

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, June 14, 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, June 14, 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 May 17, 2022.

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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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A Resolution authorizing to extend the contract with DiBella Construction for Concrete and Curb Replacement as Needed at Various Sites is being prepared for your consideration. This extension was an option allowed for in the original contract. The contract is for up to 220,750

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Resolution approving the Authority’s Adopted Budget from July 1, 2022 to June 30, 2023 is being prepared for your consideration. As a reminder, this is the exact budget you passed and was forwarded to DCA for their purposes. DCA approved the budget you already approved and now we must acknowledge their approval.

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A resolution approving a change order for Slade Elevator for Modernization of Existing Passenger Elevators at Various Sites. As was reported by the Building and Grounds Committee a change order is being prepared for your consideration.

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A Resolution authorizing the hiring of Robert Salemme as Director of Staff Operations is being prepared for your consideration.

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A Resolution authorizing the hiring of Jasmine Roman as Clerk I – Community Service Aide is being prepared for your consideration.

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Executive/Strategic Planning Committee

General discussion regarding a development opportunity being discussed at the planning board meeting tonight. Explanation of the DCA budget approval process and need for confirming resolution of their approval of our budget. Spoke about personnel hiring.

Finance Committee

Discussed the budget-to-actuals, interest received from bank and the claims list.

Grounds Committee

Discussed Capital Fund obligation dates for modernization, renewal of the contract for concrete and the change order for the elevator contract.

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 health 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, and Nesheiwat were present. Commissioner McKennan is an excused absence.

Executive Director John Mahon:

Okay, we'll jump into the Consent Agenda.

Motion by Commissioner Doria and seconded by Vice Chair Pyke

John Mahon reads Consent Agenda resolution number 6822 listed below

- (6822) 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 **6827**), 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 **6822-6826 & 6828-6831** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.
- (6823) WHEREAS**, the Board of Commissioners held the regular Board meeting on May 17, 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 May 2022 Board of Commissioners regular meeting are approved.
- (6824) 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, 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.

(6825) WHEREAS, by Resolution No. 6737, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on June 15, 2021, a contract was awarded to DiBella Construction for Concrete and Curb Replacement as Needed at Various Sites in the amount of \$220,750.00, and

WHEREAS, the current contract is expiring, and

WHEREAS, the current company has agreed to continue service at the same price,

NOW, THEREFORE BE IT RESOLVED, that an extension contract, as permitted by the New Jersey Local Public Contracts Law, for the period of one year commencing on July 1, 2022 and terminating on June 30, 2023 be awarded to DiBella Construction for Concrete and Curb Replacement as Needed at Various Sites in the amount of \$220,750.00.

(6826) 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.

(6827) *Voted on via roll call below*

(6828) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) on October 3, 2019 adopted Resolution No. 6592 authorizing a contract with Clifton Elevator (now Slade Elevator) for Modernization of Six (6) Existing Passenger Elevators at Various Sites in the amount of \$1,198,177.83, and

WHEREAS, during the prosecution of the work, the Authority determined that additional upgrades beyond the original scope of work is needed, and

WHEREAS, in order to make the required additional work and revision, a Change Order No. 1 to the Project at a total additional cost to the Authority of \$238,450.00 is requested by the Authority with respect to the original contract for Modernization of Six (6) Existing Passenger Elevators at Various Sites,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of \$238,450.00 to Slade Elevator for these services.

(6829) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Director of Staff Operations 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.

Robert Salemme
\$65,000

(6830) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Clerk I – Community Service Aide 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.

Jasmine Roman
\$27,094

(6831) WHEREAS, the Housing Authority of the City of Bayonne has determined that Pursuant to the applicable provision of the New Jersey Sunshine Law, it would be Appropriate to engage in Executive Session,

NOW THEREFORE BE IT RESOLVED, that the Authority shall immediately hereafter participate in a closed Executive Session for such purpose for discussing the aspects of a new hire to the position of Director of Operations, and be it further **RESOLVED**, that after such closed session, the Authority shall make known to the public the topics discussed at such session and any action to be taken by it in open public session, when in the best interest of the Authority.

Executive Director John Mahon:

Are there any questions from the commissioners or the public on the consent agenda?

Chair Lombardo:

Yes, I'd like to remove resolution number five [6827] to a roll call.

Executive Director John Mahon:

Okay, so the resolutions number one to four and six to eight will be on the consent agenda. Any questions from anyone then? All in favor?

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

OPPOSED:

ABSTAIN:

John Mahon reads resolution number 6827 listed below

2022 ADOPTED BUDGET RESOLUTION

Bayonne Housing Authority HOUSING AUTHORITY

FISCAL YEAR: FROM: July 1, 2022 TO: June 30, 2023

WHEREAS, the Annual Budget and Capital Budget/Program for the Bayonne Housing Authority for the fiscal year beginning July 1, 2022 and ending, June 30, 2023 has been presented for adoption before the governing body of the Bayonne Housing Authority at its open public meeting of 6/14/22; and

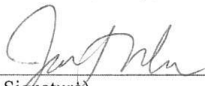
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$17,917,646, Total Appropriations, including any Accumulated Deficit, if any, of \$17,682,725 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$3,550,000 and Total Unrestricted Net Position planned to be utilized of \$0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Bayonne Housing Authority, at an open public meeting held on June 14 2022 that the Annual Budget and Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning, July 1, 2022 and, ending, June 30, 2023 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.



(Secretary's Signature)

June 15, 2022
(Date)

Governing Body Member:	Recorded Vote		Abstain	Absent
	Aye	Nay		
Vincent Lombardo	X			
Irene Rose Pyke	X			
John Cupo	X			
Shanna McKennan				X
Robert Doria	X			
Jubrial J. Nesheiwat	X			

Resolution Number: 6827

Executive Director John Mahon:

Do I hear a motion for that resolution?

Motion by Commissioner Doria and seconded by Vice Chair Pyke

Executive Director John Mahon:

Are there any questions from the board or those in attendance in the public? Hearing none, we'll do a roll call.

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Mr. Chairman, done with the regular course of business, and I turned the meeting over to you.

Chair Lombardo:

Evan, is anyone from the public online?

Evan Pacyna:

Nobody from the public, only staff is here.

Chair Lombardo:

Does anyone from the staff have anything they'd like to share? Thank you very much. Thank you all for coming to this meeting today. Very productive meeting. We have a lot of things going on. Good luck for everyone as we move forward, especially our new projects. We'll wait to hear from you guys about the results of the planning board meeting tonight. Other than that, John, please extend them a welcome to our new appointees.

Executive Director John Mahon:

Will do, thank you.

Chair Lombardo:

Anything else, all good?

Executive Director John Mahon:

I believe so. Do I hear a motion to adjourn, then?

Motion by Commissioner Nesheiwat and seconded by Commissioner Doria

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

OPPOSED:

ABSTAIN:

The meeting was then adjourned at 5:38 PM.