

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, February 8, 2022 at 4:30 PM via Zoom meeting.

The following correspondence was received from the Executive Director, John T. Mahon.

**Honorable Vincent Lombardo**

**Honorable Irene Rose Pyke**

**Honorable John R. Cupo**

**Honorable Jubrial J. Nesheiwat**

**Honorable Robert Doria**

**Honorable Shanna McKennan**

**Raff, Masone & Weeks, Counsel**

Members of the Board:

In accordance with the By-laws of the Housing Authority of the City of Bayonne, after consulting with the other Commissioners of the Authority, I have determined to call Caucus Meetings of the Authority, generally to be held one hour directly before the Regular Meetings.

Very truly yours,  
**Vincent Lombardo**  
**Chairman**

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, February 8, 2022 at 5:30 PM** via Zoom meeting.

**Members of the Board:**

Resolution authorizing the acceptance of the minutes of the board of commissioners regular meeting held on January 18, 2022.

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BHA has a long standing relationship with Jersey City Housing Authority to perform certain inspections in regards to subsidized properties they own but are not allowed to inspect as they are the owners and there is a conflict of interest. A Resolution to ratify the continuation of the agreement with Jersey City for Quality Control services is being prepared for your consideration.

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On Thursday, January 27, 2022 at 10:00 AM proposals were received and opened for Real Estate Appraisal Services from the following:

**PROPOSERS**

Stack, Coolahan & Stack, LLC

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**Executive/Strategic Planning Committee**

Discussed current option for relocating administrative office, revisions to Campaign Policy and revised Board Committees.

**Finance Committee**

Did not meet - no new matters to discuss.

**Grounds Committee**

Did not meet - no new matters to discuss.

Respectfully submitted,  
**John T. Mahon**  
**Executive Director**

**Executive Director John Mahon:**

In accordance with the Open Public Meetings Act, and Emergency Remote Meeting Protocol for Local Public Bodies, adequate notice and electronic notice of this remote meeting were provided by sending notice to The Jersey Journal, and posting it on the Bayonne Housing Authority website. Public comments may be made as follows. All members of the public shall be muted during the meeting, except that members of the public shall be unmuted when called upon by the chairman during the public comment portion of the meeting. Any member engaged in disruptive behavior may be muted or removed from the meeting.

*Pledge of Allegiance*

*Executive Director John Mahon then called the roll and the following were present:*

*Chair Lombardo, Vice Chair Pyke, Commissioners Doria, McKennan, Cupo, and Nesheiwat.*

**Executive Director John Mahon:**

Do I hear a motion to suspend the reading of the minutes, and file accordingly upon approval?

*Motion by Commissioner Cupo and seconded by Commissioner Doria*

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, McKennan, Cupo, and Nesheiwat.*

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

We have a consent agenda resolution, sponsored by Chairman.

*Motion by Commissioner Doria and seconded by Commissioner Cupo*

*John Mahon reads Consent Agenda resolution number 6790 listed below*

- (6791) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) has determined that, given the nature and extent of the items discussed and voted upon at its regular meetings, it would be in the Authority’s best interests to adopt a consent agenda format for the purpose of conducting one vote on all routine and un-debated matters;  
**WHEREAS**, the Authority’s Commissioners have reviewed the items listed on the printed agenda, and determined that all, (except resolution numbered **6794**), shall be voted on together with one vote, and  
**WHEREAS**, all Commissioners in attendance at this Regular Meeting of the Authority are in agreement with this determination,  
**NOW THEREFORE BE IT RESOLVED**, that the resolutions numbered **6791-6795**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.
- (6792) **WHEREAS**, the Board of Commissioners held the regular January Board meeting on January 18, 2022 via Zoom and conference call; and,  
**WHEREAS**, the minutes of the meeting must be and have been presented to the Board for review and approval; and,  
**NOW THEREFORE BE IT RESOLVED**, by the Housing Authority of the City of Bayonne Board of Commissioners that the attached minutes of the January 18, 2022 Board of Commissioners meeting are approved.
- (6793) **RESOLVED**, that the Executive Director be authorized to ratify an agreement with Jersey City Housing Authority for Quality Control Services.
- (6794) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, the Housing Authority of the City of Bayonne (the “Authority”) published in The Jersey Journal, a Request for Proposals (the “RFP”) for Appraisal Services in connection with the following project:  
**REAL ESTATE APPRAISAL SERVICES**  
**WHEREAS**, as of the **10:00AM January 27, 2022** deadline for receipt of proposals in response to the RFP, the following firms submitted proposals as follows:  
**PROPOSALS**  
Stack, Coolahan & Stack, LLC  
**WHEREAS**, the Authority’s Executive Director has evaluated the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of Stack, Coolahan & Stack, LLC to perform the Appraisal Services, and  
**WHEREAS**, the award of this contract has complied with the fair and open process, established and further defined by N.J.S.A. 19:44A-20.7. Consequently, the provisions of N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A-20.26, as to campaign contributions, do not apply to the contract,  
**NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY**, that the proposal of Stack, Coolahan & Stack, LLC is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for Professional Appraisal Services (the “Agreement”) and the RFP, is not accepted, and

**BE IT FURTHER RESOLVED**, that the Authority's appropriate officers are hereby authorized and directed to enter into the Agreement with Stack, Coolahan & Stack, LLC to perform said Appraisal Services in the amount of **\$10,000.00**, and

**BE IT FURTHER RESOLVED**, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of Stack, Coolahan & Stack, LLC to provide the Appraisal Services, including the nature, service, duration and amount of the contract and a statement that the contract and the hiring resolution are available for public inspection, shall be published as a legal notice once in a newspaper authorized by law to publish such notice.

**(6795) WHEREAS**, the Executive Director of the Housing Authority of the City of Bayonne (the "Authority") has prepared the attached list of claims and payments (the "List") for consideration by the Authority Board of Commissioners, and  
**WHEREAS**, the List has been reviewed by the Commissioners,  
**NOW THEREFORE BE IT RESOLVED** that the Chairman or Vice Chairman and the Executive Director be authorized and directed to execute checks for and make the payments hereby approved.

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, McKennan, Cupo, and Nesheiwat.*

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Now, we have resolution number three.

*John Mahon reads resolution number 6793 listed below*

**Executive Director John Mahon:**

Are there any questions on that resolution? I did forget to ask for a motion and a second. So could I have a motion and second?

*Motion by Commissioner Doria and seconded by Commissioner McKennan*

**Executive Director John Mahon:**

We'll do a roll call.

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, McKennan, Cupo, and Nesheiwat.*

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Motion approved Mr. Chairman. I'm done with the regular order of business at the meeting and turn it over to you.

**Chair Lombardo:**

Okay. Is there anyone from the public who would like to make a comment? Hearing none. Well everyone, thank you all for participating. We had a very strong and deliberate caucus and a lot of information was shared. I look forward to seeing the results of the appraisal for the property. And from that once again, thank you to everyone, staff, administration for a job well done, especially with the snowstorm that we just had. Other than that, if anyone else would like to say anything, feel free. If not, we can call the meeting to adjourn.

**Executive Director John Mahon:**

So is there, do I hear a motion to adjourn if there's no other questions. Motion?

*Motion by Commissioner McKennan and seconded by Commissioner Doria*

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, McKennan, Cupo, and Nesheiwat.*

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Thank you everybody and have a good night.

**Chair Lombardo:**

And just a reminder, the next meeting will be held in the authority offices.

**Executive Director John Mahon:**

Yes, right.

*The meeting was then adjourned at 5:38 PM.*