

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, October 19, 2021 at 5:00 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 half 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, October 19, 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 September 21, 2021.

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A resolution approving a change order for Spartan Construction for Fire Escape Repairs at Bridgeview Manor.

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A Resolution authorizing the hiring of Roberto Mejia as Maintenance Repairer is being prepared for your consideration.

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A Resolution authorizing the hiring of Thomas Akel as Maintenance Repairer is being prepared for your consideration.

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Congratulations to BHA resident Christeen Abdelshahied who is the recipient of scholarships from NJNAHRO, MARC NAHRO and NATIONAL NAHRO. We are very proud of her accomplishment.

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Finance Committee

The Finance Committee reviewed the latest financial statements and found them within normal ranges.

Grounds Committee

The Building and Grounds Committee was updated on the progress of current modernization contracts and found the work to be progressing appropriately

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 sufficient notice to the Jersey Journal and posting the notice in the bulletin boards of the Authority and also of City Hall. Public comment may be made, but it must be done where 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. Could we do the Pledge to the Flag and have our Vice Chair lead us?

Vice Chair Pyke:

Certainly.

Pledge of Allegiance

Executive Director John Mahon:

Okay, roll call. Commissioner McKennan has an excused absence.

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 is an excused absence.*

Executive Director John Mahon:

Can I offer a Consent Agenda? Would someone like to sponsor that?

Chair Lombardo:

Before we do that, I have a question I just noticed and it's regarding one of the items, number four. Is that the proper spelling of the person's name?

Executive Director John Mahon:

To the best of my knowledge it is. Evan, is that what you have on his application?

Evan Pacyna:

Number four is Thomas Arel, yes. A-R-E-L.

Chair Lombardo:

Just clarifying because I thought it was another name.

Executive Director John Mahon:

Okay. So do we have a sponsor for the Consent Agenda?

Commissioner Doria:

I move it.

Paul Weeks of RMW Lawfirm:

Before you move on with the Consent Agenda, I just want to make sure you saw I emailed you the Resolution for the Quick Claim Deed and Certificate of Completion.

Executive Director John Mahon:

Yes, I have it and I forwarded it to Evan already to be included.

Paul Weeks of RMW Lawfirm:

Excellent. Thank you.

Commissioner Doria:

That's part of the Consent? I'll move the Consent Agenda. Is that one going to be part of the Consent Agenda?

Executive Director John Mahon:

That's up to you all.

Chair Lombardo:

We'll roll call that one.

Executive Director John Mahon:

(6763) 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 **6769**), 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 **6763-6768**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6764) WHEREAS, the Board of Commissioners held the regular Board meeting on September 21, 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 September 21, 2021 Board of Commissioners meeting are approved.

(6765) WHEREAS, the Housing Authority of the City of Bayonne (the "Authority") on March 16, 2021 adopted Resolution No. 6709 authorizing a contract with Spartan Construction for Fire Escape Repairs at Bridgeview Manor; and

WHEREAS, during the prosecution of the work, the Authority determined that the Housing Authority required additional work for additional counterweight and pulley replacements; 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 \$18,360.00 requested by the Authority with respect to the original contract for Fire Escape Repairs at Bridgeview Manor;

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of \$18,360.00 to Spartan Construction for these services.

(6766) 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.

Roberto Mejia
\$32,944

(6767) 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.

Thomas Akel
\$31,200

(6768) 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:

Okay, this one.

Chair Lombardo:

Excuse me. And the reason I've asked for a roll call on this one, is so we know what's in the resolution.

Executive Director John Mahon:

Right, that's fine.

Chair Lombardo:

Okay.

(6769) WHEREAS, the Housing Authority of the City of Bayonne CERTIFIES:

1. The Improvements described in the attached deed have been completed in accordance with the conditions of the deed, and there have been no complaints, reports or other indications that the work has not been completed.

2. The Certificate shall constitute a Certificate of Completion as contemplated in the above deed.

3. The execution and delivery of the Certificate by the Housing Authority shall terminate covenants numbered Second, Third and Fourth in the attached deed.

WHEREAS, the Housing Authority is authorized to convey by quit claim deed its right, title and interest with the exception of Covenant Fifth in the properties described in the above deed to Saint John Paul II Church, as successor by Consolidation of Saint Michael's 'The Archangel' Lithvinian Roman Catholic Church and Church of the Assumption of the Blessed Virgin Mary of Bayonne, N.J. and Church of Our Lady of Mount Carmel and Saint Joseph's Roman Catholic Church Bayonne City, N.J. which Certificate of Consolidation is dated November 23, 2015 and was filed in the Hudson County Register's Office December 7, 2015 in Book 9084 Page 647; and

WHEREAS, the Improvements described in the attached deed have been completed in accordance with the conditions set forth in said deed and the Housing Authority is executing this Certificate to certify such completion;

NOW, THEREFORE BE IT RESOLVED, the Executive Director is hereby authorized to execute any and all documents necessary to effectuate transfer of title including the Certificate of Completion, and Quitclaim Deed, etc.

Executive Director John Mahon:

Are there any questions on that or any further clarification from Mr. Weeks that we might need based on that?

Vice Chair Pyke:

No, none.

Executive Director John Mahon:

Okay. Hearing none. I'll do a roll call then.

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay. Thank you. Mr. Chairman, we're done with the regular order of business and I turn the meeting over to you.

Chair Lombardo:

Evan, did anyone from the public join in?

Evan Pacyna:

Nobody from the public, no.

Chair Lombardo:

All right, well, in the interest of time, I think I'm a broken record, but once again, the agency is moving in the right direction, compliments to John, Patricia and the staff. The booster shots went off seamless from what I understand-

Executive Director John Mahon:

I forgot about that. Sorry.

Chair Lombardo:

Booster shots went off seamless. It's refreshing to see staff take pride in their work and everyone who was involved with that made everyone who came, at least what I saw, feel very comfortable.

Vice Chair Pyke:

Yes.

Chair Lombardo:

So John, please extend those words to the staff. Other than that, for those going to the NJNAHRO housing conference, I hope you have a nice time and then learn something and please educate me when you come back and that's it.

Executive Director John Mahon:

Okay. Any other comments or just a Motion to Adjourn?

Motion by Commissioner Cupo and seconded by Vice Chair Pyke

Executive Director John Mahon:

Second, okay. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much.

The meeting was then adjourned at 5:40 PM.