

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, November 22, 2022 at 4:30 PM in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

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, November 22, 2022 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

**Members of the Board:**

Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on October 13, 2022.

\* \* \* \* \*

A Resolution authorizing the hiring of Quady Yangbe-King as Keyboarding Clerk is being prepared for your consideration.

\* \* \* \* \*

On October 9, 2022 at 11:00 AM proposals were received and opened for Auditing Services from the following:

**PROPOSER**

[Polcari & Co.](#)

\* \* \* \* \*

**Executive/Strategic Planning Committee**

The Committee discussed the possibility of purchasing a property for the purpose of relocating the administrative office and to be flexible and timely, recommended authorizing the Executive Director to negotiate on behalf of the Authority up to an amount to be determined by the Board of Commissioners.

### **Finance Committee**

The Finance Committee met and reviewed and discussed the monthly financial statements and found them in order. The Committee also reviewed available bank interest rates and recommended staff come up with a plan to potentially allocate available funds to longer term investments and to immediately put existing funds in higher interest bearing accounts.

### **Grounds Committee**

No report

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

### **Executive Director John Mahon:**

In accordance with the Open Public Meetings Act NJSA 10:4-6, and in consideration of executive order, number 103 issued by Governor Murphy, on March 9 2020, declaring a state of emergency and a public health emergency in the state of New Jersey, this is an open public meetings act statement of compliance. We are not doing a remote protocol for this so that's our notification. Please be advised that if we were doing this, members of the public would be called upon and can be muted and that it would have been recorded. A pledge to the flag?

*Pledge of Allegiance*

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

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

### **Executive Director John Mahon:**

Mr. Chairman, I'll add two resolutions to the consent agenda. Number five would be resolution to move Authority funds into the money market account that is bearing higher interest than we are currently getting. And number six would be a resolution authorizing the Executive Director to negotiate for a property of which the Housing Authority is looking at, up to 10% of the appraisal amount.

### **Executive Director John Mahon:**

Up to over 10% of the appraisal, and I apologize I just misspoke there.

*John Mahon reads Consent Agenda resolution number 6865 listed below*

**(6865) 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 \_\_\_\_\_), 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 **6865-6871** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**(6866) WHEREAS**, the Board of Commissioners held the regular Board meeting on October 13, 2022 meeting which was attended in person by the Commissioners; 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 October 2022 Board of Commissioners regular meeting are approved.

**(6867) NOW THEREFORE BE IT RESOLVED**, that the following be appointed to the position of Keyboarding Clerk at the annual salary shown, in accordance with the rules and regulations of the New Jersey Department of Personnel and the personnel policy of the Housing Authority of the City of Bayonne (the “Authority”). Appointment and temporary employment shall be contingent upon satisfaction of all Authority requirements for medical examination, background check and other reviews and evaluations, as required depending upon the position. If already temporarily employed, such employment may be terminated if any such contingency is not resolved satisfactorily.

**Quady Yangbe-King**  
**\$25,350**

**(6868) WHEREAS**, proposals for Fiscal Auditing Services by Independent Public accountants to be rendered to the Housing Authority of the City of Bayonne (the “Authority”) were received on November 9, 2022 at 11:00 AM from the following:

**PROPOSERS**

Polcari & Co. of Wayne, NJ

\$18,500.00

**WHEREAS**, in order to comply with the professional procurement requirements of 24 CFR and HUD’s PIH Notice 90-47, the Authority published a notice in The Jersey Journal requesting auditors to submit proposals to provide auditing services to the Authority (“RFP”); 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, and

**WHEREAS**, Polcari & Co. based on the evaluation criteria, as prepared by the Executive Director and on file at the Authority, has submitted the only proposal and,

**WHEREAS**, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11 et seq., requires that the resolution authorizing the award of a contract for “Professional

Services” without competitive bids and the contract itself must be available for public inspections;

**NOW THEREFORE BE IT RESOLVED** that the proposal submitted by Polcari & Co. be accepted to conduct the fiscal Audit of the Housing Authority for twelve (12) month period ending June 30, 2022 and be it further

**RESOLVED** that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 2003-24, and as a “Professional Service” was not required to be bid under New Jersey Local Public Contract Law, and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

**(6869) 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.

**(6870) WHEREAS**, the Housing Authority of the City of Bayonne is fiscally responsible for the any funds under its’ auspices, and

**WHEREAS**, that fiscal responsibility includes maximizing any returns on funds within its’ control while complying with any Federal and State laws and regulations and **WHEREAS**, BHA staff has researched various options to place available funds to get more interest,

**NOW THEREFORE BE IT RESOLVED** that the Executive Director be authorized to make any necessary account transactions to effectuate an immediate increase in interest income and

**BE IT FURTHER RESOLVED**, that a financial plan be developed to identify any potential monies that may be invested for longer terms and options for such investments and report back to the Finance Committee.

**(6871) WHEREAS**, the Housing Authority of the City of Bayonne has need to relocate the administrative offices and

**WHEREAS**, the Executive Director has looking at possible alternatives including properties that are owned by the City of Bayonne and

**WHEREAS**, the Board of Commissioners had authorized an appraisal of one such property,

**NOW THEREFORE BE IT RESOLVED** that the Executive Director be authorized to negotiate for said property up to 10% over the appraised value

**Executive Director John Mahon:**

Are there any questions from the Commissioners [or] the public? Hearing none, all in favor?

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Mr. Chairman, we're done with the regular order of business.

**Chair Lombardo:**

First, John, on behalf of the commissioners, please extend our condolences to Ray for the loss of his brother. For those of you who don't know, Ray's brother died unexpectedly.

He was also a police officer so our hearts are with Ray right now. Secondly I want to wish everyone a happy Thanksgiving and I'm glad we were able to have this meeting, a lot got accomplished. And as always, it's a pleasure working with everybody. So thank you all; not only the commissioners, but the staff as well.

Any other words or comments?

**Executive Director John Mahon:**

Motion to adjourn?

*Motion by Vice Chair Pyke and seconded by Commissioner Cupo*

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Happy Thanksgiving, everyone.

*The meeting was then adjourned at 5:35 PM.*