

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, July 8, 2025 at 4:30 PM via Zoom.

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, July 8, 2025 at 5:30 PM** via Zoom Meeting.

**Members of the Board:**

Please review the included information prior to the meeting.

A Resolution concerning a redevelopment contract is being prepared for your consideration.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on June 3, 2025.

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A Bid for Replacement of Windows in Apartments at Bridgeview Manor. Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
Pexic Windows and Doors	\$1,875,000.00
In-Line Architectural Glass & Metal	\$2,183,000.00
Blackstone Group	\$2,295,000.00
Westcraft Builders	\$2,432,000.00
Panoramic Windows and Doors	\$2,605,000.00

The low bid submitted by Pexic Windows and Doors was found to be defective. A resolution awarding a contract to In-Line Architectural Glass & Metal is being prepared for your consideration.

*Pickups: CIS of Kinnelon, NJ, US // American Architectural Window & Door of Sparta, NJ, US // Billy Contracting & Restoration Inc of Paterson, NJ, US // Pexic Windows And Doors of*

*Lakewood, NJ, US // pwxpress of Jacksonville, FL, US // Blackstone Group LLC of Orange, NJ, US // Panoramic Window & Door Systems, Inc of Stockton, NJ, US // Blackridge Research & consulting of Peoria, IL, US // Onvia of Seattle, WA, US // Northeast Construction Services LLC of 15 Donna Lane, Flanders, NJ 07836, AL, US // INTUS Windows LLC of Lorton, VA, US // lauren@blinksigns.com of Cleveland, AL, US // QXO of East Rutherford, NJ, US // PlanHub, Inc. of West Palm Beach, AL, US // Best Restoration Services Inc of Levittown, AL, US // Nela Carpentry and masonry of SADDLE BROOK, AL, US // Westcraft Builders Inc of LINCOLN PARK, NJ, US*

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A Bid for Replacement of VCT Tiles at All Public Housing Sites. Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
J Morano Contracting	\$215,000.00
TGG Floors	\$307,988.00
Nela Carpentry and Masonry	\$380,000.00
Blackstone Group	\$390,000.00
Westcraft Builders Inc	\$654,000.00

The low bid submitted by J Morano Construction was found to be defective. A resolution awarding a contract to TGG Floors is being prepared for your consideration.

*Pickups: CIS of Kinnelon, NJ, US // Taggart mechanical services llc of Kearny NJ, US // Nimavi Group LLC of Clifton, AL, US // Master Build and Design of Long Branch, NJ, US // Deltek of Herndon, VA, US // Blackridge Research & consulting of Peoria, IL, US // Continental Flooring Company of Scottsdale, AZ, US // ConstructConnect of CINCINNATI, OH, US // TGG Floors of Dayton, NJ, US // Northeast Construction Services LLC of 15 Donna Lane, Flanders, NJ 07836, AL, US // J-n-I Kitchen & Bathroom Installs, LLC of Jersey City, NJ, US // onvia of settle, WA, US // Blackstone Group LLC of Orange, NJ, US // PlanHub, Inc. of West Palm Beach, AL, US // Achromatic LLC of Dumont, NJ, US // Nela Carpentry and masonry of SADDLE BROOK, AL, US // Westcraft Builders Inc of LINCOLN PARK, NJ, US*

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An RFP for Auditing Services. Links to the submitted proposals are below.

<b>PROPOSER</b>	<b>AMOUNT</b>
Polcari & Co.	\$20,000.00

A resolution awarding a contract to Polcari & Co. is being prepared for your consideration.

*Pickups: Jump, Perry and Company of Toms River, NJ, US // Polcari & Co. of Wayne, NJ, US // North America Procurement Council, Inc. PBC of Grand Junction, CO, US // SevenOutsource of Newark, DE, US // Deltek, Inc. of Herndon, VA, US // onvia of Seattle, WA, US*

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A Resolution authorizing the adoption of the Shared Services Agreement with the City of Bayonne for gasoline purchasing is being prepared for your consideration.

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A Resolution approving an Easement Agreement is being prepared for your consideration.

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A Resolution approving the write offs from July 1, 2024 to June 30, 2025 is being prepared for your consideration. Write offs are done on an annual basis as part of the accounting function for annual close outs. BHA staff makes every reasonable effort to collect current outstanding balances and the write off continues to be both a low amount and percentage. A write off does not prevent future collection of an outstanding debt if the situation arises.

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The contractor for the Exterior Renovations and Roof Replacement at Bridgeview Manor project, Blackstone Group, has prepared a change order to provide additional work beyond the original contract scope of work. A Resolution approving this change order #1 is being prepared for your consideration.

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The contractor for the Exterior Renovations and Roof Replacement at Bridgeview Manor project, Blackstone Group, has prepared a change order to provide additional work beyond the original contract scope of work. A Resolution approving this change order #2 is being prepared for your consideration.

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BHA performs inspection services for Jersey City Housing for properties where a conflict of interest prevent Jersey City Housing from performing such inspections. We have had this cooperative agreement for many years. A Resolution authorizing the Executive Director to effectuate the renewal of the interlocal agreement between the Jersey City Housing Authority and the Bayonne Housing Authority to perform Housing Quality Standard inspections is being prepared for your consideration.

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A Resolution authorizing to advertise for proposals for Environmental Services is being prepared for your consideration.

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A Resolution updating the certifications for the Five Year Plan is being prepared for your consideration.

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**Finance and Personnel Committee**

The May statements were discussed. The budget called for about a \$276,000 surplus. We actually, at this time in May, were \$1,600,000 in surplus, an excess of about 1.3 million. Our revenues were over our budget by \$676,000 and our expenses were under our budget by \$655,000, accounting for the excess on the financial statements. So again, it looks like we're going to finish up the year with some excess funds.

Overtime analysis, the redevelopment interest, and the bank accounts were discussed. The write-offs were discussed. The Salary Study was also discussed and a plan was formed to meet with the representative who is running the study to get the ball moving.

**Facilities and Tenant Relations Committee**

There was no committee meeting held this month.

Respectfully submitted,  
John T. Mahon  
Executive Director

*During the Caucus, an executive session was held.*

**(7140) 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.

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

**OPPOSED:**

**ABSTAIN:**

**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 any executive orders promulgated by the State of New Jersey and following all said provisions of any emergency orders that may still be in effect. We’re calling 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, Vice Chair Pyke, Commissioners Doria, and Makowski.*

*John Mahon reads Consent Agenda resolution number 7141 listed below:*

**(7141) 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 \_\_\_\_\_) 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 7141 – 7154 are hereby adopted, effective immediately.

(7142) The undersigned, being all of the Commissioners of the Board of the HOUSING AUTHORITY OF THE CITY OF BAYONNE (the "**Authority**"), a public body corporate and politic of the State of New Jersey, does hereby certify that at a meeting of the Board of the Authority, duly called and held on July 8, 2025, at which a quorum was present and acted throughout, the Board adopted the following resolution which has not been modified or rescinded:

**WHEREAS**, the Authority intends to purchase the real property known as 63-97 West 23<sup>RD</sup> Street, Block 194, Lots 1 and 2 in the City of Bayonne, County of Hudson, State of New Jersey (the "**Property**"),. It is now

**RESOLVED**, that either of John T. Mahon, the Executive Director of the Authority, and Hernan Bracero, the Assistant Executive Director (each, an "**Authorized Person**"), is authorized, empowered and directed to create and evidence obligations on behalf of the Authority:

- (i) the acquisition of title by the Authority of the Property from Arcurate Realty, LLC (the "**Owner**"); and
- (ii) execution of any and all other documents, as the Authority determines are necessary for the purchase of the Property; and
- (iii) all other actions and agreements, as the officers of the Authority determines are necessary for the purchase of the Property; and

**RESOLVED** that the authorization of the Authority to enter into the Purchase and Sale Agreement and that execution and delivery in the name and on behalf of the Authority and under its organizational seal if required, by any of the officers of the Authority of the Authority Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

**RESOLVED** that action by the Authorized Person, any of the officers of the Company, and any person or persons designated and authorized so to act by any such officer of the Company, to do and perform, or cause to be done and performed, in the name and on behalf of the Authority, or the execution and delivery, or causing to be executed and delivered, such other guaranties, security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, under organizational seal of the Authority if required, in the name and on behalf of the Authority or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions is hereby approved, ratified and confirmed; and it is further

**RESOLVED** that the execution and delivery by the Authorized Person or any authorized officer of the Company of any of the aforesaid agreements, documents and instruments

authorized in the foregoing resolutions and the taking by any officer of this Authority of any acts in any way related to the transactions contemplated by the foregoing resolutions, and such other agreements, documents and instruments shall be conclusive evidence of his approval thereof and of his/her authority to execute and deliver such agreements, documents and instruments and to take and perform such acts in the name and on behalf of the Authority; and it is further

**RESOLVED**, that all actions heretofore taken on behalf of the Authority in connection with the acquisition of the Property are hereby ratified and approved; and it is further

**RESOLVED**, that each Authorized Person is authorized and directed to take any and all such actions set forth in this Resolution, and to execute, in the name and on behalf of the Authority, such documents authorized by this Resolution; and it is further

The undersigned below hereby certify that (a) these resolutions conform with the bylaws of the Authority; (b) said bylaws are in full force and effect; and (c) the officers of the Authority have, and at the time of adoption of these resolutions had, full power and lawful authority to adopt these resolutions, and to confer the powers thereby granted to the Authority's officers, who have full power and lawful authority to exercise said powers.

**(7143) WHEREAS**, the Board of Commissioners held the regular Board meeting on June 3, 2025 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 June 2025 Board of Commissioners regular meeting are approved.

**(7144) WHEREAS**, the Housing Authority of the City of Bayonne (the "Authority") publicly advertised an Invitation for Bids (the "Invitation") in THE STAR LEDGER for **REPLACEMENT OF WINDOWS IN APARTMENTS AT BRIDGEVIEW MANOR the ("Project") and**

**WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the "Specifications") for the Project and indicated that the bids would be received at 11:00 AM on June 24, 2025 whereupon the bids were opened at the Authority's office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
Pexic Windows and Doors	\$1,875,000.00
In-Line Architectural Glass & Metal	\$2,183,000.00
Blackstone Group	\$2,295,000.00
Westcraft Builders	\$2,432,000.00
Panoramic Windows and Doors	\$2,605,000.00

**WHEREAS** the bid submitted by Pexic Windows and Doors was found to be defective and had to be rejected, and

**WHEREAS** the Board of Commissioners have reviewed the bid placed by In-Line Architectural Glass & Metal and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to In-Line Architectural Glass & Metal, 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

**BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY** that its appropriate officers are hereby authorized and directed to enter into a contract with In-Line Architectural Glass & Metal to perform the Project in the amount of **\$2,183,000.00.**

(7145) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **REPLACEMENT OF VCT TILES AT ALL PUBLIC HOUSING SITES the (“Project”) and**

**WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the “Specifications”) for the Project and indicated that the bids would be received at 11:15 AM on June 24, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
J Morano Contracting	\$215,000.00
TGG Floors	\$307,988.00
Nela Carpentry and Masonry	\$380,000.00
Blackstone Group	\$390,000.00
Westcraft Builders Inc	\$654,000.00

**WHEREAS** the bid submitted by J Morano Contracting was found to be defective and had to be rejected, and

**WHEREAS** the Board of Commissioners have reviewed the bid placed by TGG Floors and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to TGG Floors, 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

**BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY** that its appropriate officers are hereby authorized and directed to enter into a contract with TGG Floors to perform the Project in the amount of **\$307,988.00.**

(7146) **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 July 8, 2025 at 11:15 PM from the following:

**PROPOSERS**

Polcari & Co.

**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 Star Ledger 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, 2025 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.

**(7147) WHEREAS**, pursuant to the Uniform Shared Services and Consolidate Act, N.J.S.A.

40A:65-1 *et seq.*, the City and BHA are authorized to enter into a shared services agreement for the purpose of providing Gasoline Purchasing Services, and

**WHEREAS**, the City and the BHA have determined that it would be more efficient, economical and in the best interests of the citizens of Bayonne to utilize the services of the City's resources to provide gasoline for purchase for BHA vehicles, and

**WHEREAS**, City and the BHA have identified and set forth various Gasoline Purchasing services to be provided in the Shared Services Agreement (the "Agreement") as more particularly described on the document titled *Shared Services Agreement For Gasoline/Fuel Purchasing Between City Of Bayonne And Bayonne Housing Authority*, attached hereto and made a part hereof; and

**WHEREAS**, the City and the BHA desire to enter into a Shared Services Agreement setting forth the rights and obligations of both the BHA and the City in connection with said Gasoline Purchasing Services;

**NOW, THEREFORE BE IT RESOLVED**, by the Housing Authority of the City of Bayonne, that the above referenced Shared Services Agreement with the City of Bayonne concerning Gasoline Purchasing Services for a period of January 1, 2025 to December 31, 2034 is hereby approved and accepted; and

**BE IT FURTHER RESOLVED** the Executive Director is hereby authorized to execute any and all documents necessary to effectuate fulfillment of the Shared Services Agreement.

**(7148) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) owns certain real property designated as Block No. 184, Lot 11 in the City of Bayonne, State of New Jersey, commonly referred to as “Centerville Gardens”.

**WHEREAS**, Khaled Aly and Walid Masoud own certain real property designated as Block No. 184, Lot 4 in the City of Bayonne, State of New Jersey, commonly referred to as 560 Broadway.

**WHEREAS**, in order to comply with certain land use regulations, fire code regulations and building code regulations, Khaled Aly and Walid Masoud has requested an emergency access pedestrian easement along the western edge of the property owned by the Authority (as more fully described in the attachment Exhibit A) to allow for appropriate fire egress from the property.

**NOW THEREFORE BE IT RESOLVED** by the Commissioners of the Authority hereby authorize that John T. Mahon, Executive Director, and Hernan Bracero, Assistant Executive Director, be designated to execute all documents including, but not limited to

the Access Easement Agreement, Affidavit of Title, and any other document necessary to effect the Easement

**(7149) WHEREAS**, the 2024-2025 fiscal year of the Housing Authority of the City of Bayonne (the “Authority”) ended June 30, 2025 and

**WHEREAS**, the Authority currently has outstanding debts owed to it from prior tenants of the Authority in the amounts indicated on the list attached heretofore totaling \$322,677.47 for the periods and total amounts as shown thereon for the period **July 1, 2024 to June 30, 2025**, and,

**WHEREAS**, it is in the opinion of the Authority’s Accountant, David Ciarrocca, CPA, as set forth in his letter to the Authority that the Authority should write off the aforesated debts,

**NOW THEREFORE BE IT RESOLVED** by the Commissioners of the Authority, that based upon the recommendation of its Accountant, the aforesated debts are hereby written off, and

**BE IT FURTHER RESOLVED**, that the write-offs on these debts shall be effected no later than June 30, 2025 and

**BE IT FURTHER RESOLVED**, that this action shall not alter the intention of the Authority to collect all accounts with amounts over \$1,000 and that, should any such amounts be collected, the proceeds thereof shall be included in the accounts of the Authority as extraordinary revenues at the time of their actual receipt.

**(7150) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) on December 10, 2024 adopted Resolution No. 7070 authorizing a contract with Blackstone Group for Exterior Renovations and Roof Replacement at Bridgeview Manor in the amount of \$2,400,000.00, and

**WHEREAS**, during the prosecution of the work, the Authority determined that additional upgrades beyond the original scope of work is needed, and

**WHEREAS**, in order to make the required additional work and revision, Change Order No. 1 to the Project at a total additional cost to the Authority of \$84,000.00 is requested by the Authority with respect to the original contract for Exterior Renovations and Roof Replacement at Bridgeview Manor,

**NOW THEREFORE BE IT RESOLVED** by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of \$84,000.00 to Blackstone Group for these services.

**(7151) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) on December 10, 2024 adopted Resolution No. 7070 authorizing a contract with Blackstone Group for Exterior Renovations and Roof Replacement at Bridgeview Manor in the amount of \$2,400,000.00, and

**WHEREAS**, during the prosecution of the work, the Authority determined that additional upgrades beyond the original scope of work is needed, and

**WHEREAS**, in order to make the required additional work and revision, Change Order No. 2 to the Project at a total additional cost to the Authority of \$2,831.40 is requested by the Authority with respect to the original contract for Exterior Renovations and Roof Replacement at Bridgeview Manor,

**NOW THEREFORE BE IT RESOLVED** by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 2 in the amount of **\$2,831.40** to Blackstone Group for these services.

**(7152) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) and the Housing Authority of the City of Jersey City (the “JCHA”) are both local units as defined in the Inter local Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, may contract for the joint provision within their several jurisdictions of any service which either one is empowered within its own jurisdiction to provide without the need for public bidding; and

**WHEREAS**, the JCHA had required services for the inspection of units of the JCHA (the “Inspection Services”); and

**WHEREAS**, the Authority has currently provided Inspection Services in accordance with the terms set forth in the form of an inter municipal contract for said services (the “Contract”); and

**WHEREAS**, the current contract is up for renewal after a successful implementation of the contract, for a period of August 1, 2025 to July 31, 2026, and

**NOW THEREFORE BE IT RESOLVED**, that the Executive Director is authorized to enter into negotiations with JCHA to renew the current contract, and be it further

**RESOLVED** that the Contract is hereby approved, subject to acceptance of the terms to be negotiated by the Authority, and that the Board’s Chairman and Executive Director are hereby authorized and directed to execute the contract in such form as shall be approved based upon the negotiations, and

**BE IT FURTHER RESOLVED** that, the Executive Director is hereby authorized and directed to take such further action necessary or appropriate to implement the terms of the Contract.

**(7153) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise for bids for:

**ENVIRONMENTAL SERVICES**

**(7154) WHEREAS**, the Department of Housing and Urban Development (“HUD”) requires certifications for the Five Year Plan for:

1. Certifications of Compliance with PHA Plan and Related Regulations
2. Civil Rights Certification

**NOW THEREFORE BE IT RESOLVED**, that the required documents hereby be approved and be forwarded to HUD.

**(7155) 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 from the board, staff or public on any of the items?

**Chair Lombardo:**

John, I know we realized that we said all routine items, there's one item that isn't routine. I would just would like you to announce it, we'll still keep it in the consent agenda, and that's the Assumption property.

**Executive Director John Mahon:**

Yes. Okay.

**Chair Lombardo:**

Would you just give a brief overview of it real quick?

**Executive Director John Mahon:**

I'm sorry. It's a resolution authorizing me as signatory to execute contracts of sale and other required legal activity on behalf of the authority for the proposed purchase of what we would call the Assumption property for \$7.2 million.

**Chair Lombardo:**

Thank you, John.

**Executive Director John Mahon:**

Sure. So once again, just since that's a little bit, as chairman said, out of normal order, is there any questions on anything on the agenda or that specific resolution? Okay. Hearing none. All in favor?

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

And motion passed for the consent agenda. Mr. Chairman, done with the regular order of business and now turn the meeting over to you.

**Chair Lombardo:**

Does anyone from the public would like to make a statement or question? We allot three minutes for public speaking. Not hearing of anyone asking to speak.

I just want to say we have a bright future with the housing authority. I'm proud to serve on the board with everyone in the team we have. I look forward to the projects we have moving forward. And I wish everybody a healthy rest of the month of July.

Anyone else have anything to add? John, I think we go for a motion to adjourn.

**Executive Director John Mahon:**

Yes. Do we have a motion to adjourn?

*Motion made by Commissioner Doria and seconded by Commissioner Makowski.*

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

And thank you very much everyone. And enjoy the rest of your summer if that winds up being the case.

**Chair Lombardo:**

And I just want to thank everyone for changing their schedules to accommodate this early in the month meeting as we move forward. So thank you and have a good night.

*The meeting was then adjourned at 5:34 PM.*