consultant & Fund Development Coordinator, RayZo Consulting, Inc.>

On the motion of Mr. Gonzalez which motion was seconded by Mr. Pabon, the Board concurred to approve the Minutes of the PARTNER Board Meeting on August 13th, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

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

RESOLUTION # 59-2025

RESOLUTION TO APPROVE THE SHARED SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD

WHEREAS, PARTNER has determined that it is in need of bookkeeping/financial services and related training; and

WHEREAS, the LHA employs personnel who are responsible for providing bookkeeping/financial services; and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1, et seq.), permits, authorizes, and encourages public bodies to enter into agreements with each other for cost saving purposes; and

WHEREAS, the parties have determined it to be in their mutual best interest to enter into a Shared Services Agreement for bookkeeping/financial services and related training; and

WHEREAS, the LHA is, and at all times shall remain, the employer of any and all individuals who shall provide any and all bookkeeping services to PARTNER under this Agreement; and

WHEREAS, both PARTNER and the LHA recognize the value and economic benefit in shared bookkeeping services and related training and desire to enter into a Shared Services Agreement whereby the LHA will designate one of its bookkeeping/financial employees to work on PARTNER matters AS NEEDED for approximately four (4) hours per work week but no more than eight (8) hours per work week; and

WHEREAS, PARTNER shall compensate the LHA at a rate of Ninety-five and 00/100 Dollars (\$95.00) per hour for the performance of services hereunder.

WHEREAS, This Agreement shall become effective upon duly adopted enactments of the parties in accordance with the Uniform Shared Services and Consolidation Act, and shall have a term not to exceed six (6) months, commencing on August 21, 2025.

WHEREAS, each party has authorized the execution of this Agreement by duly adopted resolution of its respective governing body.

NOW, THEREFORE, BE IT RESOLVED, the Board Members of PARTNER approve the Shared Services Agreement with the Housing Authority of Lakewood, as presented.

Mr. Pabon 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:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Fernando A. Gonzalez	X			
Hector Motta				X
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	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 # 60-2025

RESOLUTION TO APPROVE THE SHARED SERVICES WITH KEANSBURG HOUSING AUTHORITY

WHEREAS, KHA has determined that it is in need of bookkeeping/financial services and related training; and

WHEREAS, PARTNER employs personnel who are responsible for providing bookkeeping/financial services; and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1, et seq.), permits, authorizes, and encourages public bodies to enter into agreements with each other for cost saving purposes; and

WHEREAS, the parties have determined it to be in their mutual best interest to enter into a Shared Services Agreement for bookkeeping/financial services and related training; and

WHEREAS, PARTNER is, and at all times shall remain, the employer of any and all individuals who shall provide any and all bookkeeping services to KHA under this Agreement; and

WHEREAS, both KHA and PARTNER recognize the value and economic benefit in shared bookkeeping services and related training and desire to enter into a Shared Services Agreement whereby PARTNER will designate one of its bookkeeping/financial employees to work on KHA matters AS NEEDED for approximately four (4) hours per work week but no more than eight (8) hours per work week; and

WHEREAS, KHA shall compensate PARTNER at a rate of One Hundred and Five and 00/100 Dollars (\$105.00) per hour for the performance of services hereunder.

WHEREAS, each party has authorized the execution of this Agreement by duly adopted resolution of its respective governing body.

NOW, THEREFORE, BE IT RESOLVED, the Board Members of PARTNER approve the Shared Services Agreement with Keansburg Housing Authority, as presented.

Mr. Pabon 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:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Fernando A. Gonzalez	X			
Hector Motta				X
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	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 # 61-2025

RESOLUTION TO APPROVE THE RAYZO CONSULTANT CONTRACT FOR GRANT SERVICES

WHEREAS, RayZo specializes in helping mission-driven organizations identify, secure, and manage the grant opportunities that best align with their goals. With deep knowledge of the funding landscape and extensive research capacity, Rayzo match nonprofits with the right opportunities and support them in building lasting relationships with major funders across the NY/NJ metro area; and

WHEREAS, in the past two years alone, RayZo has averaged a 62% grant success rate, secured over \$1 million in new funding for a cohort of small to mid-sized nonprofits, and maintained a 90–95% renewal rate for existing grants. RayZo’s clients have achieved transformative growth, including awards that increased organizational budgets by 20–30%, supported leadership transitions, expanded critical community programs, and positioned nonprofits for long-term sustainability; and

WHEREAS, by combining strategic prospecting, expert grant writing, and effective funder communications, RayZo consistently strengthens organizations’ capacity to attract investment and advance their mission; and

WHEREAS, RayZo proposes to serve as Fund Development Consultant for PARTNER, providing comprehensive grant and fundraising support to advance the organization’s development goals. Services will include designing and implementing a grant calendar, grant writing and management, and strategic consultation on fundraising. RayZo will also execute a comprehensive grants management plan and as needed, support additional fundraising activities such as donor appeals or special events. All activities will be carried out in alignment with the vision and direction set by PARTNER’s leadership; and

WHEREAS, PARTNER strengthens Perth Amboy through affordable housing, education, and community redevelopment that fosters opportunity and self-sufficiency. The organization partners with residents, businesses, and volunteers to create safe housing, economic independence, and lasting neighborhood revitalization.

Purpose of This Partnership

To fulfill this mission, PARTNER is seeking a grant development partner who can:

- Expand funding for the Gateway Neighborhood Revitalization Plan (Gateway)
- Advance redevelopment investment in housing and community facilities

- Support scholarship programs for youth and residents, and
- Pursue land acquisition for affordable housing with Habitat for Humanity.

The Hope

- A 12-month funding pipeline (10–15 opportunities) aligned with PARTNER’s mission.
- 6–8 strong grant applications in Year 1, including at least two above \$100,000.
- Practical grant tracking and compliance tools.
- Support in cultivating corporate NRTC investors, foundation partners, and housing/education funders.

WHEREAS, the following designated staff will lead this project:

- Zoraya E. Lee-Hamlin – Lead Liaison & Project Manager
- Karla Spivey – Chief Grants Manager & Writer
- Fatimah Raymond – NRTC Strategy Consultant & Fund Development Coordinator
- Sophia Tingle – Lead Brand Manager & Designer

WHEREAS, the contract period will commence on September 15, 2025, and terminate on September 14, 2026. This agreement is between PARTNER and RayZo, Inc. PARTNER retains RayZo, Inc.'s consulting services under the terms and conditions outlined in the scope of services. P.A.R.T.N.E.R. may renew this contract under the same terms and conditions until October 31, 2026.

WHEREAS,

Fee Schedule: Flat rate \$5,000 per month

- \$5,000 per month (includes up to 30 hours) for the proposed scope of services.
- Additional hours beyond the monthly allocation will be billed at \$175 per hour, with prior approval required before exceeding the allotted time.

NOW, THEREFORE BE IT RESOLVED, the Board Members of PARTNER approve the RayZo Consulting Contract for grant services, as presented.

Mr. Pabon 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:

VOTE:

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

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

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Pabon, the Board approves the August 2025 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			
Fernando A. Gonzalez	X			
Hector Motta				X
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property dedication scheduled for Wednesday, October 15th at 11:00 am.

Victor Tavarez updated the Board on the recent and future Gateway Neighborhood Collaboration events (Gateway Revitalization Program, Career Fair Day, Housing Expo, Utility Assistance Fair etc.). Implementation of the NRTC program is proceeding.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling, First-Time Homebuyers and Homeownership programs and upcoming workshops, job fairs, Housing Expo.

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Pabon, 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
Fernando A. Gonzalez
Hector Motta
Gregory Pabon
John Anagnostis
Gloria Guzman

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, November 12, 2025 - 2:30 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 12th, 2025 at 2:30 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.

<Moment of Silence.>
<Pledge of Allegiance>

Roll Call:

Present: Edna Dorothy Carty-Daniel
Gregory Pabon
Fernando A. Gonzalez
Hector Motta
Gloria Guzman

Excused: John Anagnostis

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

On the motion of Mr. Gonzalez which motion was seconded by Mr. Pabon, the Board concurred to approve the Minutes of the PARTNER Board Meeting on September 10th, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

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

RESOLUTION # 62-2025

RESOLUTION TO APPROVE YAMILLE CHAVES AS TRUSTEE TO THE PARTNER BOARD

WHEREAS, PARTNER Board of Trustees has reviewed the resume of Yamille Chaves, the Branch Manager of the Provident Bank in Perth Amboy, New Jersey; and

WHEREAS, PARTNER Board of Trustees were requested to consider Ms. Chaves as a candidate for the PARTNER Board of Trustees;

NOW, THEREFORE BE APPROVED, the PARTNER Board of Trustees approves Yamille Chaves as Trustee to the PARTNER Board, as presented.

Mr. Motta 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	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 # 63-2025

RESOLUTION TO APPROVE THE PARTNER OPERATION BUDGET FYE DECEMBER 31, 2026

WHEREAS, PARTNER’s fiscal year begins on January 1st, 2026 and ends on December 31st, 2026; and

WHEREAS, the Executive Director along with PARTNER’s accountant have prepared a budget plan for the year ended December 31st, 2026; 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, 2026, as presented.

Mr. Pabon 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	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 # 63-2025

RESOLUTION TO APPROVE THE PARTNER TAX CREDIT CASH FLOW BUDGET FOR YEAR 2026

WHEREAS, PARTNER’s fiscal year begins on January 1st, 2026 and ends on December 31st, 2026; 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, 2026; 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, 2026, as presented.

Mr. Pabon 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	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 NO. 64-2025

RESOLUTION TO APPROVE THE HIRING FOR POSITION OF MAINTENANCE MECHANIC.

WHEREAS, the Board is requested to consider hiring Joseph Ronkon to the PARTNER team as a full-time Maintenance Mechanic I, starting Monday, November 10, 2025; and

WHEREAS, Joseph brings with him nearly 20 years of experience as both a worker and owner in the residential and commercial construction industry. Throughout his career, he has developed expertise across more than six major trades, giving him a well-rounded understanding of building systems, maintenance, and repair work; and

WHEREAS, Mr. Ronkon’s depth of hands-on experience and strong technical background will make him a valuable addition to the team; and

NOW, THEREFORE BE IT RESOLVED, the PARTNER Board of Trustees approved the hiring of Joseph Ronkon to the PARTNER team as a full-time Maintenance Mechanic I, starting Monday, November 10, 2025, as presented.

Mr. Pabon 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	X			

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

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Motta, the Board ratifies the October 2025 Bill List and Communications and approves the November 2025 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property dedication that took place on Wednesday, October 15th at 11:00 am.

Victor Tavarez updated the Board on the recent and future Gateway Neighborhood Collaboration events (Gateway Revitalization Program, Career Fair Day, Housing Expo, Utility Assistance Fair etc.). Implementation of the NRTC program is proceeding and Victor commented on the NRTC Investors Enrollment Opportunity Breakfast event that took place on November 6, 2025.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling, First-Time Homebuyers and Homeownership programs and upcoming workshops, job fairs, Housing Expo.

Douglas Dzema, Executive Director presented a discussion on PARTNER separating from the Housing Authority of the City of Perth Amboy.

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Pabon, 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
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Board Members: E. Dorothy Carty-Daniel, President
Fernando A. Gonzalez
Hector Motta
Gregory Pabon
John Anagnostis
Gloria Guzman
Yamille Chavez

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, November 12, 2025 - 2:30 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 Tuesday, December 9th, 2025 at 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.

<Moment of Silence.>
<Pledge of Allegiance>

Roll Call:

Present: Edna Dorothy Carty-Daniel
Fernando A. Gonzalez
John Anagnostis
Yamille Chaves

Excused: Gregory Pabon
Hector Motta
Gloria Guzman

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

On the motion of Mr. Gonzalez which motion was seconded by Ms. Carty-Danile, the Board concurred to approve the Minutes of the PARTNER Board Meeting on November 12th, 2025, as presented. Upon roll call, the following vote was carried:

VOTE:

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

Gloria Guzman				X
Yamille Chaves	X			

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Carty-Daniel, the Board concurred to approve the 2026 PARTNER Board of Trustees Meeting Schedule, as presented. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Fernando A. Gonzalez	X			
Hector Motta				X
Gregory Pabon				X
John Anagnostis	X			
Gloria Guzman				X
Yamille Chaves	X			

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Carty-Daniel, the Board concurred to approve the December 2025 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			
Fernando A. Gonzalez	X			
Hector Motta				X
Gregory Pabon				X
John Anagnostis	X			
Gloria Guzman				X
Yamille Chaves	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property dedication that took place on Wednesday, October 15th at 11:00 am.

Victor Tavarez updated the Board on the recent and future Gateway Neighborhood Collaboration events (Gateway Revitalization Program, Career Fair Day, Housing Expo, Utility Assistance Fair etc.). Implementation of the NRTC program is proceeding.

Eugenia Hill updated the Board on the Family Self-Sufficiency, Home Counseling, First-Time Homebuyers and Homeownership programs and upcoming workshops, job fairs, Housing Expo.

Douglas Dzema, Executive Director updated the Board with details on PARTNER separating from the Housing Authority of the City of Perth Amboy.

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

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant