



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
Josephine Smith
Gregory Pabon
John Anagnostis

Douglas G. Dzema, Executive Director
Edward Testino, Counsel

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

Wednesday, January 10, 2024

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 10, 2024 @ 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
Gregory Pabon
John Anagnostis

Excused: Hector Motta
Josephine Smith

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

On the motion of Mr. Pabon, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the Minutes of the PARTNER Board Meeting on December 7, 2023, 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
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			

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

RESOLUTION # 45-2024

RESOLUTION TO APPROVE THE PARTNER OPERATION BUDGET FYE DECEMBER 31, 2024

WHEREAS, PARTNER's fiscal year begins on January 1st, 2024 and ends on December 31st, 2024; and

WHEREAS, the Executive Director along with PARTNER's accountant have prepared a budget plan for the year ended December 31st, 2024; 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, 2024, as presented.

Mr. Anagnostis moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Gonzalez . 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
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			

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

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

RESOLUTION # 46-2024

RESOLUTION TO APPROVE THE PARTNER TAX CREDIT CASH FLOW BUDGET FOR YEAR 2024

WHEREAS, PARTNER's fiscal year begins on January 1st, 2024 and ends on December 31st, 2024;
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, 2024; 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, 2024, as presented.

Mr. Anagnostis moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Gonzalez. 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
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			

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

On the motion of Mr. Pabon, which motion was seconded by Mr. Gonzalez, the Board approves the January 2024 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
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Pearl Place Property Acquisition negotiations, Inslee Street/Garretson Avenue Habitat construction schedule, the status of NRTC program and upcoming events.

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. In addition, the Board was informed of the FSS Graduation event scheduled for June 8, 2024 from 11:00 am to 2:00 pm at the Birchwood Apartments in 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

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Board Members:

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Hector Motta
Josephine Smith
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, February 14th, 2024

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, February 14th, 2024 @ 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) *newly appointed

Excused: Josephine Smith

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

Gloria Guzman was introduced to the PARTNER Board by Douglas Dzema, Executive Director and Delilah Gonzalez, Program Manager/Hansen RAD LLC for appointment recommendation to PARTNER as a Board Trustee. Ms. Guzman's resume was distributed and reviewed.

On the motion of Mr. Pabon, which motion was seconded by Mr. Motta, the Board concurred to approve the appointment of Gloria Guzman to PARTNER as a 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			
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			

The PARTNER Board of Trustees congratulated Gloria Guzman.

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 10th, 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			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman			X	

On the motion of Mr. Pabon, which motion was seconded by Mr. Gonzalez, the Board approves the February 2024 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			
Josephine Smith				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 Acquisition negotiations, Inslee Street/Garretson Avenue Habitat construction schedule, the status of NRTC program and upcoming events.

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. In addition, the Board was informed of planned Home Counseling and Homeownership workshops and the FSS Graduation event scheduled for June 8, 2024 from 11:00 am to 2:00 pm at the Birchwood Apartments in Perth Amboy.

On the motion of Mr. Motta, 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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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, March 13th, 2024
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 13th, 2024 @ 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: Josephine Smith
John Anagnostis

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

On the motion of Mr. Motta, which motion was seconded by Mr. Pabon, the Board concurred to approve the Minutes of the PARTNER Board Meeting on February 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			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	X			

On the motion of Mr. Pabon, which motion was seconded by Mr. Motta, the Board approves the March 2024 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			
Josephine Smith				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 Acquisition ground-breaking event scheduled for June 13th and the Inslee Street/Garretson Avenue Habitat for Humanity build day scheduled for Friday, May 17th.

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. In addition, the Board was informed of planned Home Counseling and Homeownership workshops and the FSS Graduation event scheduled for June 8, 2024 from 11:00 am to 2:00 pm at the Birchwood Apartments in Perth Amboy.

On the motion of Mr. Motta, which motion was seconded by Mr. Pabon, 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, May 8th, 2024

5:30 pm

VIRTUAL ZOOM and In-Person Meeting

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") met for the regular Board Meeting on Wednesday, May 8th, 2024 @ 5:30 pm through a virtual ZOOM conference and in-person at the Housing Authority's main office (Resource Center) located at 881 Amboy Avenue, Perth Amboy, New Jersey.

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

<Moment of Silence.>

<Pledge of Allegiance>

Roll Call of Board of Directors:

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

Excused: Josephine Smith
John Anagnostis

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

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Motta, the Board concurred to approve the Minutes of the PARTNER Board Meeting on March 13th, 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			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	X			

On the motion of Mr. Motta, which motion was seconded by Mr. Pabon, the Board ratifies the April 2024 and approves the May 2024 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			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	X			

Douglas Dzema, Executive Director updated the Board Trustees of PARTNER on the Inslee Street/Garretson Avenue Habitat for Humanity Women's Build Kickoff day scheduled for Friday, May 7th and the Pearl Place Property Acquisition ground-breaking event scheduled for June 13th.

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. The Board was informed on the results of the ASK Scholarship for Youth and Continuing Education. The deadline for submission was April 30, 2024. There were 9 respondents this year (4 old and 5 new), which currently are under review. The award limit is \$12K. In addition, the Board was informed of planned Home Counseling and Homeownership workshops and the FSS Graduation event scheduled for June 8, 2024 from 11:00 am to 2:00 pm at the Birchwood Apartments in Perth Amboy.

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



PARTNER

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Josephine Smith
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, June 12th, 2024

1:30 pm

VIRTUAL ZOOM and In-Person Meeting

The Board Members of the Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") met for the regular Board Meeting on Wednesday, June 12th, 2024 @ 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
John Anagnostis

Excused: Josephine Smith

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

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Motta, the Board concurred to approve the Minutes of the PARTNER Board Meeting on May 8th, 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			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

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

RESOLUTION #

RESOLUTION AUTHORIZING THE EXTENSION OF THE CONTRACT FOR EMERGENCY GENERATOR MAINTENANCE AND REPAIR SERVICES THROUGH JUNE 30, 2026

WHEREAS, Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization ("PARTNER") requires emergency generator maintenance and repair services for its various housing development sites; and

WHEREAS, the Authority solicited proposals for a two-year service contract, renewable for two additional years, for such services through public advertisement in The Home News Tribune on 5/22/2022, posted the same on the Authority's website and received proposals until 6/7/2022; and

WHEREAS, the contract was awarded to GenServe, LLC of Hainesport, New Jersey; and

WHEREAS, the contractor has performed satisfactorily over the past two years and has proven to be a competent and reliable contractor; and

WHEREAS, sufficient funds are available from PARTNER'S operating funds to pay for the required services for an additional two years.

NOW THEREFORE BE IT RESOLVED by the Board Members of PARTNER as follows:

PARTNER approves the award of a two-year extension of the contract with GenServe, LLC for the emergency generator maintenance and repair services PARTNER requires from time to time at an annual cost of \$2,825.00, an hourly rate for standard hours of \$135.00/hr. and an hourly rate for premium hours of \$200.00/hr. commencing July 1, 2024 through June 30, 2026.

MOVED/SECONDED:

Resolution moved by _____ **Mr. Gonzalez** _____

Resolution seconded by _____ **Mr. Anagnostis** _____

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith				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 # ____-2024

TO APPROVE THE 2024 ASK YOUTH AND CONTINUING EDUCATION SCHOLARSHIP AWARDS

WHEREAS, the Board Trustees of PARTNER have reviewed (8) ASK Youth and (7) 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 \$12,000.00, as presented; and

FURTHER, during review of applications submitted, the Board Trustees of PARTNER found (3) ASK Youth Scholarship applications to be incomplete and therefore, not considered for award, as presented;

NOW THEREFORE BE IN RESOLVED, by the Board Trustees of PARTNER approves the award to each of the following recipients listed below of the 2024 ASK Youth and Continuing Education Scholarships, as presented.

NAME	YOUTH/ COUNTINING ED	NEW/RETURNING	GPA	SCHOOL
Melaney Ventura	Youth UL	New	3.6	Montclair University
Elanah Pugh	C.E.	RETURNING	3.8	Kean University
Estefany Matos Alberto	C.E.	New	2.9	College of NJ – Public Health
Javon Hill	C.E.	RETURNING	2.0	Temple University
	Youth UL	New	2.3	Middlesex County College

Diego Reynoso Duran				
Jesenia Vega	C.E.	RETURNING	3.0	College of NJ – Psychology & Communications
William Santiago	C.E.	RETURNING	3.8	William Peterson University
Demond Nelson	C.E.	RETURNING	2.7	Montclair State University
Tyonna Johnson	Youth - PAHS	New	3.1	Montclair State University
Nicolle Duarte	C.E.	New	2.5	Cedar Crest College
Shakir Price	Youth - PAHS	New	2.0	Post University
Deonna Johnson	Youth - PAHS	New	3.38	Montclair State University

Recommendation

- | | | |
|---------------------------|---------|---------|
| 1. Melaney Ventura | \$1,500 | \$1,500 |
| 2. Elanah Pugh | \$1,250 | |
| 3. Estefany Matos Alberto | \$1,250 | \$5,000 |
| 4. Javon Hill | \$1,250 | |
| 5. Diego Reynosa Duran | \$1,250 | |
| 6. Jesenia Vega | \$1,000 | |
| 7. William Santiago | \$1,000 | \$3,000 |
| 8. Demond Nelson | \$1,000 | |
| 9. Tyonna Johnson | \$750 | \$1,500 |
| 10. Nicolle Duarte | \$750 | |
| 11. Shakir Price | \$500 | \$1,000 |
| 12. Deonna Johnson | \$500 | |

Total \$12,000

MOVED/SECONDED:

Resolution moved by _____ Mr. Motta _____

Resolution seconded by _____ Mr. Pabon _____

VOTE:

Board Member	Yes	No	Abstain	Absent
Edna Dorothy Carty-Daniel, President	X			
Fernando A. Gonzalez	X			
Hector Motta	X			
Josephine Smith				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. Motta, which motion was seconded by Mr. Anagnostis, the Board approves the June 2024 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			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

Douglas Dzema, Executive Director informed the Board Trustees of PARTNER of the Pearl Place Property Acquisition ground-breaking event scheduled for Thursday, June 13th.

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Motta Soto, the Board concurred to cancel the PARTNER Board of Trustees meeting scheduled for Wednesday, July 17, 2024 @ 1:30 pm. 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			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

On the motion of Mr. Gonzalez, which motion was seconded by Mr. Motta, the Board concurred to change the time of the PARTNER Board of Trustees meeting scheduled for Wednesday, August 14th, 2024 from 1:30 pm to 5:00 pm, 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			
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis	X			
Gloria Guzman	X			

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

Eugenia Hill informed the Board of planned Home Counseling and Homeownership workshops and the FSS Graduation event that took place on June 8, 2024 at the Birchwood Apartments in Perth Amboy.

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



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

Tuesday, July 16th, 2024
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, July 16th, 2024 @ 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
Gregory Pabon
Gloria Guzman

Excused: Josephine Smith
Hector Motta
John Anagnostis

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

On the motion of Mr. Pabon, which motion was seconded by Mr. Gonzalez, the Board concurred to approve the Minutes of the PARTNER Board Meeting on June 12th, 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
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	X			

On the motion of Mr. Pabon, which motion was seconded by Mr. Gonzalez, the Board approves the July 2024 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
Josephine Smith				X
Gregory Pabon	X			
John Anagnostis				X
Gloria Guzman	X			

Douglas Dzema, Executive Director informed the Board Trustees of PARTNER of the EPA Change Grant Collaboration with the City and that the Pearl Place Property Acquisition with Habitat for Humanity is up and running.

Victor Tavaréz updated the Board Trustees on the implementation details of the NRTC application.

Eugenia Hill updated the Board Trustees on the events/workshops and status report of the Family Self-Sufficiency Program.

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, August 14th, 2024

5:00 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 14th, 2024 @ 5 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 (telephone vote)
Gloria Guzman

Excused: Gregory Pabon
Josephine Smith
John Anagnostis

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

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Guzman, the Board concurred to approve the Minutes of the PARTNER Board Meeting on July 16th, 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			
Josephine Smith				X
Gregory Pabon				X
John Anagnostis				X
Gloria Guzman	X			

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

RESOLUTION # 49-2024

**RESOLUTION RATIFYING THE AWARD OF THE CONTRACT FOR GENERAL LEGAL SERVICES
WITH EDWARD TESTINO, LLC THROUGH JUNE 30, 2025**

WHEREAS, the Housing Authority of the City of Perth Amboy (the “Authority”) needs to retain a legal professional to provide as needed General Legal Services commencing July 1, 2024 through June 30, 2025; and

WHEREAS, the Contract is to be awarded through a “fair and open process” pursuant to N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Authority solicited proposals for a one-year period commencing July 1, 2024 with an option to renew for one additional one-year period; and

WHEREAS, Edward Testino, LLC of Matawan, New Jersey submitted the proposal which price was advantageous to the Authority, and which proposal conformed to all requirements; and

WHEREAS, Edward Testino, LLC has performed services for the Authority in the past and has proven to be a competent and reliable attorney; and

WHEREAS, sufficient funds are available from the Authority’s operating funds to pay for the required services.

NOW THEREFORE BE IT RESOLVED by the Board of the Authority as follows:

Ratify the award of a professional services contract to provide general legal services to the firm of Edward Testino, LLC of Matawan, NJ for an annual retainer fee of \$31,200.00 for a one-year period commencing July 1, 2024 with the option to renew for one additional year commencing July 1, 2025 for an annual retainer fee of \$32,400.00.

MOVED/SECONDED:

Resolution moved by _____ Mr. Gonzalez _____

Resolution seconded by _____ Ms. Guzman _____

VOTE:

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

Ms. Carty-Daniel declared said resolution is carried.

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Guzman, the Board approves the August 2024 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			
Josephine Smith				X
Gregory Pabon				X
John Anagnostis				X
Gloria Guzman	X			

Douglas Dzema, Executive Director informed the Board Trustees of PARTNER that the Pearl Place Property Acquisition with Habitat for Humanity is up and running. In addition, it was conveyed to the Board members that the interior design and furnishing of the two Habitat built homes on Inslee St. and Garretson Avenue in Perth Amboy is in process through collaboration with the Morris Habitat for Humanity and the City and that a “reveal date” will soon be forthcoming.

Victor Tavaréz updated the Board Trustees on the implementation details of the NRTC application.

Eugenia Hill updated the Board Trustees on the events/workshops and status report of the Family Self-Sufficiency Program.

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



PARTNER

Perth Amboy Redevelopment Team for Neighborhood Enterprise and Revitalization

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Board Members:

E. Dorothy Carty-Daniel, President
Fernando A. Gonzalez
Hector Motta
Josephine Smith
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, October 9th, 2024
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 October 9th, 2024 @ 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
Gloria Guzman

Excused: Gregory Pabon
John Anagnostis

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

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

RESOLUTION # 50-2024

RESOLUTION TO APPROVE THE 2025 ASK YOUTH AND CONTINUING EDUCATION SCHOLARSHIP APPLICATION

WHEREAS, PARTNER is the sponsoring organization for the annual scholarship; and

WHEREAS, this scholarship is to be awarded to graduating high school seniors and to adults who are interested in continuing their education; and

WHEREAS, Achieving Success & Knowledge (ASK) Scholarship Program challenges students, who are residents of the Housing Authority of the City of Perth Amboy Public Housing or received Perth Amboy Section 8 Housing Choice Voucher Assistance, to develop and perform services within the community; and

WHEREAS, these recipients are selected on the basis of good academic standing, school attendance, and commitment to volunteerism/ community services, personal accomplishments, and progress towards the achievement of the Family Self-Sufficiency goals;

NOW, THEREFORE BE IT RESOLVED, the Board Trustees of PARTNER approves the 2025 ASK Youth and Continuing Education Scholarship application with a deadline due date of April 30, 2025, as presented.

MOVED/SECONDED:

Resolution moved by _____ Mr. Gonzalez_____

Resolution seconded by _____ Ms. Guzman_____

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			

Ms. Carty-Daniel declared said resolution is carried.

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Guzman, the Board approves the October 2024 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 informed the Board Trustees of PARTNER of "The Reveal" event that took place on October 4th for the families of the Habitat for Humanity property at Inslee Street and Garretson Avenue and that there will be a formal Dedication event of this property scheduled for November 13, 2024 @ 11:00 am. In addition, the Pearl Place Property Acquisition with Habitat for Humanity is up and running.

Victor Tavarez updated the Board Trustees on the implementation details of the 2025 NRTC application and status of the submission of the 2025 NRTC application.

Eugenia Hill updated the Board Trustees on the events/workshops and status report of the Family Self-Sufficiency Program.

On the motion of Mr. Gonzalez, which motion was seconded by Ms. Guzman, the Board approves the change of date of the next PARTNER Board meeting to Thursday, November 14, 2024 starting at 1:30 pm. 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. 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

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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

Thursday, November 14th, 2024

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 Thursday, November 14th, 2024 @ 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

On the motion of Mr. Motta, which motion was seconded by Mr. Pabon, the Board concurred to approve the Minutes of the PARTNER Board Meeting on October 9th, 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			

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

RESOLUTION # 51-2024

RESOLUTION TO APPROVE THE PARTNER OPERATION BUDGET FYE DECEMBER 31, 2025

WHEREAS, PARTNER's fiscal year begins on January 1st, 2024 and ends on December 31st, 2025; and

WHEREAS, the Executive Director along with PARTNER's accountant have prepared a budget plan for the year ended December 31st, 2025; 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, 2025, as presented.

Mr. Motta moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Gonzalez. 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 # 52-2024

RESOLUTION TO APPROVE THE PARTNER TAX CREDIT CASH FLOW BUDGET FOR YEAR 2025

WHEREAS, PARTNER's fiscal year begins on January 1st, 2025 and ends on December 31st, 2025; 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, 2025; 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, 2025, as presented.

Mr. Motta moved that the foregoing resolution be adopted as presented, which motion was seconded by Mr. Gonzalez. 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 of Trustees of PARTNER concurred to approve the 2025 PARTNER Board of Trustees Meeting Schedule, as presented.

PARTNER BOARD OF TRUSTEES
2025
MONTHLY MEETING SCHEDULE

Pursuant to Chapter 231, Laws of 1975, known as the Open Public Meetings Act the following are designated as the meeting dates of PARTNER at which the business of the said Authority may be formally discussed, decided or acted upon. The Regular Board of Trustees monthly meetings on the second Wednesday of every month (unless otherwise scheduled *) will be held via ZOOM and Teleconference unless stated otherwise starting at 1:30 p.m. (unless otherwise scheduled) to discuss the general business of PARTNER.

DATES AS FOLLOWS:

January 8, 2025
February 11, 2025 (Tuesday) *
March 12, 2025
April 23, 2025 *
May 21, 2025 (Regular & Annual Re-Org Meeting- 5:00 pm) *
June 11, 2025
July 9, 2025
August 13, 2025
September 10, 2025
October 8, 2025
November 12, 2025
Tuesday, December 9, 2025 - 5:00 pm

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 Mr. Gonzalez, the Board approves the November 2024 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 Acquisition negotiations, Inslee Street/Garretson Avenue Habitat construction schedule, the status of NRTC program and upcoming events.

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

Douglas Dzema updated the Board on the Family Self-Sufficiency, Home Counseling and Homeownership programs. In addition, the Board was informed of the Habitat for Humanity Dedication event of the Inslee St. & Garretson Avenue homes that took place yesterday. The event was very well attended by FSS families, State, City and Housing Authority officials, Habitat for Humanity staff, as well as area residents.

On the motion of Mr. Pabon which motion was seconded by Mr. Gonzalez, the Board concurred to approve the change of date for the next PARTNER meeting to Tuesday, December 17th, 2024 starting at 5:00 pm, 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. Gonzalez, which motion was seconded by Mr. Pabon, the Board concurred to adjourn meeting.

Respectfully submitted by,

Rosemarie McKeon

ROSEMARIE MCKEON
Secretary/ Executive Assistant