

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, May 17, 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, May 17, 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 April 12, 2022.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners special meeting held on April 27, 2022.

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A Resolution authorizing the hiring of Zachary Hoffman as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Corey Kass as Laborer is being prepared for your consideration.

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Resolution renewing the NJ DHS Business Associates Agreement between NJ DHS and the Authority. This agreement is in relation to the BHA congregate services grant which has been a long standing program that allows some our seniors to continue to enjoy independent living and age in place with some assistance in basic daily functions.

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The BHA was very pleased and fortunate to have teamed up with the City of Bayonne and the Hudson County Regional Health Commission to provide 2<sup>nd</sup> boosters for our senior residents. Over 60% of those who took the first booster received their second booster so it was a very

successful partnership that benefited our residents. Going back to the initial vaccinations that took place at the beginning of January 2021, BHA has been in the forefront of offering vaccinations for our most vulnerable residents.

In regards to the elections last week, the BHA successfully held candidate forums in the Senior/Disabled buildings prior to election day. The BHA Campaign Policy called for hosting such events to allow residents to be informed for the election. The cooperation of the candidates and their teams was greatly appreciated and we thank them for that.

**Executive/Strategic Planning Committee**

No topics to report

**Finance Committee**

No topics to report

**Grounds Committee**

Re-evaluating the bids for kitchen & bathroom renovations at 21<sup>st</sup> Street and 159 West 2<sup>nd</sup>. Bids came in too high. Going to scale down the scope of work and re-bid.

Respectfully submitted,  
**John T. Mahon**  
**Executive Director**

**Executive Director John Mahon:**

In accordance with the Open Public Meetings Act NJSA 10:4-6, and in consideration of executive order number 103 issued by Governor Murphy on March 9, 2020 declaring a state of emergency and public emergency in the state of New Jersey. In accordance with the Open Public Meetings Act and Emergency Remote Protocol for Local Public Bodies, adequate notice and electronic notice of this remote meeting were provided by sending sufficient notice to appropriate newspapers, filing advanced notice with the municipal entity and posting on the Authority's website. Public comment may be made as follows: 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, Cupo, Nesheiwat, and McKennan were present.*

**Executive Director John Mahon:**

Mr. Chairman, do I hear a motion to suspend the reading of the minutes?

*Motion by Chair Lombardo and seconded by Commissioner Nesheiwat*

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Okay, we have a consent agenda format.

*Motion by Chair Lombardo and seconded by Commissioner Doria*

*John Mahon reads Consent Agenda resolution number 6814 listed below*

- (6814) 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 **6821**), 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 **6814-6820** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.
- (6815) WHEREAS**, the Board of Commissioners held the regular Board meeting on April 12, 2022 via Zoom meeting which was also 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 April 2022 Board of Commissioners regular meeting are approved.
- (6816) WHEREAS**, the Board of Commissioners held the special Board meeting on April 27, 2022 via Zoom meeting; 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 April 2022 Board of Commissioners special meeting are approved.

**(6817) 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.

**Zachary Hoffman**  
**\$31,200**

**(6818) 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.

**Corey Kass**  
**\$31,200**

**(6819) NOW THEREFORE BE IT RESOLVED**, that the Department of Human Services Business Associates Agreement between the Authority and Department of Human Services be renewed.

**(6820) 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 commissioners or anyone in attendance on the consent agenda? Hearing none, I’ll call a vote.

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

**OPPOSED:**

**ABSTAIN:**

*John Mahon reads resolution number 6821 listed below*

**(6821) FORM OF RESOLUTION OF NEED FROM HOUSING AUTHORITY OF THE CITY OF BAYONNE**

**WHEREAS**, The Housing Authority of the City of Bayonne and a to be formed not for profit entity (hereinafter referred to as the “Sponsor”) proposes to construct a Senior/Supportive Services housing project (hereinafter referred to as the “project”) pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the “HMFA Requirements”) within the City of Bayonne (hereinafter referred to as the “Municipality”) on a site described as Lots 1-7, Block 471 as shown on the Official Assessment Map of the City of Bayonne, Hudson County and commonly known as Oak Street Property, Bayonne, New Jersey; and

**WHEREAS**, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the “Agency”); and

**WHEREAS**, pursuant to the HMFA Requirements, the governing Housing Authority of the City of Bayonne hereby determines that there is a need for this housing project in the Municipality.

**NOW, THEREFORE, BE IT RESOLVED** by the Housing Authority of the City of Bayonne that:

- (1) The Authority finds and determines that the Senior/Supportive Services Project to be proposed by the Sponsor meets or will meet an existing housing need;
- (2) The Authority does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor’s application for Agency funding to finance the Project.

**Executive Director John Mahon:**

Are there any questions on that resolution from the board and/or anybody in attendance? Do I have a motion?

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

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Mr. Chairman we’re done with the regular order of business and I turn the meeting over to you

**Chair Lombardo:**

Is anyone from the public online? Not hearing anyone. I just want to say we had a very interesting and positive meeting today with the caucus. I want to thank commissioner Cupo for your building

and grounds report. Commissioner Doria, thank you for taking the time with Commissioner Pike to review the finances. I do like at the end of the financials that we have a breakdown by vendor on what they've each received cumulatively.

**Commissioner Doria:**

Yes, thanks. I asked that of the budget committee, and we're tweaking it still to make sure we have the right descriptions of the products. But again, the summary at the end is a good synopsis that helps us.

**Chair Lombardo:**

And that's it. I hope everybody's well. Would any other commissioners like to say anything?

**Executive Director John Mahon:**

Hearing none, is there a motion to adjourn?

*Motion by Commissioner Nesheiwat and seconded by Commissioner McKennan*

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

**OPPOSED:**

**ABSTAIN:**

*The meeting was then adjourned at 5:38 PM.*