

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, June 2, 2026 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 Robert Doria

Honorable Shanna McKennan

Honorable Jubrial J. Nesheiwat

Honorable Keith Makowski

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, June 2, 2026 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 May 19, 2026.

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A Resolution authorizing to advertise and solicit proposals for Auditing Services is being prepared for your consideration.

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Resolution renewing the Business Associates Agreement between the Authority and the Department of Human Services is being prepared for your consideration.

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Resolution approving the Authority's Adopted Budget from July 1, 2026 to June 30, 2027 is being prepared for your consideration. This is the exact budget you passed and was forwarded to the DCA for their purposes. The DCA approved the budget and now we must acknowledge their approval.

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Resolution revising the appointed position of Ayarilys Veloz Pena from Laborer to Clerk/Telephone Operator.

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A Resolution authorizing the renewal of the Prestige Environmental Inc. contract for Environmental Consulting, Testing, Oversight, and Monitoring Services.

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Finance and Personnel Committee

The committee reported that the financials were in order. The budget deficit was discussed. The monthly bank balances were looked at. It was also decided to schedule a meeting in person to go over the wage survey.

Facilities and Tenant Relations Committee

Conducting an engineering evaluation was discussed regarding the Assumption property, since an environmental evaluation was already completed. Going forward, committee meetings will be reserved for certain matters as they arise.

During the Caucus, an executive session was held.

Motion to enter executive session by Commissioner Doria and seconded by Commissioner Makowski.

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

OPPOSED:

ABSTAIN:

(7277) WHEREAS, the Housing Authority of the City of Bayonne has determined that Pursuant to the applicable provision of the New Jersey Sunshine Law, it would be Appropriate to engage in Executive Session,

NOW THEREFORE BE IT RESOLVED, that the Authority shall immediately hereafter participate in a closed Executive Session for such purpose of discussing legal matters, and be it further

RESOLVED, that after such closed session, the Authority shall make known to the public the topics discussed at such session and any action to be taken by it in open public session, when in the best interest of the Authority.

Motion to exit executive session by Chair Lombardo and seconded by Commissioner Makowski.

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

OPPOSED:

ABSTAIN:

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

In accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, the “so called” Sunshine Law, a notice was forwarded to the clerk of the City of Bayonne and to the Jersey Journal NJ.com and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey.

Also in consideration of executive order #103 issues by Governor Murphy in regards to declaring a state of emergency and a public health emergency, following all said provisions of such orders. We call this meeting to order and please be advised that this public meeting is being recorded.

Pledge of Allegiance

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

Chair Lombardo (remote via Zoom), Vice Chair Pyke, Commissioners Nesheiwat (remote via Zoom), McKennan, Doria and Makowski.

Executive Director John Mahon:

We have a resolution sponsored by the Chairman.

John Mahon reads Consent Agenda resolution number 7278 listed below.

(7278) 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 all routine and un-debated matters; and

WHEREAS, the Authority’s Commissioners have reviewed the items listed on the printed agenda, and determined that all, (except resolutions numbered 7282) shall be voted on together; 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 7278-7281 & 7283-7286 are hereby adopted, effective immediately.

(7279) WHEREAS, the Board of Commissioners held the regular Board meeting on May 19, 2026 which was attended 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 May 2026 Board of Commissioners regular meeting are approved.

(7280) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive proposals for:

AUDITING SERVICES

(7281) NOW THEREFORE BE IT RESOLVED, that the Business Associates Agreement between the Authority and the Department of Human Services be approved.

(7282)

2027 ADOPTED BUDGET RESOLUTION

Bayonne Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget and Capital Budget/Program for the Bayonne Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented for adoption before the governing body of the Bayonne Housing Authority at its open public meeting of June 2, 2026; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$24,287,917.00, Total Appropriations, including any Accumulated Deficit, if any, of \$24,205,623.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$5,150,000.00 and Total Unrestricted Net Position Utilized of \$600,000.00; and

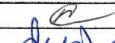
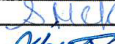
NOW, THEREFORE BE IT RESOLVED, by the governing body of the Bayonne Housing Authority at an open public meeting held on June 2, 2026 that the Annual Budget and Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

jmahon@bayonneha.org
(Secretary's Signature)

6/2/2026
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Vincent Lombardo				
Irene Rose Pyke				
Robert Doria				
Shanna McKennan				
Jubrial J. Nesheiwat				
Keith Makowski				

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Resolution No. 7282

Date: June 2, 2026

(7283) WHEREAS, Resolution #7258 appointed new hire Ayarilis Veloz Pena to the position of Laborer instead of the intended position of Clerk/Telephone Operator;
NOW THEREFORE BE IT RESOLVED that the appointed position be revised to Clerk/Telephone Operator and be hereby approved.

(7284) WHEREAS, by Resolution No. **7168**, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on September 16, 2026, a contract was awarded to **Prestige Environmental Inc.** for Environmental Consulting, Testing, Oversight, and Monitoring Services with a not-to-exceed amount of **\$100,000.00**, and

WHEREAS, the Request For Proposals provided that the Authority reserved the right to renew the Contract, at the Authority’s option, for an additional one year with a corresponding rate fee not-to-exceed an additional \$100,000;

NOW THEREFORE BE IT RESOLVED, that a renewal contract, as provided for in the Request For Proposals and permitted by the New Jersey Local Public Contracts Law, contingent upon legal recommendation by the Authority’s Counsel to proceed, for the period of one year be awarded to **Prestige Environmental Inc.** for Environmental Consulting, Testing, Oversight, and Monitoring Services with a not-to-exceed amount of **\$100,000.00**.

(7285) 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.

Executive Director John Mahon:

Are there any questions? Do I hear a motion on that?

Motion by Commissioner Makowski and seconded by Commissioner McKennan

Executive Director John Mahon:

Okay, we have a motion and a second. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Then there was resolution number four, which is the adopted budget of the housing authority of the city of Bayonne. The budget was previously passed by the board sent down to the state of New Jersey for review. They returned it yesterday morning. This resolution formally adopts it, and then we send it back down to the state for filing or whatever they consider it. Do I hear a motion on that resolution?

Motion by Commissioner Doria and seconded by Chair Lombardo

Executive Director John Mahon:

Okay. Second. On those, we'll do it individually. Commissioner Makowski?

Commissioner Makowski:

Yes.

Executive Director John Mahon:

Commissioner Nesheiwat?

Commissioner Nesheiwat:

Yes.

Executive Director John Mahon:

Commissioner McKennan?

Commissioner McKennan:

Yes.

Executive Director John Mahon:

Commissioner Doria?

Commissioner Doria:

Yes.

Executive Director John Mahon:

Vice Chair Pike?

Vice Chair Pike:

Yes.

Executive Director John Mahon:

And Chair Lombardo?

Chair Lombardo:

Yes.

Executive Director John Mahon:

Okay, Madam Chair, I turn the meeting over to you for any comments from the public for the rest of the meeting.

Vice Chair Pyke:

We have a visitor that would like to speak. As you know, you have three minutes.

Roberto Betancourt:

Yes. All right. Good evening. My name is Roberto Betancourt, and tonight I'm speaking about transparency, accountability, stewardship, and contradictions in the public record. At the last meeting, I placed the board on notice about oversight, tenant's rights, public records, and whether

administration is being properly supervised. Since then, the record has become clearer. An open request received by the Housing Authority on January 2nd, 2026 was not answered until May 22nd, 2026 from the council. That's nearly five months later. That raises serious issues about transparency, timeliness, and administrative accountability. But the larger issue is the contradiction between a court order, Mr. Mahon's certification, and later OPRA responses.

On April 2nd, the honorable Judge Peter J. Baker ordered the housing authority to provide complete responses. The court order also ordered that any material not disclosed based on privilege must be listed in a privilege log or bond index.

On April 30th, Executive Director John Mahon signed a certification to the court, and in paragraph seven, Mr. Mahon stated there are no documents requested that have been withheld or privileged. Then an over response dated May 22nd, 2026, records were denied based on attorney-client privilege. That's a huge contradiction. The court ordered a privileged law. Mr. Mahon certified that no requested documents were withheld or privileged, but open responses denied records based on privilege. Those facts cannot sit next to each other without review.

The board should require the administration to explain it, document it, and make sure the authority's court filings and open responses are consistent. This board's own ethic code explains why. The introduction says the board is responsible for high standards of official conduct, integrity, public's trust, and safeguarding public's resources. Article three says commissioners must create public confidence, recognize public service as a public trust, and be good stewards of taxpayers' funds. And be accountable for actions in public service. Article four addresses reporting violations and enforcement. So the question is simple. Is the board here to protect the administration, or is the board here to protect the public's trust?

Chairman Lombardo, transparency is not a slogan. Board accountability is not holding a meeting every month, it's administrative oversight. Once the board is placed on notice of contradictions and public records, silence is not oversight. So I'm asking the board to review Judge Baker's order and Mr. Mahon's certification, and the May 22nd open response, and make sure that this authority is following the law, following court orders, and honoring its own court of ethics, so the board has a choice, protect positions, or protect the public's trust. And the code of ethic does not leave room for both. Thank you.

Vice Chair Pyke:

Thank you. Chairman Lombardo, would you like to address the board?

Chair Lombardo:

I just want to apologize. Due to a work commitment, I'm by Zoom and I thank everyone for being at the meeting. And I want to especially thank Vice Chair Pike for covering the chair for me tonight. So thank you.

Vice Chair Pike:

Okay. With that being said, I think I have a motion to adjourn the meeting.

Motion by Commissioner Makowski and seconded by Commissioner McKennan

Executive Director John Mahon:

Having a motion and a second. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much.

The meeting was then adjourned at 5:39 PM.