

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, April 12, 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, April 12, 2022 at 5:30 PM** via Zoom meeting.

**Members of the Board:**

The Authority is required to submit a copy of its budget to the State of New Jersey. A Resolution submitting the Authority’s 2022 Budget to Department of Community Affairs is being prepared for your consideration.

\* \* \* \* \*

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, 2022 is being prepared for your consideration.

\* \* \* \* \*

The Authority is required to prepare and submit a Five Year and Annual Plan annually. The work items will be discussed briefly at the public hearing. A Resolution approving the submittal of the Authority’s Five Year Plan and Annual Plan to HUD is being prepared for your consideration.

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A Resolution authorizing the renewal of Robert Balance Inc.’s contract for Apartment Flooring Installation is being prepared for your consideration.

\* \* \* \* \*

Resolution authorizing the acceptance of the minutes of the board of commissioners regular meeting held on March 8, 2022.

\* \* \* \* \*

### **Executive/Strategic Planning Committee**

Discussed the Ludo Nolfo dedication; the postponing of the May 10<sup>th</sup> Board meeting to May 17<sup>th</sup> due to Bayonne elections on the 10<sup>th</sup>; and introducing a resolution to approve an MOU.

### **Finance Committee**

Discussed the budget vs. actual monthly report; the operating budget; and submission of the budget to DCA to be approved by the State.

### **Grounds Committee**

Summarized 5-year plan improvement items; the floor replacement contract extension for unit turnover; and recommended the evaluation of the water system and potential enhancements to be added to the scope for a Physical Needs Assessment (PNA).

Respectfully submitted,  
**John T. Mahon**  
**Executive Director**

### **Executive Director John Mahon:**

In accordance with the Open Public Meetings Act, and Emergency Remote Meeting Protocol for Local Public Bodies, adequate notice and electronic notice of this remote meeting was properly provided. Public comment can 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. Commissioner McKennan had an excused absence.*

### **Executive Director John Mahon:**

Do I hear a motion to suspend the routine order of business for the purposes of conducting a public hearing on the Five Year Plan?

*Motion by Chair Lombardo and seconded by Vice Chair Pyke*

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

We have our five year annual plan we have to submit with HUD. There were a couple of updates that had to be done to some of the policies based on some of the HUD regulations that had come out. The big part of it was the work items that we put together. Maintenance sat with Mike and then Mike came in and sat with me with a couple of his senior workers. This was also reviewed by the Building and Grounds Committee who recommended that we adopt it.

Just to highlight a couple of items: Exterior doors at all sites, stair treads were needed. Any kitchen and bath upgrades that are required, heat upgrades, inside water mains, booster pumps for our water pressure, painting in common areas, concrete work, camera upgrades that's something we're definitely going to be looking at, and crawl space cleaning, stand pipe upgrades, that sort of thing.

Is there any questions from anybody in the public or any of the commissioners on anything in relation to the five year annual plan? So hearing no other further comment, do I hear a motion to close the public hearing?

*Motion by Commissioner Doria and seconded by Commissioner Nesheiwat*

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Thank you. Mr. Chairman, we'll go back into routine order. We have a consent agenda.

*Motion by Chair Lombardo and seconded by Commissioner Doria*

*John Mahon reads Consent Agenda resolution number 6803 listed below*

**(6803) 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 **6806 & 6810**), 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 **6803-6805 & 6807-6809** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**2022**  
**HOUSING AUTHORITY BUDGET RESOLUTION**  
**Bayonne Housing Authority**  
**Resolution # 6804**

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

WHEREAS, the Annual Budget and Capital Budget for the Bayonne Housing Authority for the fiscal year beginning, July 1, 2022 and ending, June 30, 2023 has been presented before the governing body of the Bayonne Housing Authority its open public meeting of April 12, 2022; and

WHEREAS, the Annual Budget as introduced 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 introduced reflects Total Capital Appropriations of \$3,550,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0 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 April 12, 2022 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning, July 1, 2022 and ending, June 30, 2023 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 14, 2022.

\_\_\_\_\_  
 (Secretary's Signature)

4-12-2022  
 (Date)

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

(6805)

**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. 07/31/2019)

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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, 2022**

Board Resolution Number: **6805**

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


- Operating Budget approved by Board resolution on: **04/12/2022**
- 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: <b>Mr. Vincent Lombardo</b>	Signature: 	Date: <b>04/12/2022</b>
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Previous editions are obsolete

form HUD-52574 (04/2013)

(6806) *Voted on individually, see below*

(6807) **WHEREAS**, by Resolution No. 6726, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on April 20, 2021, a contract was awarded to **Robert Balance Inc.** for Apartment Flooring Installation in the amount of \$112,224.00, and

**WHEREAS**, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s option, for an additional one year at the same price,

**NOW, THEREFORE BE IT RESOLVED**, that a renewal contract, as provided for in the Invitation for Bid and permitted by the New Jersey Local Public Contracts Law, for the period of one year commencing on April 21, 2022 and terminating on April 20, 2023 be awarded to **Robert Balance Inc.** for Apartment Flooring Installation in the amount of \$112,224.00.

(6808) **WHEREAS**, the Board of Commissioners held the regular December Board meeting on March 8, 2022 via Zoom 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 March 2022 Board of Commissioners meeting are approved.

(6809) **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:**

Before the vote, I just want to add, coming out of executive session there will be a seventh resolution, that would be authorizing the MOU, the Memorandum of Understanding, that was discussed in executive session. So, all in favor of the consent agenda?

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

**OPPOSED:**

**ABSTAIN:**

*John Mahon reads resolution number 6806 listed below:*

**(6806) WHEREAS**, the Quality Housing and Work Responsibility Act (“QHWRA”) of 1998 resulted in many requirements and changes for Public Housing Authorities (“PHAs”); and **WHEREAS**, a new requirement was the development of an Annual and Five-Year Plan for the Authority, and,  
**WHEREAS**, the Five-Year Plan was updated and submitted to the U.S. Department of Housing and Urban Development (“HUD”) in 2021 and the Authority has followed the regulations concerning the drafting of the Annual Plan; and  
**WHEREAS**, on Tuesday, April 12, 2022, the Authority conducted a public hearing concerning the Annual Plan; and  
**WHEREAS**, the Authority’s Board of Commissioners considered all comments on the Annual Plan; and  
**NOW THEREFORE BE IT RESOLVED** that the Bayonne Housing Authority’s Board of Commissioners hereby accepts updates to the Annual Plan and authorizes its submission to HUD; and  
**NOW BE IT FURTHER RESOLVED** that the Authority’s staff be directed to follow any and all regulations concerning the Annual Plan.

**Executive Director John Mahon:**

Any comments or questions on that resolution?

**Chair Lombardo:**

Before I vote I want to thank the Building and Grounds Committee for taking its time to meet with John to go over the five-year plan and I’m sure Mike Pacyna and John Wilson and Patricia. It’s a very thorough plan and I look forward to looking at next year’s plan.

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Motion carried. Now, we have resolution number seven, which is going to be authorization to enter into a Memorandum of Understanding concerning redevelopment activities. Do I hear a motion to move such resolution?

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

**(6810) NOW THEREFORE BE IT RESOLVED** that the Executive Director is hereby authorized in consultation with counsel and the chairman to execute the Memorandum of understanding (“MOU”) concerning redevelopment activities.

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

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Mr. Chairman, I turn the meeting over to you for any public comment and anything from the other commissioners.

**Chair Lombardo:**

Do we have anyone on from the public?

**Assistant Executive Director Patricia Madison:**

Just the staff.

**Chair Lombardo:**

Would anyone from the staff like to say anything? Okay, having said that a couple of items. First, the Ludo Nolfo dedication was well received. Mrs. Nolfo was ecstatic. The turnout was bigger than we thought. The program went well and the monument, Mike Pacyna and to your team, thank you very much. It is recognized one of the best monuments in the city of Bayonne so to all, thank you for all your work and efforts for participating and showing up. Ludo deserved it.

The second thing is, for the record we will be moving our May 10th meeting to Tuesday, May 17th as May 10th is election day in Bayonne to give everybody opportunity to go out and vote.

And then thirdly, we received from Madeline Medina from the city clerk's office, we have to file our financial disclosures. For those who haven't done it yet, you do it once and it's almost automatic and they don't answer too much information. So please get that done in a timely fashion so John doesn't get called by Madeline.

**Executive Director John Mahon:**

Well, Madeline may not call me, but the state may call you and it's a, at least a \$100 fine, supposedly a day, if you don't do it.

**Chair Lombardo:**

And the agency will not pay for the fines.

**Executive Director John Mahon:**

Mr. Chairman if I could just add very quickly, I also want to recognize Evan and John Wilson. The photography that John took for the Nolfo dedication, that last picture, that was in the slideshow was incredible, I thought, with Mrs. Nolfo looking over at the monument and then also thanks to Evan because he put the whole thing together, the he did the video taping and then he put the slideshow together. If people are asking, I asked Mrs. Nolfo what was his favorite song? That's why that was on there. I do not understand a word of it to be perfectly honest, but it was his favorite song and she was really touched that we were able to combine it. Thank you Mr. Chairman.

**Assistant Executive Director Patricia Madison:**

If I may, I also would like to thank Hernan and his team for helping to dish out the food and provide the refreshments afterwards.



**Chair Lombardo:**

Yes, everyone did a great job. It was a true team effort. The staff was there, I got to meet staff members that I've never met before. People came up to me and it was well done, we had a great representation from the Mayor and City Council. A former commissioner drove all the way from Maryland and I just think the event was well done.

Not everybody would be happy with the way the event was set up, but it is what it is. As I stated, were an independent agency and we enjoy our partnership with the city of Bayonne. So to everyone again, thank you for all your work and efforts because it was a great day and the sun was shining.

Other than that, motion to adjourn?

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

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

**OPPOSED:**

**ABSTAIN:**

*The meeting was then adjourned at 5:43 PM.*