

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, February 7, 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, February 7, 2023 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 January 17, 2023.

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BHA has a long standing relationship with Jersey City Housing Authority to perform certain inspections in regards to subsidized properties they own but are not allowed to do inspections as they are the owners and there is a conflict of interest. A Resolution to ratify the continuation of the agreement with Jersey City for Quality Control services is being prepared for your consideration.

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The Authority uses outside contractors to assist in vacant apartment turnaround. Many of our apartments have wood flooring that has to be treated. The Authority went out to bid for such services. Billy Contracting and Restoration Inc. was the successful bidder. Links to the submission are below:

BIDDER	BID AMOUNT
<u>Billy Contracting and Restoration Inc</u>	\$117,000.00
<u>JD Wood Flooring LLC</u>	\$108,600.00

There was a fatal omission in JD Wood Flooring LLCs bid. A Resolution awarding a contract to Billy Contracting and Restoration Inc. is being prepared for your consideration.

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Resolution promoting Hernan Bracero to the position of Assistant Executive Director.

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Executive/Strategic Planning Committee

No Report.

Finance and Personnel Committee

The Finance and Personnel Committee reviewed the December monthly financials and found them in order. The Committee also reviewed the BHA Counsel report which included updates on the Oak Street project, the purchase of the Head Start building, the lease of the current BHA offices at 549 Avenue A and tenancy issues updates.

The committee also discussed personnel issues that will be reviewed and discussed and brought to the Board in the near future.

Facilities and Tenant Relations Committee

The Facilities and Tenant Relations Committee reviewed the results of the RFP for Apartment Upgrades Hardwood Flooring Repairs and Refinishing. It is the recommendation of this committee to pass a resolution to award the contract to JD Wood Flooring LLC. The contract will be for one year with an option to add a second year. The committee is further happy to report that the work on the 21st street property is underway and moving along. Lastly, the committee began reviewing tenant lists and where selection is taking place for the units within our buildings. Plans have been put into place to meet with the executive director, both privately and as a whole committee, to review the data and provide a more comprehensive report to the Board in the immediate future.

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 accordance 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 can call this meeting to order and please be advised that this public meeting is being recorded. Stand for a pledge to the flag?

Pledge of Allegiance

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

Vice Chair Pyke, Commissioners Doria, McKennan, Nesheiwat, and Makowski were present. Chair Lombardo had an excused absence.

John Mahon reads Consent Agenda resolution number 6884 listed below

(6884) 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 **6884-6888** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6885) WHEREAS, the Board of Commissioners held the regular Board meeting on January 17, 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 January 2023 Board of Commissioners regular meeting are approved.

(6886) RESOLVED, that the Executive Director be authorized to continue the agreement with Jersey City Housing Authority for Quality Control Services.

(6887) WHEREAS, the Housing Authority of the City of Bayonne (the "Authority") publicly advertised an Invitation for Bids (the "Invitation") in THE JERSEY JOURNAL for **APARTMENT UPGRADES HARDWOOD FLOORING REPAIRS AND REFINISHING** 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 January 27, 2023 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Billy Contracting and Restoration Inc	\$117,000.00
JD Wood Flooring LLC	\$108,600.00

WHEREAS, the bid package includes certain documentation that must be completed and signed at time of submission and JD Wood Flooring failed to adhere to the bid package requirements as it pertains to completing and signing certain required forms, and

WHEREAS the Board of Commissioners have reviewed the bid placed by Billy Contracting and Restoration, Inc. and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to this Billy Contracting and 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 and Restoration Inc. to perform the Project in the amount of **\$117,000.00**.

(6888) 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 Chair or Vice Chair 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 public on any of the resolutions? Hearing none, we’ll take a vote. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. And then we have an addition.

John Mahon reads resolution number 6889 listed below to be voted on individually

(6889) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) is in need of an Assistant Executive Director, and
WHEREAS, the Authority advertised for the position and a search committee reviewed and interviewed the applicants, and
WHEREAS, the committee recommended the selection of Hernan Bracero as Assistant Executive Director for the Housing Authority of the City of Bayonne,
NOW THEREFORE BE IT RESOLVED that Hernan Bracero be appointed to the position of Assistant Executive Director for the Bayonne Housing Authority per the terms of the contract attached to this resolution.

Executive Director John Mahon:

Any questions or comments on this?

Vice Chair Pyke:

I’d like to make a motion.

Motion by Vice Chair Pyke and seconded by Commissioner Nesheiwat

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. Vice Chair, I turn the meeting over to you.

Vice Chair Pyke:

Well, again, we'd like to thank everyone for attending tonight's meeting and again it was very informative to have the folks come in and lay out the ground work for us, I know we'll have many many questions in our future meetings. Any questions from the public? Any questions for the commissioners?

Executive Director John Mahon:

If the Commissioners don't have anything, I'd just like to congratulate Hernan for his promotion. The Vice Chair and I were on the search committee and we had a discussion on this already, we interviewed candidates, Hernan was the best candidate for this position, congratulations.

Assistant Executive Director Hernan Bracero:

Thank you. I just want to thank the Director, John Mahon, for the opportunity given to me. I just want everyone to be assured of my dedication to the Authority and I look forward to working with all of you.

Executive Director John Mahon:

Now the tough work begins. Okay, do I hear a motion to adjourn?

Motion by Commissioner Nesheiwat and seconded by Vice Chair Pyke

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Meeting concluded. Thank you all very much.

The meeting was then adjourned at 5:35 PM.