

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, December 12, 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, December 12, 2023 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

**Members of the Board:**

A Resolution approving the Authority’s Annual Meetings and Caucus Meeting for the 2024 calendar year.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on October 10, 2023.

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A Resolution authorizing the renewal with the Housing Authority of the City of Perth Amboy to provide services of a Computer Technician is being prepared for your consideration.

\* \* \* \* \*

A Bid for Upgrades to Building Lobbies At Pamrapo Gardens Annex (12-6A) and East Side Gardens (12-6B). Links to the submitted bids are below.

**BIDDER**

[Billy Contracting & Restoration Inc.](#)

**BID AMOUNT**

\$204,000.00

A resolution awarding a contract to Billy Contracting is being prepared for your consideration.

\* \* \* \* \*

A Bid for Replacement of Exterior Stairs to Building Entrances at Pamrapo Gardens (12-1). Links to the submitted bids are below.

**BIDDER**

[Senco Metals LLC](#)

[Pax Mundus Enterprise LLC](#)

[A-Tech Concrete Co.](#)

**BID AMOUNT**

\$595,000.00

\$633,000.00

\$778,000.00

A resolution awarding a contract to A-Tech Concrete Co. is being prepared for your consideration.

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A Bid for Replacement of Electric Heaters in All Units at Back Bay Gardens (12-8). Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#"><u>TSUJ Corp</u></a>	\$1,737,107.00
<a href="#"><u>ACI Electric</u></a>	\$1,934,640.00

A resolution awarding a contract to TSUJ Corp is being prepared for your consideration.

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A Bid for Restoration of Outdoor Handrails and Fencing at All Public Housing Sites. Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#"><u>Westcraft Builders Inc.</u></a>	\$81,582.00
<a href="#"><u>Giacorp Contracting Inc.</u></a>	\$328,000.00
<a href="#"><u>Senco Metals LLC</u></a>	\$387,500.00

A resolution awarding a contract to Giacorp Contracting Inc. is being prepared for your consideration.

\* \* \* \* \*

A Bid for Restoration of Fire Escapes At Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3), La Tourette Gardens (12-4), and Scattered Sites (12-9). Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#"><u>Westcraft Builders Inc.</u></a>	\$212,500.00
<a href="#"><u>George Koustas LLC</u></a>	\$299,000.00
<a href="#"><u>Spartan Construction Inc.</u></a>	\$569,000.00
<a href="#"><u>Senco Metals LLC</u></a>	\$855,000.00

A resolution awarding a contract to Westcraft builders Inc is being prepared for your consideration.

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A Bid for Replacement of Stair Treads and Entrance Vestibule Flooring At Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3), and La Tourette Gardens (12-4). Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#"><u>Senco Metals LLC</u></a>	\$1,395,000.00

A resolution rejecting the bid received is being prepared for your consideration. The sole bid came in over cost estimates. We are researching the price submitted as well as the lack of response and will make any adjustments accordingly if warranted.

\* \* \* \* \*

Bids for Two (2) New GMC Savana 2500 Cargo Van RWD (or Equivalent), Two (2) New Ford escape (or Equivalent), and One (1) New 2023 Ford F250 Super Duty XL (or Equivalent). A resolution authorizing re-advertisement of the three vehicle bids is being prepared for your consideration.

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A Request for Proposals for Physical Needs Assessment and Energy Audit. Links to the submitted proposals are below.

<b>PROPOSER</b>	<b>PROPOSAL AMOUNT</b>
<a href="#"><u>Lothrop Associates Architects</u></a>	\$294,286.72

A Resolution rejecting the proposal received is being prepared for your consideration. Adjustments must be made to the RFP expanding the scope to include Bridgeview Manor.

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### **Finance and Personnel Committee**

The committee reviewed the financials and found them in order.

### **Facilities and Tenant Relations Committee**

The Facilities and Tenant Relations Committee met on December 6th and reviewed and discussed recent openings and is reporting the following recommendations, links to the submissions can be found in the Commissioners' packets.

A Bid for Upgrades to Building Lobbies At Pamrapo Gardens Annex (12-6A) and East Side Gardens (12-6B). A resolution awarding a contract to Billy Contracting for \$204,000.

Bids for Replacement of Exterior Stairs to Building Entrances at Pamrapo Gardens (12-1) submitted bids:

Senco Metals LLC \$595,000.00

Pax Mundus Enterprise LLC \$633,000.00

A-Tech Concrete Co. \$778,000.00

Senco and Pax Mundus were found to have incurable deficiencies and therefore deemed non-responsive. A resolution awarding a contract to A-Tech Concrete Co. for \$778,000. Which was still within the cost estimate.

Bids for Replacement of Electric Heaters in All Units at Back Bay Gardens (12-8).

TSUJ Corp \$1,737,107.00

ACI Electric \$1,934,640.00

A resolution awarding a contract to TSUJ Corp

A Bid for Restoration of Outdoor Handrails and Fencing at All Public Housing Sites.

Westcraft Builders Inc. \$81,582.00

Giacorp Contracting Inc. \$328,000.00

Senco Metals LLC \$387,500.00

The Westcraft bid was not viable.(A/E feels it would not even cover materials). A resolution awarding a contract to Giacorp Contracting Inc.

A Bid for Restoration of Fire Escapes At Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3), La Tourette Gardens (12-4), and Scattered Sites (12-9).

Westcraft Builders Inc. \$212,500.00

George Koustas LLC \$299,000.00

Spartan Construction Inc. \$569,000.00

Senco Metals LLC \$855,000.00

A resolution awarding a contract to Westcraft Builders Inc.

A Bid for Replacement of Stair Treads and Entrance Vestibule Flooring At Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3), and La Tourette Gardens (12-4).

Senco Metals LLC \$1,395,000.00

A resolution rejecting the bid. The sole bid came in over cost estimates. We are researching the price submitted as well as the lack of response and will make any adjustments accordingly if warranted.

A Request for Proposals for Physical Needs Assessment and Energy Audit. Lothrop Associates Architects \$294,286.72 A Resolution rejecting the proposal. The discussion determined adjustments should be made to the RFP expanding the scope to include Bridgeview Manor.

On other matters, it was noted that several churches and organizations have been and continue to be extremely generous to our residents. It was discussed that beginning in January, individually or all at once, these entities start being recognized. It was discussed about the possibility of asking them to attend a Commissioners meeting, pass a resolution acknowledging and thanking them and maybe taking a picture.

That idea lead to discussion about starting a news tab on the web site. We have at least one thing per month going on that we can highlight with pictures. John feels we can retro the pages back to July and highlight the summer program and the visit by the Regional Administrator.

Received a draft of the BHA calendar for next year for your review.

The annual gift disbursement for the afterschool program will be Wednesday December 20th at 3:30 pm at Henry Harris School.

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 consideration 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’re calling 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 Doria, Nesheiwat, and Makowski.*

*Commissioner McKennan had an excused absence.*

**Executive Director John Mahon:**

So, a Consent Resolution.

*Motion by Commissioner Doria and seconded by Commissioner Nesheiwat*

*John Mahon reads Consent Agenda resolution number 6953 listed below*

- (6953) 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 6966) 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 6953 - 6965 are hereby adopted, effective immediately.
- (6954) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) prepares and publishes notice of the times and place of its regular caucus and meeting dates on an annual basis; and  
**WHEREAS**, ordinarily, the Authority holds its regular meetings and caucus on the second Tuesday of each month; and  
**WHEREAS**, the Authority’s Executive Director has prepared the 2024 schedule of caucus and regular meeting dates which differs in some cases from the Authority’s ordinary schedule; and  
**WHEREAS**, the Board of Commissioners, having reviewed said 2024 Annual Meeting Notice, approve the same and authorize the Authority to meet on the dates, which do not comport with the Authority’s ordinary schedule;  
**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the Authority hereby approves the 2024 Annual Meeting Schedule in the form presented at this meeting; and  
**BE IT FURTHER RESOLVED**, the Authority hereby authorizes and directs the appropriate officers to publish the said Annual Meeting Notice in accordance with applicable law.
- (6955) WHEREAS**, the Board of Commissioners held the regular Board meeting on October 10, 2023 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 October 2023 Board of Commissioners regular meeting are approved.
- (6956) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) and the Housing Authority of the City of Perth Amboy (the “PAHA”) are both local units as defined in the Interlocal Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, have contracted 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 Authority requires the continued services of a Computer Technician Service, and  
**WHEREAS**, the PAHA has offered to continue to provide the Computer Technician in accordance with the terms set forth in the existing form of inter-municipal contract for said

services (the “Contract”), as previously authorized by the Board of Commissioners of the Authority (the “Board”);

**NOW, THEREFORE BE IT RESOLVED** that the extension of the Contract is hereby approved, and that the Board’s Chairman and Executive Director are hereby authorized and directed to execute an extension of the contract, 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.

**(6957) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **UPGRADES TO BUILDING LOBBIES AT PAMRAPO GARDENS ANNEX (12-6A) AND EAST SIDE GARDENS (12-6B) 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 at 10:30 AM on November 3, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#">Billy Contracting &amp; Restoration Inc.</a>	\$204,000.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **Billy Contracting & Restoration Inc.** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Billy Contracting & Restoration Inc.**, 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 **Billy Contracting & Restoration Inc.** to perform the Project in the amount of **\$204,000.00.**

**(6958) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **REPLACEMENT OF EXTERIOR STAIRS TO BUILDING ENTRANCES AT PAMRAPO GARDENS (12-1) 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 at 11:30 AM on November 3, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#">Senco Metals LLC</a>	\$595,000.00
<a href="#">Pax Mundus Enterprise LLC</a>	\$633,000.00
<a href="#">A-Tech Concrete Co.</a>	\$778,000.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **A-Tech Concrete Co.** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **A-Tech Concrete Co.**, 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 **A-Tech Concrete Co.** to perform the Project in the amount of **\$778,000.00**.

**(6959) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **REPLACEMENT OF ELECTRIC HEATERS IN ALL UNITS AT BACK BAY GARDENS (12-8) 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 at 12:00 Noon on November 3, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#"><u>TSUJ Corp</u></a>	\$1,737,107.00
<a href="#"><u>ACI Electric</u></a>	\$1,934,640.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **TSUJ Corp** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **TSUJ Corp**, 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 **TSUJ Corp** to perform the Project in the amount of **\$1,737,107.00**.

**(6960) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **RESTORATION OF OUTDOOR HANDRAILS AND FENCING AT ALL PUBLIC HOUSING SITES 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 at 10:00 AM on November 7, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#"><u>Westcraft Builders Inc.</u></a>	\$81,582.00
<a href="#"><u>Giacorp Contracting Inc.</u></a>	\$328,000.00
<a href="#"><u>Senco Metals LLC</u></a>	\$387,500.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **Giacorp Contracting Inc.** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Giacorp Contracting Inc.**, 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 **Giacorp Contracting Inc.** to perform the Project in the amount of **\$328,000.00**.

(6961) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **RESTORATION OF FIRE ESCAPES AT PAMRAPO GARDENS (12-1), BERGEN POINT GARDENS (12-2), CENTERVILLE GARDENS (12-3), LA TOURETTE GARDENS (12-4), AND SCATTERED SITES (12-9) 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 at 10:30 AM on November 7, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#"><u>Westcraft Builders Inc.</u></a>	\$212,500.00
<a href="#"><u>George Koustas LLC</u></a>	\$299,000.00
<a href="#"><u>Spartan Construction Inc.</u></a>	\$569,000.00
<a href="#"><u>Senco Metals LLC</u></a>	\$855,000.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **Westcraft Builders Inc.** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Westcraft Builders Inc.**, 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 **Westcraft Builders Inc.** to perform the Project in the amount of **\$212,500.00**.

(6962) **WHEREAS**, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for Replacement of Stair Treads and Entrance Vestibule Flooring At Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3), and La Tourette Gardens (12-4) and,

**WHEREAS**, said bids were received and opened on November 3, 2023 at 11:00 AM, and **WHEREAS**, the sole bid of \$1,395,000.00 is over the cost estimate,

**NOW THEREFORE BE IT RESOLVED** that the bid for the above mentioned job are hereby rejected and,

**BE IT FURTHER RESOLVED** that any necessary adjustments be made to the plans and specifications and they be re-advertised.

(6963) **WHEREAS**, the Housing Authority of the City of Bayonne published bids for the below referenced automobiles, and

**WHEREAS**, the bids were not timely considered by the Housing Authority of the City of Bayonne and it has been determined that it would be prudent to re-advertise for the below referenced bids,



**NOW THEREFORE BE IT RESOLVED** that the Housing Authority of the City of Bayonne shall not accept the bid received in response to the Request for Bids on the below referenced vehicles and a Revised Request for Bids shall be published as required pursuant to New Jersey Law.

1. Two (2) New GMC Savana 2500 Cargo Van RWD (or Equivalent)
2. Two (2) New Ford escape (or Equivalent)
3. One (1) New 2023 Ford F250 Super Duty XL (or Equivalent)

**(6964) WHEREAS**, the Housing Authority of the City of Bayonne published on August 4, 2023, a Request for Proposal for the Physical Needs Assessment and Energy Audit (PNA & EA) for a return date of August 29, 2023; and

**WHEREAS** the Housing Authority of the City of Bayonne has determined that additional services are required requiring a revision of the Request for Proposal pursuant to N.J.S.A. 40A:11-23(c);

**NOW, THEREFORE BE IT RESOLVED**, pursuant to N.J.S.A. 40A:11-23(c) the Housing Authority of the City of Bayonne shall not accept the bid received in response to the Request for Proposal for a PNA & EA published August 4, 2023, and a Revised Request For Proposal for PNA & EA shall be published as required under N.J.S.A. 40A:11-23(c) with the additional services to be provided as follows:

1. Physical Needs Assessment and Energy Audit to include all units of Bridgeview Manor Housing Corporation.

**(6965) 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 on the Consent Agenda from the board or anyone in the public?

**Commissioner Doria:**

[Resolutions 6962 and 6963], can we distinguish what are? They seem to be the same items.

**Executive Director John Mahon:**

Yes, there were two separate bids that we were rejecting and reauthorizing. I guess we forgot to go over- was I out of the room when we talked about that in the committee?

**Chair Lombardo:**

JJ spoke.

**Executive Director John Mahon:**

No, no. This was in Finance. Remember we had the problems with the vehicle bids?

**Commissioner Doria:**

Oh, yeah, yeah, we did.

**Executive Director John Mahon:**

That's what this was in reference to. Okay, because they were separate bids.

**Chair Lombardo:**

In the future, can we put the title of what the bid was? That would be helpful.

**Executive Director John Mahon:**

Okay. So, are there any other questions? Hearing none, all in favor?

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

A resolution [sponsored] by Chairman Lombardo.

**(6966) WHEREAS,** the Housing Authority of the City of Bayonne is involved with redevelopment activities including the upgrade and renovation of BHA owned and managed properties and is also actively involved in redevelopment activities in Bayonne, and

**WHEREAS,** certain skill sets are necessary to ensure the proper completion of such activities, and

**WHEREAS,** it is in the best interest of the Authority to have an individual serve as the Director of Redevelopment to undertake responsibilities in relation to such activities,

**NOW, THEREFORE BE IT RESOLVED,** that Vito Bilotta be appointed as Director of Redevelopment at an annual salary of \$72,800.00.

**Executive Director John Mahon:**

Are there any questions on that?

**Chair Lombardo:**

Yes, effective-?

**Executive Director John Mahon:**

January 1<sup>st</sup>.

**Chair Lombardo:**

January 1<sup>st</sup>, and he'll be reporting to the Executive Director?

**Executive Director John Mahon:**

[Yes.]

**Commissioner Doria:**

Do we need a motion on that?

**Executive Director John Mahon:**

Well, a second because the motion was sponsored.

*Motion seconded by Commissioner Doria*

**Executive Director John Mahon:**

Let me do the roll call on that.

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

Mr. Chairman, I turn the meeting over to you but we did have something first from the staff.

**Chair Lombardo:**

Hernan, I believe you had something to announce?

**Assistant Executive Director Hernan Bracero:**

So this year we were able to get 100% on our SEMAP score. The SEMAP measures how we administer the Section 8 program, the Housing Choice Voucher. The Director of Staff Operations was a big help and whatever we reported to HUD was almost perfection. So we're proud of the work that was done by the staff for Section 8.

**Chair Lombardo:**

Hernan, please congratulate the staff on a great job. I don't know the Director of Staff Operations-

**Director of Staff Operations Robert Salemme:**

Thank you.

**Chair Lombardo:**

Excuse me, please introduce yourself.

**Director of Staff Operations Robert Salemme:**

I'm Robert Salemme, I'm the Director of Staff operations here at Bayonne Housing Authority.

**Chair Lombardo:**

Congratulations.

**Director of Staff Operations Robert Salemme:**

Thank you, I just want to thank you all, too.

**Chair Lombardo:**

First, I just want to say, if you haven't had a chance, please look at John's Communion picture. He was named a 2023 NAHRO Fellow. John, once again, congratulations.

**Executive Director John Mahon:**

Thank you.

**Chair Lombardo:**

And then secondly, I want to thank the people for waiting for the meeting to start. We were a little delayed due to the caucus, taking care of some business. I want to wish everyone, and John please filter it down to the staff, and I hope I'm saying this on behalf of all the Commissioners: I want to wish everybody a merry Christmas and happy New Year. Let's have another banner year, the next year is going to be exciting, and let's keep our fingers crossed that we break ground in March.

**Executive Director John Mahon:**

Do I hear a motion to adjourn and have a good holiday?

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

**Executive Director John Mahon:**

Okay, all in favor?

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

*The meeting was then adjourned at 5:52 PM.*