

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, July 14, 2026 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, July 14, 2026 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 June 2, 2026.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners special meeting held on June 15, 2026.

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BHA performs inspection services for Jersey City Housing for properties where a conflict of interest prevent Jersey City Housing from performing such inspections. We have had this cooperative agreement for many years. A Resolution authorizing the Executive Director to effectuate the renewal of the interlocal agreement between the Jersey City Housing Authority and the Bayonne Housing Authority to perform Housing Quality Standard inspections is being prepared for your consideration.

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Finance and Personnel Committee

The committee reviewed standard financial reports, noting that actual expenditures exceeded the budget and discussed the strategic use of operating reserves while awaiting federal guidance on excess reserves. Bank balances were reported as stable between April and May, and the redevelopment fund's interest income was noted to be declining due to increased fund utilization.

Updates were provided on property purchases, including ongoing payments related to Oak Street and 8th Street acquisitions, with some legal payments pending but expected to be settled soon. The committee also reviewed a summary of overtime for the year, and confirmed that building generators functioned well during recent heat waves.

Finally, detailed breakdowns of redevelopment project expenditures were shared, with particular attention to the Assumption and Oak Street projects, and the committee expressed satisfaction with the progress and financial tracking of these initiatives.

Facilities and Tenant Relations Committee

The committee did not meet prior to this meeting.

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 NJ.com and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. Also in consideration of executive order #103 issues by Governor Murphy in regards to declaring a state of emergency and a public health emergency, following all said provisions of such orders. We call this meeting to order and 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 Nesheiwat, McKennan and Doria.
Commissioner Makowski had an excused absence.*

Assistant Executive Director Hernan Bracero:

All right. So, we have a resolution for the consent agenda.

John Mahon reads Consent Agenda resolution number 7286 listed below.

(7286) 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 all routine and un-debated matters; and

WHEREAS, the Authority’s Commissioners have reviewed the items listed on the printed agenda, and determined that all, (except resolutions numbered ____) shall be voted on together; 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 7286-7290 are hereby adopted, effective immediately.

(7287) **WHEREAS**, the Board of Commissioners held the regular Board meeting on June 2, 2026 which was attended 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 June 2026 Board of Commissioners regular meeting are approved.

(7288) **WHEREAS**, the Board of Commissioners held the special Board meeting on June 15, 2026 which was attended 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 June 2026 Board of Commissioners special meeting are approved.

(7289) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) and the Housing Authority of the City of Jersey City (the “JCHA”) are both local units as defined in the Inter local Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, may contract 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 JCHA had required services for the inspection of units of the JCHA (the “Inspection Services”); and

WHEREAS, the Authority has currently provided Inspection Services in accordance with the terms set forth in the form of an inter municipal contract for said services (the “Contract”); and

WHEREAS, the current contract is up for renewal after a successful implementation of the contract, for a period of August 1, 2026 to July 31, 2027, and

NOW THEREFORE BE IT RESOLVED, that the Executive Director is authorized to enter into negotiations with JCHA to renew the current contract, and be it further

RESOLVED that the Contract is hereby approved, subject to acceptance of the terms to be negotiated by the Authority, and that the Board’s Chairman and Executive Director are hereby authorized and directed to execute the contract in such form as shall be approved based upon the negotiations, 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.

(7290) **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.

Chair Lombardo:

Motion?

Motion by Chair Lombardo and seconded by Vice Chair Pyke

Assistant Executive Director Hernan Bracero:

Does anybody in the public or commissioners have any comment? I heard the motion, all in favor?

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

OPPOSED:

ABSTAIN:

Assistant Executive Director Hernan Bracero:

With that, Chairman, we're done with the regular business.

Chair Lombardo:

First of all, thank you for stepping in for the job today. You did a great job. At this time, public may speak.

Roberto Betancourt:

All right. Good evening everyone. My name is Roberto W. Betancourt. And Chairman Lombardo, Vice Chair Pyke, and the commissioners, I'm placing this board again on notice regarding OPRA compliance, court order compliance, public trust and BHA Code of Ethics. This is no longer just about staff issues. This is about board oversight.

Article 3 of the code of ethics says commissioners must act in a way that creates public confidence, must make an honest effort in their duties, must remember that public service is public trust, must be good stewards of taxpayer funds, and must be accountable for their actions in public service.

Article 4 addresses reporting enforcement when possible violations are known. That is not my language. That is the BHA's own code of ethics. On July 2nd, the Superior Court granted my motion to enforce litigant's rights. The court ordered BHA to explain its record searches, custodian search, respiratory search, search items, date ranges, omitted records, and privilege and exemption claims. This is serious. A superior court judge had to order this agency to explain basic records, search, and certification issues.

Then on July 10th, 2026, BHA's counsel, Andrew [unintelligible] asked the court for more time, the reason being that Mr. Paul Weeks is out of the country and Director John Mahon won't be until the 22nd. I'm not questioning anybody's right to travel or take a leave or do whatever. My issue is the institution. BHA retained a law firm, not one lawyer. BHA also has an executive director and an assistant director. They have staff, they have records functions and this board.

So, Chairman Lombardo, who is responsible for compliance while Mr. Mahon is unavailable? To every commissioner here, what oversight are you exercising to make sure that BHA follows court orders, OPRA deadlines, certifications, privilege logs, grievance procedures and public records obligations?

For my OPRA request, not one has been timely and properly handled, not one. I follow the law when I submit my OPRA request and BHA should follow the law when responding. Your duty is

not to shield BHA employees, staff, or counsel when compliance failures are on the record. Your duty is to protect the integrity of this agency, the tenants, taxpayers' funds, public trust, and the law. If this board knows OPRA deadlines are being missed, knows a Superior Court order was entered, and knows no clear compliance designee has been identified then your job is not to look away. Your job is to ask questions, demand answers, and hold responsible people accountable.

So, I'm asking for the public record. Who is in charge? Who is certifying? Who's making sure OPRA is answered on time? And what action is the Board taking to address repeated OPRA failures and court order enforcement? This is about accountability, transparency, ethics and compliance, and public trust. Again, I'm putting the Board on notice. And if this Board does not exercise its proper oversight, I will continue to preserve the record and pursue accountability through every legal lawful channel that's available to me.

Thank you.

Chair Lombardo:

Thank you. Anyone else who would like to speak? I just want to again ask everybody to be safe out there with the weather. And if nothing else, thank you all for coming today. Do we have a motion to adjourn?

Motion by Vice Chair Pyke and seconded by Commissioner McKennan

Chair Lombardo:

Thank you. All in favor?

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

OPPOSED:

ABSTAIN:

Chair Lombardo:

Thank you all. Have a good night everyone.

The meeting was then adjourned at 5:39 PM.