

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, April 21, 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, April 21, 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 March 17, 2026.

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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/E Proposals for **Replacement of Apartment Doors at 12-5 and 12-6B**. Links to the submitted proposals are below.

| BIDDER | BID AMOUNT |
|-------------------------------|-------------------|
| Clarke Caton Hintz | \$32,000.00 |
| H2M Architects | \$32,370.00 |
| O&S Associates | \$36,000.00 |
| DAL Design Group | \$38,600.00 |
| Lothrop Associates Architects | \$43,300.00 |

A resolution awarding a contract to **Clarke Caton Hintz** is being prepared for your consideration.

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A/E Proposals for **Replacement of Flat Roofs at Kill Van Kull Gardens**. Links to the submitted proposals are below.

| BIDDER | BID AMOUNT |
|------------------|-------------------|
| DAL Design Group | \$27,400.00 |

| | |
|-------------------------------|-------------|
| H2M Architects | \$35,000.00 |
| Lothrop Associates Architects | \$36,600.00 |
| Clarke Caton Hintz | \$38,000.00 |
| O&S Associates | \$46,000.00 |

A resolution awarding a contract to **DAL Design Group** is being prepared for your consideration.

A/E Proposals for **Replacement of Hot Water Heaters and Storage Tanks at Various Sites**. Links to the submitted proposals are below.

| BIDDER | BID AMOUNT |
|-------------------------------|-------------------|
| DAL Design Group | \$42,000.00 |
| Lothrop Associates Architects | \$79,900.00 |
| O&S Associates | \$346,050.00 |

A resolution awarding a contract to **DAL Design Group** is being prepared for your consideration.

A/E Proposals for **Façade Upgrades at 521 Kennedy Blvd**. Links to the submitted proposals are below.

| BIDDER | BID AMOUNT |
|-------------------------------|-------------------|
| DAL Design Group | \$23,600.00 |
| O&S Associates | \$32,000.00 |
| H2M Architects | \$39,175.00 |
| Clarke Caton Hintz | \$43,000.00 |
| Lothrop Architects Associates | \$45,500.00 |

A resolution awarding a contract to **DAL Design Group** is being prepared for your consideration.

A Bid for **Pest Control Services**. Links to the submitted bids are below.

| BIDDER | BID AMOUNT |
|---------------|-------------------|
| Mitebusters | \$116,520.00 |

A resolution awarding a contract to **Mitebusters** is being prepared for your consideration.

A Bid for **Exceptional Services (Bedbug Extermination)**. Links to the submitted bids are below.

| BIDDER | BID AMOUNT |
|---------------|-------------------|
| Mitebusters | \$1,750.00 |

A resolution awarding a contract to **Mitebusters** is being prepared for your consideration.

A Resolution authorizing the adoption of the Shared Services Agreement with the City of Bayonne for trash and solid waste collection.

A resolution authorizing the hiring of Vincent Vaca, Jose Rayo, and Ayarilys Veloz Pena as Laborers is being prepared for your consideration.

Finance and Personnel Committee

The committee reports were suspended for this meeting.

Facilities and Tenant Relations Committee

The committee reports were suspended for this meeting.

During the Caucus, an executive session was held.

(7234) 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 of discussing legal matters, 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.

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

OPPOSED:

ABSTAIN:

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 Doria, McKennan and Makowski.*

Commissioner Nesheiwat has an excused absence.

Executive Director John Mahon:

We're going to hear a motion to suspend with the regular order of business in order to conduct a public hearing on the five-year plan.

Motion by Vice Chair Pyke and seconded by Chair Lombardo

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Part of the five-year plan is having a public hearing. It was duly advertised. The five-year plan that has to be submitted to HUD. The work items that have to be included in the plan for the capital fund include the replacement of apartment doors at Kill Van Kull Gardens and Eastside Gardens, replacement of hot water heaters and water storage tanks at various sites.

Facade upgrades at 521 Kennedy Boulevard, courtyard redesign at Latourette Gardens. Upgrade building envelope doors and windows at Constable Hook Gardens and Kill Van Kull Gardens. Replace flat roofs at Kill Van Kull Gardens. Kitchen and bath replacements at Pamrapo Gardens, Bergen Point Gardens, Centerville Gardens, and Latourette Gardens, and clean and modernized crawl spaces at Kill Van Kull Gardens and kitchen renovations at Kill Van Kull Gardens Annex, the senior building.

Based on the existing plan and these new additions, is there any comment from the board or public on the proposed five-year plan? Hearing none, just want to thank the staff for working on this and thank the committee for reviewing these. In light of that, do I hear a motion to close the public meeting?

Motion by Chair Lombardo and seconded by Commissioner Makowski

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much. We're done with the public meeting, excuse me. So we'll go into our regular meeting. We opened the meeting. We'll be back in session for that. Do I hear a motion to adopt the consent agenda? And let me just add on the consent agenda, we are adding a number 12, which is a settlement authorization. Are there any questions on the consent agenda?

Motion by Commissioner Doria and seconded by Commissioner McKennan

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

- (7248) **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 7248-7260 are hereby adopted, effective immediately.
- (7249) **WHEREAS**, the Board of Commissioners held the regular Board meeting on March 17, 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 March 2026 Board of Commissioners regular meeting are approved.
- (7250) **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 2025 and the Authority has followed the regulations concerning the drafting of the Annual Plan; and
WHEREAS, on Tuesday, **April 21, 2026**, 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.
- (7251) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated June 3, 2025, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the “Authority”) forwarded a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project:
Replacement of Apartment Doors at 12-5 and 12-6B.

WHEREAS, as of the **11:00 AM on April 14, 2026** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals:

PROPOSER

DAL DESIGN GROUP
LOTHROP ASSOCIATES ARCHITECTS
CLARKE CATON HINTZ
O&S ASSOCIATES
H2M ARCHITECTS

WHEREAS, the Board of Commissioners have reviewed the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of **Clarke Caton Hintz** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **Clarke Caton Hintz** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for Professional Architects/Engineers Services (the “Agreement”) and the RFP, is not accepted, and

BE IT FURTHER RESOLVED, that the Authority’s appropriate officers are hereby authorized and directed to enter into the Agreement with **Clarke Caton Hintz** to perform said A/E Services in the amount of **\$32,000.00**, and

BE IT FURTHER RESOLVED, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **Clarke Caton Hintz** to provide the A/E Services, including the nature, service, duration and amount of the contract and a statement that the contract and the hiring resolution are available for public inspection, shall be published as a legal notice once in a newspaper authorized by law to publish such notice.

(7252) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated June 3, 2025, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the “Authority”) forwarded a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project: **Replacement of Flat Roofs at Kill Van Kull Gardens.**

WHEREAS, as of the **11:00 AM on April 14, 2026** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals:

PROPOSER

DAL DESIGN GROUP
LOTHROP ASSOCIATES ARCHITECTS
CLARKE CATON HINTZ
O&S ASSOCIATES
H2M ARCHITECTS

WHEREAS, the Board of Commissioners have reviewed the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of **DAL Design Group** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **DAL Design Group** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for Professional Architects/Engineers Services (the “Agreement”) and the RFP, is not accepted, and **BE IT FURTHER RESOLVED**, that the Authority’s appropriate officers are hereby authorized and directed to enter into the Agreement with **DAL Design Group** to perform said A/E Services in the amount of **\$27,400.00**, and **BE IT FURTHER RESOLVED**, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **DAL Design Group** to provide the A/E Services, including the nature, service, duration and amount of the contract and a statement that the contract and the hiring resolution are available for public inspection, shall be published as a legal notice once in a newspaper authorized by law to publish such notice.

(7253) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated June 3, 2025, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the “Authority”) forwarded a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project: **Replacement of Hot Water Heaters and Storage Tanks at Various Sites.**

WHEREAS, as of the **11:00 AM on April 14, 2026** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals:

PROPOSER

DAL DESIGN GROUP

LOTHROP ASSOCIATES ARCHITECTS

O&S ASSOCIATES

WHEREAS, the Board of Commissioners have reviewed the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of **DAL Design Group** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **DAL Design Group** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for Professional Architects/Engineers Services (the “Agreement”) and the RFP, is not accepted, and

BE IT FURTHER RESOLVED, that the Authority’s appropriate officers are hereby authorized and directed to enter into the Agreement with **DAL Design Group** to perform said A/E Services in the amount of **\$42,000.00**, and

BE IT FURTHER RESOLVED, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **DAL Design Group** to provide the A/E Services, including the nature, service, duration and amount of the contract and a statement that the contract and the hiring resolution are available for public inspection, shall be published as a legal notice once in a newspaper authorized by law to publish such notice.

(7254) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated June 3, 2025, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the “Authority”) forwarded a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project: **Façade Upgrades at 521 Kennedy Blvd.**

WHEREAS, as of the **11:00 AM on April 14, 2026** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals:

PROPOSER

DAL DESIGN GROUP

LOTHROP ASSOCIATES ARCHITECTS

CLARKE CATON HINTZ

O&S ASSOCIATES

H2M ARCHITECTS

WHEREAS, the Board of Commissioners have reviewed the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of **DAL Design Group** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **DAL Design Group** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for Professional Architects/Engineers Services (the “Agreement”) and the RFP, is not accepted, and

BE IT FURTHER RESOLVED, that the Authority’s appropriate officers are hereby authorized and directed to enter into the Agreement with **DAL Design Group** to perform said A/E Services in the amount of **\$23,600.00**, and

BE IT FURTHER RESOLVED, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **DAL Design Group** to provide the A/E Services, including the nature, service, duration and amount of the contract and a statement that the contract and the hiring resolution are available for public inspection, shall be published as a legal notice once in a newspaper authorized by law to publish such notice.

(7255) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Pest Control Services, the (“Project”) and**

WHEREAS, the Invitation 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 April 16, 2026 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER

Mitebusters

BID AMOUNT

\$116,520.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Mitebusters** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Mitebusters**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Mitebusters** to perform the Project in the amount of **\$116,520.00**.

(7256) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Exceptional Services (Bedbug Elimination), the (“Project”) and**

WHEREAS, the Invitation 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 April 16, 2026 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER

Mitebusters

BID AMOUNT

\$1,750.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Mitebusters** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Mitebusters**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Mitebusters** to perform the Project in the amount of **\$116,520.00**.

(7257) **WHEREAS**, pursuant to the Uniform Shared Services and Consolidate Act, N.J.S.A. 40A:65-1 et seq., the City and BHA are authorized to enter into a shared services agreement for the purpose of providing Trash and Solid Waste Collection, and

WHEREAS, the City and the BHA have determined that it would be more efficient, economical and in the best interests of the citizens of Bayonne to utilize the services of the City's resources to provide specific supplemental Trash and Solid Waste Collection at various BHA locations, and

WHEREAS, City and the BHA have identified and set forth various supplemental Trash and Solid Waste Collection services to be provided in the Shared Services Agreement (the "Agreement") as more particularly described on the document titled *Second Amendment To Shared Services Agreement Between The City Of Bayonne And The Bayonne Housing Authority*, attached hereto and made a part hereof; and

WHEREAS, the City and the BHA desire to enter into a Shared Services Agreement setting forth the rights and obligations of both the BHA and the City in connection with said supplemental Trash and Solid Waste Collection at various BHA locations;

NOW, THEREFORE BE IT RESOLVED, by the Housing Authority of the City of Bayonne, that the above referenced Shared Services Agreement with the City of Bayonne concerning Trash and Solid Waste Collection is hereby approved and accepted; and

BE IT FURTHER RESOLVED the Executive Director is hereby authorized to execute any and all documents necessary to effectuate fulfillment of the Shared Services Agreement

(7258) 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.

VINCENT VACA, JOSE RAYO, AND AYARILYS VELOZ PENA
\$41,600.00

(7259) 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.

(7260) WHEREAS, the Bayonne Housing Authority (“Authority”) is a public body corporate and politic organized pursuant to the New Jersey Local Housing Authorities Law, N.J.S.A. 55:14A-1 et seq.; and

WHEREAS, the Authority is a recipient of federal funding and operates pursuant to an Annual Contributions Contract with the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, the Authority was a party to litigation entitled Bayonne Housing Authority v. Grisselle Bonilla-Cepeda, pending in the Superior Court of New Jersey; and

WHEREAS, the defendant tenant filed a motion for frivolous litigation sanctions against counsel for the Authority, Kathleen Walrod, Esq., which motion was denied by Order of the Superior Court dated September 15, 2025; and

WHEREAS, the defendant has filed an appeal of said denial with the Appellate Division of the Superior Court of New Jersey; and

WHEREAS, the continuation of litigation, including appellate proceedings, will result in the expenditure of substantial additional legal fees and administrative resources, with uncertain outcome; and

WHEREAS, the Authority has considered the potential exposure arising from the appeal, including the possibility of indemnification obligations relating to counsel; and

WHEREAS, the Authority has determined that a negotiated settlement is in the best interests of the Authority, its residents, and the public, as it will:

- Avoid further litigation costs;
- Eliminate uncertainty associated with appellate review; and
- Promote efficient administration of Authority resources; and

WHEREAS, the Board has reviewed the terms of a proposed settlement in executive session in accordance with the New Jersey Open Public Meetings Act; and

WHEREAS, the Board finds that the proposed settlement constitutes a reasonable and necessary expenditure consistent with federal cost principles set forth in 2 CFR Part 200,

including that such costs are reasonable, allocable, and incurred for the proper and efficient performance of Authority operations; and

WHEREAS, the Board further finds that the settlement serves a valid public purpose and does not constitute a penalty or punitive payment, but rather a compromise of disputed claims to avoid greater financial exposure;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE BAYONNE HOUSING AUTHORITY THAT:

1. Authorization of Settlement – Tenant Matter

The Executive Director, in consultation with counsel, is hereby authorized to execute a settlement agreement with Grisselle Bonilla-Cepeda on terms reviewed by the Board, including dismissal of all claims and the pending appeal, for an amount and upon conditions approved by the Board in executive session and maintained as confidential to the extent permitted by law.

2. Authorization of Related Resolution – Counsel Matter

The Executive Director is further authorized to negotiate and execute an agreement resolving any claims relating to indemnification or reimbursement of legal fees incurred by Kathleen Walrod, Esq., on terms reviewed by the Board, for an amount approved in executive session and maintained as confidential to the extent permitted by law.

3. Confidentiality of Settlement Terms

The specific financial terms and conditions of the settlements are deemed confidential, attorney-client privileged, and/or subject to litigation privilege to the fullest extent permitted by law, and shall not be publicly disclosed except:

4. As required by law, court order, or lawful governmental request;

5. As necessary for audit, insurance, or regulatory compliance purposes; or

6. As otherwise authorized by the Board upon advice of counsel.

7. Funding and Compliance

Any payments made pursuant to this Resolution shall:

8. Be made from legally available funds;

9. Be structured as a compromise of disputed claims and not as penalties or sanctions; and

10. Comply with all applicable HUD requirements and federal cost principles.

11. Execution of Documents

The Executive Director is authorized to execute all agreements, releases, and related documents necessary to effectuate the settlements, consistent with the confidential terms approved by the Board.

12. Ratification

All prior actions taken by Authority officers and counsel consistent with this Resolution are hereby ratified and approved.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Executive Director John Mahon:

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

Chair Lombardo:

Good evening, everyone. This a time we have the public session for up to three minutes.

Roberto Betancourt:

Sure.

Chair Lombardo:

Paul, please time this.

Roberto Betancourt:

All right. Good evening, everybody. I have three questions for the board regarding the housing authority's procedures. What is the housing authority's policy for issuing tenants charges and how delays handled when a tenant is notified weeks or months after an alleged incident? My other question is, what documentation is required before a charge issued to a tenant, such as incidents reports, work orders, or invoices, and is this documentation required to exist before the charges apply? Next question is, what oversight exists for individuals involved in investigating or enforcing tenant related manners, and how does the housing authority ensure those actions follow proper procedures? That's it. Thank you.

Chair Lombardo:

Anyone else who'd like to speak at this time? Any commissioners? Hearing none. I just want to once again say I'm proud to be part of this board. The building look great. The landscaping looks good. The work that's being done on the concrete looks great. And our first street buildings have been getting nothing but high praise. Oh, I'm sorry. Oak Street is moving along pretty well and hopefully the snow didn't put us too far behind the eight-ball on that.

Paul Weeks, Counsel:

No, very little delay. And once they close, it'll start moving faster.

Chair Lombardo:

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

Motion by Commissioner Makowski and seconded by Commissioner McKennan

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. Thank you very much.

The meeting was then adjourned at 5:35 PM.