

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, March 8, 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, March 8, 2022 at 5:30 PM** via Zoom meeting.

Members of the Board:

Resolution authorizing the acceptance of the minutes of the board of commissioners regular meeting held on February 8, 2022.

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A Resolution authorizing the hiring of Evan Karlicki as Laborer is being prepared for your consideration.

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A Resolution awarding a contract for apartment turnaround painting and plastering is being prepared for your consideration. Links to the submissions are below:

BIDDER	BID AMOUNT
<u>A&A Painting and Contracting Co</u>	\$485,240
<u>Billy Contracting Inc</u>	\$499,120
<u>SMAC Corp</u>	\$638,080
<u>A1 Construction Service Inc</u>	\$1,580,400
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A Resolution adopting a Campaign Policy to address the upcoming Municipal Election is being prepared for your consideration.

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A ceremony dedicating Ludo Nolfo Plaza in front of 535 Avenue A will be held on Tuesday March 22, 2022 at 3:30 pm. The Board along with Mrs. Maria Nolfo and invited guest will be present honor the late Chairman.

Executive/Strategic Planning Committee

Discussed the renewal of a personnel contract and the 2022 Campaign Policy.

Finance Committee

Summarized the bank reconciliation and interest earned on the BVM account. Confirmed that a personnel contract increase was consistent with current standards.

Grounds Committee

Discussed the bids for the painting & plastering contract, as well as the advantages of seeking a contract to clean vacant units after repairs were completed. Inquired about the completion status of a building being rehabbed due to fire.

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

In accordance with the Open Public Meetings Act, and Emergency Remote Meeting Protocol for Local Public Bodies, adequate notice and electronic notice of this remote meeting were provided. 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. 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 of Allegiance

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

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

Executive Director John Mahon:

Do I hear a motion to suspend the reading of the minutes, and file accordingly?

Motion by Commissioner Doria and seconded by Vice Chair Pyke

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

We have a consent agenda.

John Mahon reads Consent Agenda resolution number 6796 listed below

(6796) **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 **6800**), 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 **6796-6799 & 6801**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6797) **WHEREAS**, the Board of Commissioners held the regular January Board meeting on February 8, 2022 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 February 2022 Board of Commissioners meeting are approved.

(6798) **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.

Evan Karlicki
\$31,200

(6799) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **APARTMENT TURNOVER PAINTING AND PLASTERING** 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 and opened at 11:00 AM on March 1, 2022 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
A&A Painting and Contracting Co	\$485,240
Billy Contracting Inc	\$499,120
SMAC Corp	\$638,080
A1 Construction Service Inc	\$1,580,400

WHEREAS, the Board of Commissioners have reviewed the bid placed by A&A Painting and Contracting Co and determined that bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor, 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 A&A Painting and Contracting Co to perform the Project in the amount of **\$485,240.00**.

(6800) *See Below.*

(6801) 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.

(6802) 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 for discussing items contractual in nature, 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.

Executive Director John Mahon:

Before we vote on that, are there any questions from the Board or anyone in attendance?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay, motion carried. We have a resolution, I'd like a sponsor for this. And then a motion for the resolution.

Resolution sponsored by Chair Lombardo

Motion by Commissioner Cupo and seconded by Commissioner Nesheiwat

(6800) WHEREAS, from time to time the Bayonne Housing Authority, through regulation, law, or necessity, is required to adopt, update and amend its policies;
NOW THEREFORE BE IT RESOLVED that the following policy be updated or adopted.
BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorizes and directs the appropriate Housing Authority staff to enforce and execute the Policy listed:
CAMPAIGN POLICY FOR MUNICIPAL ELECTIONS 2022

Executive Director John Mahon:

On that resolution, are there any questions? Okay, we'll do a roll call.

Commissioner Nesheiwat:

Yes.

Commissioner McKennan:

Yes.

Commissioner Doria:

Yes.

Commissioner Cupo:

I abstain.

Vice Chair Pyke:

Yes.

Chair Lombardo

Before I vote I just want to say that the purpose of this policy is to make sure everyone is given fair and equal access for our facilities where we also maintain the privacy, safety, and security of our residents. Having said that, I vote Yes.

Executive Director John Mahon:

Okay, motion carried. Mr. Chair, I'm done with the regular order of business and turn the meeting over to you.

Chair Lombardo:

Well, good evening everyone, Evan do we have anyone from the public here?

Evan Pacyna:

Nobody from the public is on.

Chair Lombardo:

Thank you very much for coming. I'm glad we're able to meet in person and see everyone together. Commissioner Nesheiwat, welcome to your first meeting in person.

Commissioner Nesheiwat:
Thank you.

Chair Lombardo:

Just a couple of brief notes. Let's remember on March 22nd we'll be having the dedication of the Ludo Nolfo Plaza at 3:30. For those who haven't seen it, the plaque is back here, it came out great. Mrs. Nolfo is very excited, I want to thank John for coordinating this. Secondly I want to thank Mike Pacyna and the staff for putting the pedestal outside so thank you for that Mike. And as always, there's not much more I can say. I say it every meeting, but I want to make sure the staff is duly recognized and Patricia, also, for undertaking that project with the Personnel Manual.

Assistant Executive Director, Patricia Madison:

Thank you.

Chair Lombardo:

Are there any other comments from any commissioners?

Commissioner Cupo:

None other than, well done.

Chair Lombardo:

Nothing else, do we have a motion to adjourn?

Motion by Commissioner Doria and seconded by Vice Chair Pyke

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much for your time this evening, it is much appreciated and we'll see you next month.

The meeting was then adjourned at 5:36 PM.