

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, December 21, 2021 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 Maria Karczewski

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, December 21, 2021 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 October 19, 2021.

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A resolution approving a change order for JAG Paving Corp for Repaving of Parking Lots at Various Locations. BHA staff determined we needed additional striping in the lots for safety and logistical needs.

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A Resolution authorizing the renewal with the Housing Authority of the City of Perth Amboy to provide services of a Computer Technician is being prepared for your consideration. After years of no increase, Perth Amboy is requesting and increase from \$75 to \$80/hr.

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

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A Resolution authorizing the hiring of Vincent Crawford as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Otto Mejia as Laborer is being prepared for your consideration.

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A Resolution approving the Authority's Annual Meetings and Caucus Meeting for the calendar year 2022.

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A Resolution rejecting a bid received due to being over the cost estimate and authorizing reissuance is being prepared for your consideration. The sole bid came in at \$7.9 million, which was not only over cost estimates, but not a reasonable number within our budget. We are researching the price submitted as well as the lack of response and will make any adjustments accordingly if warranted.

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A Resolution authorizing to advertise and solicit bids for Water Booster Pumps at 159 West 2nd Street (12-7A), 50 & 24 East 21st Street (12-7), and 30 East 50th Street (12-6A).

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BHA successfully partnered with the City to offer Pfizer COVID boosters to all BHA senior/disabled buildings. Toys are being distributed this week to the children of our afterschool program. Once again the generosity of the community was highlighted.

BHA continues to receive food donations from various sources within the community. It is estimated that BHA residents has benefitted from receiving 15,000 meals and counting. Included in your packet is the current Municipal Campaign Policy. Please note campaigning is prohibited in the buildings currently and the Board may choose to allow structured informational sessions with candidates at a future date closer to the election once candidates have been officially certified.

Included in your packet is the Personnel Policy which needs to be updated and will be discussed at the caucus.

*****IF YOU ARE ATTENDING THE MEETING IN PERSON, PLEASE BRING YOUR IPAD WITH YOU. WE HAVE TO OFFER A VIRTUAL OPTION TO THE MEETING AND YOU WILL NEED YOUR IPAD.*****

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Executive/Strategic Planning Committee

Discussed options for the relocation of the Administrative Office, and various potential development opportunities.

Finance Committee

Discussed personnel issues related to salary adjustments, financials, and a review of bank accounts.

Grounds Committee

Provided an update on existing contracts and discussed proposed bids for future contracts.

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. Pledge to the Flag?

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, Karczewski, and Cupo.
Commissioner McKennan has an excused absence.*

Executive Director John Mahon:

Is there anything before we have the vote that needs to be addressed with the minutes? *There was a brief clarification on last month's minutes.*

*John Mahon reads Consent Agenda resolution number 6770 listed below**

Executive Director John Mahon:

Before we vote, would it be appropriate to assign this resolution to Commissioner Karczewski, this being possibly her last meeting with us?

Commissioner Karczewski:

Yes it is.

Chair Lombardo:

Well, from what I understand, for clarification, until there's a reappointment from the Governor, unless you formally resigned, you're still considered a member this commission so it's what you would like to do. So this may or may not be your last.

Commissioner Karczewski:

This is my last.

Chair Lombardo:

So you'll be submitting a letter of resignation?

Commissioner Karczewski:

Yes.

Executive Director John Mahon:

Are you okay with sponsoring this resolution?

Commissioner Karczewski:

Yes.

Executive Director John Mahon:

I just thought that was appropriate.

Chair Lombardo:

I have one question regarding a resolution. The new maintenance worker, number six, has the same last name as someone who we appointed at the last meeting. Any relation?

Executive Director John Mahon:

Yes, his brother but this is from a different source, not a recommendation of the brother.

(6770) 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 **6770-6780**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6771) WHEREAS, the Board of Commissioners held the regular Board meeting on October 19, 2021 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 October 19, 2021 Board of Commissioners meeting are approved.

(6772) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) on March 16, 2021 adopted Resolution No. 6708 authorizing a contract with JAG Paving Corp for Repaving of Parking Lots at Various Locations; and

WHEREAS, during the prosecution of the work, the Authority determined that the additional pavement, sidewalk, and striping work is required at Pamrapo Gardens, Eastside Gardens, and Latourette Gardens beyond the original scope of work; and

WHEREAS, in order to make the required additional work and revision, the Architect proposed a Change Order No. 1 to the Project at a total additional cost to the Authority of \$15,762.50 requested by the Authority with respect to the original contract for Repaving of Parking Lots at Various Locations;

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of \$15,762.50 to JAG Paving Corp for these services.

(6773) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) and the Housing Authority of the City of Perth Amboy (the “PAHA”) are both local units as defined in the Interlocal Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, have contracted 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 Authority requires the continued services of a Computer Technician Service, and

WHEREAS, the PAHA has offered to continue to provide the Computer Technician in accordance with the terms set forth in the existing form of inter-municipal contract for said

services (the “Contract”), as previously authorized by the Board of Commissioners of the Authority (the “Board”) with the modification of the hourly rate from \$75 /hr to \$80/hr; **NOW, THEREFORE BE IT RESOLVED** that the extension of the Contract is hereby approved, and that the Board’s Chairman and Executive Director are hereby authorized and directed to execute an extension of the contract, 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.

(6774) 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.

James Johnson
\$31,200

(6775) 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.

Vincent Crawford
\$31,200

(6776) 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.

Otto Mejia
\$31,200

(6777) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) prepares and publishes notice of the times and place of its regular caucus and meeting dates on an annual basis; and

WHEREAS, ordinarily, the Authority holds its regular meetings and caucus on the second Tuesday of each month; and

WHEREAS, the Authority’s Executive Director has prepared the 2022 schedule of caucus and regular meeting dates which differs in some cases from the Authority’s ordinary schedule; and

WHEREAS, the Board of Commissioners, having reviewed said 2022 Annual Meeting Notice, approve the same and authorize the Authority to meet on the dates, which do not comport with the Authority's ordinary schedule;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that the Authority hereby approves the 2022 Annual Meeting Schedule in the form presented at this meeting; and

BE IT FURTHER RESOLVED, the Authority hereby authorizes and directs the appropriate officers to publish the said Annual Meeting Notice in accordance with applicable law.

(6778) WHEREAS, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for Kitchen and Bath Replacements and Plumbing Upgrades at Constable Hook Village and Kill Van Kull Gardens Annex and,

WHEREAS, said bids were received and opened on December 16, 2021 at 10:30 am and the sole bidder submitted a bid amount of \$7,944,000 and

WHEREAS, the bid amount is over the cost estimate,

NOW THEREFORE BE IT RESOLVED that the bids for the above mentioned job are hereby rejected and,

BE IT FURTHER RESOLVED, that any necessary adjustments be made to the plans and specifications and they be re-advertised.

(6779) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit bids for:

WATER BOOSTER PUMPS AT 159 WEST 2ND STREET (12-7A), 50 & 24 EAST 21ST STREET (12-7), AND 30 EAST 50TH STREET (12-6A)

(6780) 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:

So were there any questions on any of the consent agenda items? Hearing none, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

That concludes the consent agenda, and the regular portion of the meeting, the public portion of the meeting is now open and I turn it over to the Chairman.

Chair Lombardo:

Is there anyone from the public wanting to speak? Based on the silence, I'm assuming it's a no. First and foremost, I want to thank Commissioner Karczewski for her tenure as a Commissioner to this Housing Authority. Maria, when I started you were a good source of counsel and I appreciate all your support and I hope I didn't let you down.

Your years and your institutional knowledge, was very helpful and I hope you've seen how we've moved forward and transformed this Board to a more open and active Board. So I before I ask Maria to say anything would anybody else like to share?

Vice Chair Pyke:

It's been a pleasure, Maria. I wish you all the best.

Executive Director John Mahon:

I would like to say on behalf of the staff, thank you for your service, we appreciate all that you've done and on a personal level, I just want to say thank you for your support. Over the years, there's never been a time I couldn't call you up with something and have a talk, ask for advice or make sure I'm thinking the right way on something and I always appreciated it that and thank you.

Commissioner Karczewski:

It's been a pleasure working with all of you, with the past commissioners as well, and with the staff who I find to be most professional and able-bodied staff of any organization in the city led by almost able-bodied executive director that I've ever worked with, and that I think I will never know. John it truly speaks to your professionalism. Not to say that you should never retire. But I don't think your shoes will ever be filled the way that they should be. But it's been a pleasure working with this organization. It's definitely an example not only for this state, but for the country. And I see beautiful and wonderful things happening for this organization going forward. It's been a pleasure working with you all. Thank you and good luck to all of you going forward. Thank you.

Chair Lombardo:

Would anybody else like to make any comments in the general before we close?

Vice Chair Pyke:

Happy holidays, everyone. Stay well.

Chair Lombardo:

And as always, the staff is doing a great job, Mike, please make sure the staff knows. Patricia, please make sure the staff knows how much we appreciate them. Also, please wish them all a very Merry Christmas, Happy New Year, happy holidays, from all of us. And once again, would someone like to adjourn the meeting?

Motion by Commissioner Karczewski and seconded by Vice Chair Pyke

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you, everybody. Happy holidays, be safe.

The meeting was then adjourned at 5:45 PM.