

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, January 18, 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, January 18, 2022 at 5:30 PM** via Zoom meeting.

Members of the Board:

A Resolution authorizing the acceptance of the minutes of the board of commissioners regular meeting held on December 21, 2021.

* * * * *

A Resolution authorizing to advertise and for the 5 Year Plan and FY 2022 Annual Plan is being prepared for your consideration.

* * * * *

A Resolution authorizing amendments to the Personnel Manual.

* * * * *

The current exterminator Mite Busters has done a very good job pre and post pandemic outbreak. The current contract allows for a one year renewal/extension. A Resolution authorizing the renewal/extension of Mite Busters LLC of Union City, NJ contract for Pest Control Services for one year is being prepared for your consideration.

* * * * *

A Resolution authorizing the renewal/extension of Mite Busters LLC of Union City, NJ contract for Exceptional Services for Bed Bug Elimination for one year is being prepared for your consideration.

* * * * *

A Resolution authorizing the renewal of Billy Contracting's contract for Apartment Turnover Hardwood Flooring Repairs and Refinishing is being prepared for your consideration. We have been satisfied with the service received from the current hardwood flooring contractor and seek to renew its contract as per the renewal provision included in the initial contract last year. With the current state of supplies and costs, it is fiscally responsible to lock in this service at the current costs.

* * * * *

A Resolution authorizing to advertise and solicit proposals for Apartment Turnover Painting and Plastering is being prepared for your consideration. This contractor has informed us that due to material costs and labor related issues, they cannot perform this service at the current rate so we cannot renew this service as per contract provisions and need to go out to bid these services.

* * * * *

* * * * *

* * * * *

A Resolution authorizing the hiring of James Johnson as Laborer is being prepared for your consideration.

* * * * *

* * * * *

* * * * *

Executive/Strategic Planning Committee

Brief discussion regarding the 5-Year Plan being prepared and requested a summary of the major revisions for the Personnel Manual.

Finance Committee

Discussed the monthly budget-to-actual report for December 2021.

Grounds Committee

Spoke about the extending the two (2) contracts for pest control and the need to bid for painting services for unit turnaround. Complimented the BHA's in-house snow removal operations.

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

In accordance with the Open Public Meeting Act and Emergency Remote Meeting Protocol for local public bodies, adequate notice and electronic notice of this remote meeting was provided by sending the notice to the Jersey Journal and filing in advance with appropriate entities, namely the city. All members of the public have access to this meeting, but 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, and any member engaged in disruptive behavior may be muted or removed from the meeting. Please be advised that this public meeting is being recorded. Pledge to the flag and Commissioner Cupo, could you lead us?

Pledge of Allegiance

Executive Director John Mahon:

So we'll take a roll call.

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

*Chair Lombardo, Vice Chair Pyke, Commissioners Doria, McKennan, and Cupo.
Commissioner Nesheiwat has an excused absence.*

Chair Lombardo:

I just want to, if I may, at this point, we have a new Commissioner who got sworn in JJ Nesheiwat, but due to his late scheduling to get sworn in and to a personal conflict, he couldn't be here tonight. So he will be recorded as an excused absence.

Executive Director John Mahon:

Do I hear a motion to accept the minutes? Record them accordingly and also accept the reports of the finance executive and building and grounds committee?

Motion by Commissioner Cupo and seconded by Commissioner Doria

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay, now do I have a motion to do the consent agenda?

Motion by Commissioner Cupo and seconded by Chair Lombardo

John Mahon reads Consent Agenda resolution number 6780 listed below

(6781) 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 **6781-6790**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6782) WHEREAS, the Board of Commissioners held the regular December Board meeting on December 21, 2021 via Zoom 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 December 2021 Board of Commissioners meeting are approved.

(6783) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise in the Jersey Journal for the 5 Year Plan and the FY 2022 Annual Plan.

(6784) WHEREAS, the Housing Authority of the City of Bayonne is required to promulgate certain policies and,

WHEREAS, these policies may evolve and need to be changed as a result of changing laws, regulations, and conditions, and

WHEREAS, there is a need to amend the Authority’s Personnel Manual,

NOW THEREFORE BE IT RESOLVED, that the revisions to the Personnel Manual be approved by the Board of Commissioners, and

BE IT FURTHER RESOLVED, that the Personnel Manual be amended as per the approved revisions.

(6785) WHEREAS, by Resolution No. 6628, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on April 2, 2020, a contract was awarded to Mitebuster, LLC of Union City, N.J. for Pest Control Services in the amount of \$49,800, and

WHEREAS, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s sole option, for an additional one year at the same price, **NOW, THEREFORE BE IT RESOLVED**, that a renewal contract, as provided for in the Invitation for Bid and permitted by the New Jersey Local Public Contracts Law, for the period of one year commencing on April 1, 2022 and terminating on March 31, 2023 be awarded to Mitebuster, LLC of Union City N. J. for Pest Control Services in the amount of \$49,800.

(6786) WHEREAS, by Resolution No. 6629, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on April 2, 2020, a contract was awarded to Mitebuster, LLC of Union City, N. J. for Exceptional Services for Bed Bug Elimination Services in the amount of \$1,595 per instance, and

WHEREAS, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s sole option, for an additional one year at the same price, **NOW, THEREFORE BE IT RESOLVED**, that a renewal contract, as provided for in the Invitation for Bid and permitted by the New Jersey Local Public Contracts Law, for the period of one year commencing on April 1, 2022 and terminating on March 31, 2023 be awarded to Mitebuster, LLC of Union City, N. J. for Exceptional Services for Bed Bug Elimination Services in the amount of \$1,595 per instance.

(6787) WHEREAS, by Resolution No. 6698, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on February 16, 2021, a contract was awarded to Billy Contracting & Restoration, Inc. for Hardwood Flooring Repairs And Refinishing in the amount of \$101,500, and

WHEREAS, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s option, for an additional one year at the same price, **NOW, THEREFORE BE IT RESOLVED**, that a renewal contract, as provided for in the Invitation for Bid and permitted by the New Jersey Local Public Contracts Law, for the period of one year commencing on February 22, 2022 and terminating on February 22, 2023 be awarded to Billy Contracting & Restoration, Inc. for Hardwood Flooring Repairs And Refinishing in the amount of \$101,500.

(6788) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

APARTMENT TURNOVER PAINTING AND PLASTERING

(6789) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Laborer 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.

Michal Rutkowski
\$31,200

(6790) 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 question on any of the resolutions by the Commissioners and/or the public? Hearing none, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. Mr. Chairman, we're done with the regular business and I turn the meeting over to you.

Chair Lombardo:

It is there anyone from the public that would like to speak, or make a comment?

Executive Director John Mahon:

It's really just staff, just so you know.

Chair Lombardo:

It's just staff? Okay. Well, once again, belated Happy New Year, everyone, we have a very challenging year in front of us. We have a lot of exciting things that will be happening. I want to welcome our new Commissioner, Commissioner JJ Nesheiwat and he will be at the February meeting. Other than that, John, the staff once again have been doing a great job, especially with the weather cleanup that we've had. And so we will, once again, as always, give them our appreciation and thanks. And I always make it sound like it's the maintenance staff, but the administrative office staff is also a valuable part of our organization. So let's not forget them. Would any Commissioners like to say anything, or comment?

Commissioner Cupo:

I would. When it comes to knowing about the buildings and the contracts that we enter into, John Mahon is second to no one. This guy knows the answer right off the top of his head, right down to the apartment. And the colors of almost every door and I mean every color. But I want to tip my hat to John, because without John giving me all the information that's going on and he knows how to save a dollar and cut a dollar. John Mahon, he's a good director. I just want to point that out.

Executive Director John Mahon:

I appreciate that. Thank my grandma for that.

Commissioner McKennan:

I could say that from the inside. There's been a big improvement in housing in the past few years. And John has a lot to do with that.

Chair Lombardo:

And since we're applauding John here, I remember every time I went to a class, the facilitators, once they heard I was from Bayonne they'd say, "You're with John Mahon? He runs a tight ship. You guys are one of the best agencies." And to the commissioners, we're continuing to run a great agency and thank you all for all your time and efforts on behalf of our residents and the people of Bayonne. So thank you.

Commissioner McKennan:

Thank you.

Executive Director John Mahon:

Thank you. And I just want to acknowledge and thank the staff that's on this call. They are integral to what we do. Ray, Dave, Mike, Hernan and Patricia. So it's a team effort here. But I do appreciate the comments, but I don't do it alone by a long shot. They're tremendous workers. Thank you.

Executive Director John Mahon:

Is there a motion to adjourn?

Motion by Commissioner Cupo and seconded by Commissioner McKennan

Executive Director John Mahon:

All right, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much. Be safe. We may have nasty weather over the weekend, so please be safe with that. And I'll be talking all of you, I'm sure.

The meeting was then adjourned at 5:37 PM.