

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, May 19, 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, May 19, 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 April 21, 2026.

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A Resolution authorizing to advertise and solicit proposals for General Legal Counsel is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit proposals for Tenancy Legal Counsel is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit proposals for Legal Counsel for Redevelopment Activities is being prepared for your consideration.

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A Resolution authorizing the one year renewal/extension for the qualifying firms pursuant to a Request For Qualifications for Architectural/Engineering Services is being prepared for your consideration.

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The Authority is required to submit an approved operating budget for purposes of enactment. A Resolution approving the Operating Budget of the Authority for fiscal year beginning July 1, 2026 is being prepared for your consideration.

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The Authority is required to submit a copy of its budget to the State of New Jersey. A Resolution approving the Authority's 2026 Budget for fiscal year beginning July 1, 2026 is being prepared for your consideration.

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A Resolution authorizing the FY2026 late budget submission to the State is being prepared for your consideration.

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A Resolution authorizing that the annual audit report was reviewed by the Board and a Group Affidavit was submitted to the Local Finance Board is being prepared for your consideration.

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A resolution authorizing the hiring of Justin Delfino, Brandon Cruz, and Pablo Gonzalez as Laborers is being prepared for your consideration.

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A Resolution approving amendments to the Admissions and Continued Occupancy Policy is being prepared for your consideration.

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A Resolution approving amendments to the Housing Choice Voucher Administrative Plan is being prepared for your consideration.

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A Resolution authorizing the Executive Director to enter into an interlocal agreement with the City of Bayonne for the sale of four obsolete vehicles. Historically, in the spirit of cooperation and collaboration BHA has with the City, when the BHA determines that vehicles are obsolete for our purposes, we have contacted the City to establish if they have a need for such vehicles. The Director of Public works has indicated that the City would be interested in these vehicles as their fleet is substantially larger than BHA's.

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The contractor for the Kitchen Modernization at Back Bay Gardens project, Daskon Group, has prepared a change order to provide additional work beyond the original contract scope of work. A Resolution approving this change order #2 is being prepared for your consideration.

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Finance and Personnel Committee

The committee reported that the financials were in order.

Facilities and Tenant Relations Committee

The following items were discussed:

- A change order for the Back Bay Gardens kitchen renovations which consists of permitting a pullout table recommended by the director as a way to assist tenants to use the counter, replacement of certain ceiling tile to be consistent for the community room, and floor tile replacement needed to be done as a result of the damaged sewer line that had to be dug out.
- Recommending changes to the Admissions and Continued Occupancy Policy for public housing and Administrative Plan for the Housing Choice Voucher program. With a recommendation of Bayonne residents with a preference first, Bayonne residents without a preference, then out of town with a preference, then out of town without a preference.

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, and Makowski.*

Commissioner Doria and McKennan have excused absences.

Executive Director John Mahon:

We have a resolution sponsored by the Chairman.

John Mahon reads Consent Agenda resolution number 7261 listed below

(7261) 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 7261-7276 are hereby adopted, effective immediately.

(7262) WHEREAS, the Board of Commissioners held the regular Board meeting on April 21, 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 April 2026 Board of Commissioners regular meeting are approved.

(7263) WHEREAS, the Housing Authority of the City of Bayonne previously authorized the initial submission of its FY2027 Agency Budget at the May 19, 2026 Board of Commissioners Meeting, and;

WHEREAS, the Authority was recently informed by the State of New Jersey that they wanted a late budget resolution adopted by the Authority due to the fact that the Authority has not adopted its Agency Budget by May 19, 2026, and;
WHEREAS, the Authority was awaiting the availability of the 2026 Capital Fund Award.
NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Bayonne authorizes the FY2027 late budget submission.

(7264)

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 12/31/2012)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Bayonne Housing Authority
PHA Code: NJ 012

PHA Fiscal Year Beginning: July 1, 2026 Board Resolution Number: **7264**
Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE


- Project Based Operating Budget approved by Board resolution on: May 19, 2026
- Operating Budget submitted to HUD, if applicable, on: _____
- Operating Budget revision approved by Board resolution on: _____
- Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Mr. Vincent Lombardo	Signature: 	Date: 5/19/26
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Previous editions are obsolete

form HUD-52574 (08/2005)

Resolution Number 7265

2027 HOUSING AUTHORITY BUDGET RESOLUTION

Bayonne Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget for Bayonne Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented before the governing body of the Bayonne Housing Authority at its open public meeting of May 19, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$24,287,917.00, Total Appropriations including any Accumulated Deficit, if any, of \$24,205,623.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$5,150,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$600,000.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Bayonne Housing Authority, at an open public meeting held on May 19, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027, is hereby approved; and

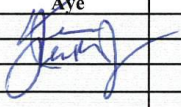

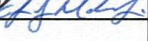
BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Bayonne Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 02, 2026.

jmahon@bayonneha.org
(Secretary's Signature)

5/19/2026
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Vincent Lombardo				
Irene Rose Pike				
Robert Doria				X
Shanna McKennan				X
Jubrial J. Nesheiwat				
Keith Makowski				

(7266) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive proposals for:

GENERAL LEGAL COUNSEL SERVICES

(7267) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive proposals for:

TENANCY LEGAL COUNSEL SERVICES

(7268) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive proposals for:

REDEVELOPMENT LEGAL COUNSEL SERVICES

(7269) WHEREAS, by Resolution No. **7130**, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on June 3, 2025, the Authority designated the following successful qualified proposers for a period of one year beginning June 1, 2025 through May 31, 2026:

BMT Consulting Services LLC
Clarke Caton Hintz
DAL Design Group
DMR Architects
Dresdner Robin
H2M Associates, Inc.
Lothrop Associates Architects, Inc.
O&S Associates Engineers and Architects

WHEREAS, the BHA reserved the right to exercise its option to renew the qualified designation for one (1) additional year, or any portion thereof, at the sole discretion of the BHA.

NOW, THEREFORE BE IT RESOLVED, that the qualified designation for the above listed proposers be renewed for an additional one (1) year period beginning June 1, 2026 through May 31, 2027.

**LOCAL AUTHORITIES GROUP AFFIDAVIT FORM
PRESCRIBED BY THE
NEW JERSEY LOCAL FINANCE BOARD
AUDIT REVIEW CERTIFICATE**

We, the Board of Commissioners of the Housing Authority of the City of Bayonne, being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Housing Authority of the City of Bayonne.
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year end June 30, 2025, and specifically the sections of the audit report entitled "General Comments" and "Recommendations".

PRINT NAME

SIGNATURE

Vincent Lombardo _____

Irene Rose Pyke _____

Robert Doria _____

Shanna McKennan _____

Jubrial J. Nesheiwat _____

Keith Makowski _____

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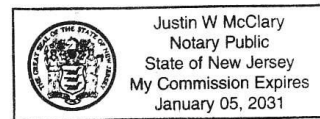
absent

[Handwritten signature]

absent

Resolution# 7270

Subscribed and sworn to before me
this 27th day of May, 2026



[Handwritten signature]

Notary Public of New Jersey

(7271) 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.

JUSTIN DELFINO, BRANDON CRUZ, PABLO GONZALEZ
\$41,600.00

(7272) **WHEREAS**, the Bayonne Housing Authority administers the HUD Public Housing and HCV programs; and,

WHEREAS, from time to time the BHA may see a need to adjust policies regulating both programs; and,

WHEREAS, it has been determined that in the best interest of the Public Housing Program that the Admissions and Continued Occupancy Policy be amended; and,

WHEREAS, the policy would be amended for purposes of tenant selection:

- Bayonne residents with a preference
- Bayonne residents without a preference
- Out of town residents with a preference
- Out of town residents without a preference

NOW THEREFORE BE IT RESOLVED, that pending the required public comment period, and if no comments are received that would require consideration for changing the proposed amendments, the amendments would be approved and effective May 1, 2026.

(7273) **WHEREAS**, the Bayonne Housing Authority administers the HUD Public Housing and HCV programs; and,

WHEREAS, from time to time the BHA may see a need to adjust policies regulating both programs; and,

WHEREAS, it has been determined that in the best interest of the Public Housing Program that the Administrative Plan be amended; and,

WHEREAS, the policy would be amended for purposes of tenant selection:

- Bayonne residents with a preference
- Bayonne residents without a preference
- Out of town residents with a preference
- Out of town residents without a preference

NOW THEREFORE BE IT RESOLVED, that pending the required public comment period, and if no comments are received that would require consideration for changing the proposed amendments, the amendments would be approved and effective May 1, 2026.

(7274) **WHEREAS**, the Bayonne Housing Authority may periodically review its automotive fleet to determine the viability of vehicles, and

WHEREAS, after a review, it has been determined that **four (4)** vehicles (listed below) should be declared obsolete, and

WHEREAS, the Bayonne Housing Authority will seek to dispose of these vehicles, and

WHEREAS, the Bayonne Housing Authority cooperates with the City of Bayonne on numerous matters and the City has expressed interest in acquiring the obsolete vehicles for their purposes.

NOW THEREFORE BE IT RESOLVED that the Executive Director is authorized and directed to execute an interlocal agreement with the City of Bayonne for the sale of four (4) obsolete vehicle to the City of Bayonne, for \$1 per vehicle.

2011 CHEVY COLORADO VIN# 1GCGTBFE0B8127906
2019 CHEVY EXPRESS VIN# 1GCWGAFP4K1185473
2014 CHEVY EXPRESS VIN# 1GCWGFCAOE1102798
2014 CHEVY SILVERADO VIN# 1GCNKPEH5EZ174043

(7275) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) on November 11, 2025 adopted Resolution No. 7195 authorizing a contract with Daskon Group LLC for Kitchen Modernization at Back Bay Gardens in the amount of \$269,000.00, 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, Change Order No. 2 to the Project at a total additional cost to the Authority of \$11,950.00 is requested by the Authority with respect to the original contract for Kitchen Modernization at Back Bay Gardens,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 2 in the amount of **\$11,950.00** to Daskon Group LLC for these services.

(7276) **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:

Do I hear a motion on that?

Motion by Chair Lombardo and seconded by Commissioner Makowski

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much. Mr. Chairman, done with the regular business and turn the meeting over to you.

Chair Lombardo:

So now is the time for public comment. Public comment? Yes. As you know, Mr. Betancourt, you have three minutes. Whenever you're ready.

Roberto Betancourt:

Hi, good evening everybody. I'm Roberto Betancourt. I'm here today to speak about a few things, transparency, accountability, tenant's rights, and board of oversight.

Chairman Lombardo, I've heard you speak several times about transparency here at the meetings. You said it several times and I've also heard you praise the housing authority on how good the buildings look, how properties are being painted on First Street, how the snow is handled, garbage maintenance, and so on and so on.

But appearance is not compliance. The painted building does not prove transparency. The clean hallway does not prove due process. Positive reports do not prove tenants are being treated fairly. The board is not only here to praise the administration, but the board is here to oversee the administration and to make sure that the housing authority is following federal requirements, HUD guidelines, state law, OPRA, fair housing rules, written procedure, and tenant protections.

At prior meeting, Commissioner McKennan raised a concern about dog waste outside her door. Executive Director John Mahon immediately responded. "We'll check the cameras. We'll look. We'll get on it."

That shows the authority can act when the board wants answers. So the question is, why should it be different when tenants ask for transparency? When tenants ask for records, videos, complaints, communications, explanations, or accountability through lawful channels, the process should not become delayed, silenced, confusion, or selective treatment. Transparency cannot only exist when it's convenient for the administration or the board. If this is a public housing, then tenants deserve the same seriousness and the same procedures and the same respect.

The board should be asking hard questions. Are open requests being answered on time? Are videos and records being preserved equally? Are tenants' complaints being documented? Are reasonable accommodation requests being handled properly? Are staff security, maintenance, and administration acting within the authority and following written policy?

That is oversight. I'm asking the board to continue praising the Bayonne Housing Authority when it's deserved, but also to do the harder part and hold administration accountable to verify compliance, protect tenant's rights, and make sure that rules are being followed. Thank you.

Chair Lombardo:

Thank you. Do we have any other comments from the public? Thank you all for coming. Have a great Memorial Day weekend. I look forward to seeing everybody on June 2nd for our next meeting.

Executive Director John Mahon:

Motion to adjourn?

Chair Lombardo:

Having said that, I wish everybody a happy spring, and we have a motion to adjourn.

Motion by Chair Lombardo and seconded by Commissioner Makowski

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you. Have a good night.

The meeting was then adjourned at 5:35 PM.