

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, October 13, 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 **Thursday, October 13, 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 September 13, 2022.

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A Resolution authorizing the hiring of Marcos Pineiro as Laborer is being prepared for your consideration.

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A Resolution to submit the Housing Authority's Renewal Application of 2023 for the Joint Insurance Fund. The renewal for the JIF has been received. The rates continue to be competitive if not better than the private market and the coverage and service is superior. The Executive Director is the 3rd longest serving commissioner on the board as well as being on several committees, including Finance, which sets the assessments, and currently the Chair of the Claims Committee. As a result BHA is well positioned to help itself for insurance matters.

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On October 12, 2022 at 11:00 AM bids were received and opened for Plumbing Improvements At 24-50 East 21st Street & 159 West 2nd Street from the following:

BIDDER	BID AMOUNT
<u>William J. Guarini Inc.</u>	\$1,450,000.00
<u>Excelsior Plumbing Co. Inc.</u>	\$10,950,000.00
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Executive/Strategic Planning Committee

The committee discussed the campaign policy, the Oak Street project and administrative office options.

Finance Committee

The committee reviewed the monthly financials and discussed the continued research on investments.

Grounds Committee

The committee reviewed the waterline bid and recommended that that be accepted and rewarded.

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

So of accordance with the open public meetings, act chapter 231 public law 1975, the so-called Sunshine Law. 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. Could we stand for the pledge to the flag and commission Nesheiwat to lead us?

Pledge of Allegiance

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

Chair Lombardo, Commissioners Doria, Nesheiwat, and McKennan were present. Vice Chair Pyke and Commissioner Cupo had excused absences.

Executive Director John Mahon:

We have the consent agenda format for this evening.

John Mahon reads Consent Agenda resolution number 6859 listed below

(6859) 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 **6859-6864** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6860) 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.

Marcos Pineiro
\$31,200

(6861) **WHEREAS**, the Bayonne Housing Authority requires appropriate insurance coverage for properties and other liabilities, and
WHEREAS, Public Housing Authorities in New Jersey have an opportunity to participate in the New Jersey Public Housing Authority Joint Insurance Fund, and
WHEREAS, The Bayonne Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund, and
WHEREAS, The Bayonne Housing Authority policy for the New Jersey Public Housing Authority Joint Insurance Fund is up for renewal, and
WHEREAS, the Bayonne Housing Authority has all lines and worker’s compensation, and
WHEREAS, the New Jersey Public Housing Authority Joint Insurance Fund provides a combination of affordable assessments, superior coverage, and education geared toward Public Housing Authorities as Public Housing Authorities and associated housing providers are the only allowed membership,
NOW THEREFORE BE IT RESOLVED that the Executive Director be authorized to renew the Bayonne Housing Authority’s membership in the New Jersey Public Housing Authority Joint Insurance Fund.

(6862) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in **THE JERSEY JOURNAL for PLUMBING IMPROVEMENTS AT 24-50 EAST 21ST STREET & 159 WEST 2ND STREET** 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 October 12, 2022 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
<u>William J. Guarini Inc.</u>	\$1,450,000.00
<u>Excelsior Plumbing Co. Inc.</u>	\$10,950,000.00

WHEREAS, the Board of Commissioners have reviewed the bid placed by William J. Guarini Inc. 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 William J. Guarini Inc. to perform the Project in the amount of **\$1,450,000.00**.

(6864) **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 board or the audience on any of the resolutions?

Commissioner Doria:

Can we just make that one amendment that the reports on the minutes?

Executive Director John Mahon:

Yeah, we figured out what happened with that, so we'll make that correction and make sure it doesn't happen in the future. Any other questions are comments? I'm hearing none.

Commissioner Doria:

Nobody moved.

Executive Director John Mahon:

Okay, my apologies, I'm in a rush.

Motion by Commissioner Doria and seconded by Commissioner McKennan

AYES: Chair Lombardo, Commissioners Doria, Nesheiwat, and McKennan.

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

So the Consent Agenda passes, Mr. Chairman, I turn the meeting over to your attention.

Chair Lombardo:

Before I make a comment, I'd like to read something for the record and then I'll ask at the end, we take a motion on it. In light of no Board Of Education candidates appearing at the required meeting to participate in the BHA Candidate Forums, which would have resulted in no candidate forums, and in order to afford our residents the opportunity to hear from the candidates, as elections are an important part of our governmental process, which the residents take seriously, I would like to make a motion that the candidates once again be contacted with the official contact information provided by the City Clerk with a date set forth by the staff with the proviso in the email that a response is received by close of business 4:30 on Friday, October 21st in order to participate, and that restrictions on campaigning and subsequent conditions if the campaign policy is violated will still be in effect. Before we go, there was some breakdown in communication. I don't know our part, but on the emails that went out, some people got it in spam, some people didn't and some people their emails changed, some people moved jobs and it didn't get forwarded.

I've asked for this to be moved because, not so much to accommodate the candidates, but to accommodate our residents. Not everyone can get out every place. John, you will, if this motion's approved, we may be, if any of the commissioners see any of the candidates, please let them know that the will be receiving the information. It doesn't matter what side they're on, but we want to

make sure they're out there. And the other thing, Evan have we figured out how to see if they received and read their email?

Keyboarding Clerk Evan Pacyna:

We're working on something.

Executive Director John Mahon:

We have an alternative, I talked with Hernan, we can use to DocuSign program that we have also. So we're going to ask them to sign off on it and then he can also tell if they opened it and didn't sign it.

Chair Lombardo:

Thank you. That goes into effect with this. Okay. Do we have a motion?

Motion by Commissioner Nesheiwat and seconded by Commissioner Doria

AYES: Chair Lombardo, Commissioners Doria, Nesheiwat, and McKennan.

OPPOSED:

ABSTAIN:

Chair Lombardo:

The second thing is, Hernan, John just told the story in Caucus about your achievement. I wanted to commend you for that, and thank you for getting us past the [unintelligible].

Executive Director John Mahon:

Please thank the staff on the Commissioners' behalf also.

Director of Administration Hernan Bracero:

Will do, yes, teamwork.

Chair Lombardo:

Oh, without a doubt. For everyone here, we thank you for your work, but we know you don't do it by yourself. So what we say here, though we may be directing it to Mike, Hernan, Evan, right? It's to the whole team. You don't do it by yourselves. We don't do it by ourselves. We do it all together. The second thing I'd like to say is, before I open up for public comment, two things. The November meeting will be tentatively rescheduled to Tuesday, November 22nd. The meeting was originally scheduled for November 7th, in the city of Bayonne, the Board of Education is off, teachers, so people may be traveling. The following week is the lead municipalities in the NAHRO conference. And given all the interests in the Oak Street project, we want to make sure our meetings fall in line with them so people can come. Ray, I want to thank you for the great control you had competing last time, thank you for that. And for the assistance, not that we needed it.

Director of Security Ray Skalski:

That was an easy one.

Chair Lombardo:

And that's the one thing, and the second thing is there will be, they're trying to plan a public meeting which we will be part of with the city with the zoning and planning board at a future date. They're having a hard time getting this calendar together.

Well let it be known that our meetings, if you talk to anyone outside, are open to the public, they're welcome to come in any meetings to give their comments. We value their opinions. And I'm saying that for the record more than the benefit of our staff because they know that. Well we are open and it's a great project and we'll all get through this together.

Any comments from the commissioners who would like to say anything with regards to the project, the meetings, the staff?

Executive Director John Mahon:

Motion to adjourn?

Motion by Commissioner Nesheiwat and seconded by Commissioner Doria

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you and be safe traveling home tonight. It's nasty out there.

The meeting was then adjourned at 5:40 PM.