

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, January 17, 2023 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, January 17, 2023 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 December 13, 2022.

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A Resolution authorizing to advertise and for the 5 Year Plan and FY 2023 Annual Plan is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for Pest Control Services is being prepared for your consideration.

\* \* \* \* \*

A Resolution authorizing to advertise and solicit for Exceptional Services for Bed Bug Elimination is being prepared for your consideration.

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**Executive/Strategic Planning Committee**

The Executive Committee met and discussed the following:

1. Revised committee structures:

- Executive Committee: Responsibilities included but not limited to: Strategic Planning, External Relations and Governance

- Finance and Personal: Committee: Responsibilities included but not limited to: Budget, Financial Reporting, Personnel, contracts including professional services and billing.

- Facilities and Tenants Operations: Responsibilities included but not limited to: Occupancy and Applications Status, Tenancy issues including legal issues and Building and Grounds.

2. A table of organization was requested and asked to be provided to the Finance and Personnel Committee prior to the February 2022 Finance and Personnel Committee meeting.

3. Beginning in February, the General Counsel will provide the following reports to the respective committees:

Executive: Transition update for Legal Services beginning July 1, 2023

Finance and Personnel: Legal fees and services rendered for General Counsel and other legal professionals

Facilities and Resident Operations: Tenant Courts Issues and updates.

### **Finance Committee**

The Finance Committee reviewed the November financials and found them to be in order.

### **Grounds Committee**

No Report

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 and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. Also in accordance of executive order no. 103, issued by Governor Murphy on March 9, 2020, declaring a state of emergency and a public health emergency in the state of New Jersey, following all said provisions of the emergency order. We can call this meeting to order and please be advised that this public meeting is being recorded. A pledge to the flag?

*Pledge of Allegiance*

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

*Chair Lombardo, Vice Chair Pyke, Commissioners Doria, McKennan, and Makowski were present. Commissioner Nesheiwat had an excused absence.*

### **Executive Director John Mahon:**

Welcome, Commissioner Makowski.

### **Commissioner Makowski:**

Thank you.

**Executive Director John Mahon:**

Do I hear a motion for the consent agenda?

*Motion by Commissioner Doria and seconded by Vice Chair Pyke*

**Chair Lombardo:**

Does anybody have any questions regarding the resolutions?

**Executive Director John Mahon:**

That also includes the staff, if you have any questions.

*John Mahon reads Consent Agenda resolution number 6878 listed below*

**(6878) 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 **6878-6883** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**(6879) WHEREAS**, the Board of Commissioners held the regular Board meeting on December 13, 2022 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 2022 Board of Commissioners regular meeting are approved.

**(6880) 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 2023 Annual Plan.

**(6881) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive bids for:

**PEST CONTROL SERVICES**

**(6882) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive bids for:

**EXCEPTIONAL SERVICES FOR BED BUG ELIMINATION**

**(6883) 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 Chair or Vice Chair and the Executive Director be authorized and directed to execute checks for and make the payments hereby approved.

**Executive Director John Mahon:**

Once again, are there any questions or comments on the resolutions of the consent agenda?  
Hearing none, all in favor?

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Motion carried, consent agenda approved. Mr. Chairman, we're done with the normal course of business and I turn the meeting over to you.

**Chair Lombardo:**

Anyone from the staff have any comments? Seeing that no one from the public is here, and for the record, our meetings are open to the public. They can have three to five minutes to speak on any topic. It's not a question and answer period. It's their opportunity to talk. Having said that, this is the last time I hope to say this but everyone, I hope you had a Happy New Year. We have an exciting year coming. We have a lot of projects. Tomorrow night the city council will be ratifying our agreement to purchase the Head Start building. Paul is that correct?

**Paul Weeks, Counsel:**

That's correct.

**Chair Lombardo:**

Is there anything that we need to do prior to that?

**Paul Weeks, Counsel:**

No, no, we just have to wait for the council to authorize the Mayor to sign the agreement then we'll work out the actual agreement, which would be authorized to sign as the Executive Director of the agreed on primary terms. There are some contingencies because right now the BEOF occupies the Head Start building and they're hoping to move to the Holy Family site, we don't know when that's going to happen but it will happen hopefully within the next year.

**Chair Lombardo:**

And in the interim, because we're here, under the original agreement of the Post Gardens move, we're in the process of negotiating an extension to stay here until our building is ready and the BEOF will be able to occupy the building for one dollar a year.

**Paul Weeks, Counsel:**

Yes.

**Chair Lombardo:**

So that gives us a home, so we don't have to go crazy and we don't have to move twice. And if we went someplace else Mike and his crew would be too busy renovating it and it'll be a lot

of money to do that. So we're glad everything's working out well. Paul Weeks is doing a great job in these negotiations so thank you Paul. Once again, would any commissioners like to say anything? I echo John's welcome, welcome Keith.

**Keith Makowski:**

I'd just like to thank the Board Commissioners for giving me the opportunity. Hopefully I can add a positive aspect and benefit to this authority and the people of Bayonne.

**Chair Lombardo:**

Thank you very much. Can we have a motion to adjourn?

*Motion by Commissioner Makowski and seconded by Commissioner McKennan*

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Okay have a good night and thank you all very much.

*The meeting was then adjourned at 5:40 PM.*