

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, September 6, 2018 at Noon in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

The following letter was received from the Executive Director, John T. Mahon.

Honorable Ludovico Nolfo

Honorable John R. Cupo

Honorable Rev. H. Sykes

Honorable Vincent Lombardo

Honorable Maria Karczewski

Honorable Irene Rose Pyke

Honorable Edith Ferrel

Kathleen A. Walrod, 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, as additional special meetings of the Authority, generally to be held on the Thursday Noon prior to the second Tuesday of the month.

Very truly yours,

Ludovico Nolfo
Chairman

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Thursday, September 13, 2018 at 1:00 P.M.** in the Thomas Wojlawowicz Room located at 549 Avenue A, Bayonne, N.J. 07002.

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

Chairman Nolfo, Vice Chairman Sykes, Commissioners Lombardo, Ferrell, Cupo, and Pyke. Also in attendance was Kathleen A. Walrod, Esq.

Executive Director moved to dispense with the reading of the minutes of the previous full Agenda Meeting of August 14, 2018 in view of the fact that each Commissioner received a copy of these minutes. Motion made by Chairman Nolfo and seconded by Commissioner Lombardo.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Lombardo, Ferrell, Cupo, Pyke.

NAYS: None.

COMMISSIONER MORIARTY: I move to dispense with the regular order of business to elect a Chairman and Vice Chairman

COMMISSIONER LOMBARDO: Good afternoon, the Chair will now receive nominations for the office of Chairman of the Housing Authority of the City of Bayonne for the year beginning September 13, 2018. At this time, I would like to nominate Commissioner Ludo Nolfo for the office of Chairman for the Housing Authority of the City of Bayonne.

COMMISSIONER SYKES:

SECONDS MOTION

COMMISSIONER LOMBARDO: Are there any other nominations? I move that nominations be closed for the office of Chairman for the Housing Authority of the City of Bayonne. Do I have a second?

COMMISSIONER SYKES:

SECONDS MOTION

COMMISSIONER LOMBARDO:

CONDUCT VOTE

AYES: Commissioners Nolfo, Sykes, Lombardo, Ferrell, Cupo, Pyke.

NAYS: None.

MOTION CARRIED

COMMISSIONER LOMBARDO: The chair will now receive nominations for the office of Vice Chairman for the Housing Authority of the City of Bayonne for the year beginning September 13, 2018. May I hear any nominations?

COMMISSIONER LOMBARDO: Edith Ferrell.

COMMISSIONER SYKES:

SECONDS MOTION

COMMISSIONER LOMBARDO: Are there any other nominations? I move that nominations be closed for the office of Vice Chairman for the Housing Authority of the City of Bayonne. Do I have a second?

COMMISSIONER SYKES:

SECONDS MOTION

COMMISSIONER LOMBARDO:

CONDUCT VOTE

AYES: Commissioners Nolfo, Sykes, Lombardo, Ferrell, Cupo, Pyke.

NAYS: None.

MOTION CARRIED

COMMISSIONER LOMBARDO: We have nominated for the year beginning September 13, 2018 Commissioner Nolfo for Chairman and Commissioner Ferrell for Vice Chairperson. On the election for these individuals for the offices to which they've been nominated, all in favor?

AYES: Commissioners Nolfo, Sykes, Lombardo, Ferrell, Cupo, Pyke.

NAYS: None.

MOTION CARRIED

COMMISSIONER LOMBARDO: Before we hand the meeting over to Ludo, I would just like to thank reverend Sykes for his commitment to this board. Mr. Nolfo?

COMMISSIONER NOLFO: Thank you Commissioner Lombardo. I want to thank all my fellow Commissioners for the vote of confidence. I'd like to congratulate Edith Ferrell on being elected Vice Chairman and I also wish to thank Reverend Sykes from the bottom of my heart. He

served as Vice Chairman for the Housing Authority and always did a good job. I thank you again. I will work with all the other commissioners and try to do the best for this organization. Thank you.

Executive Director John Mahon: Do I hear a motion to return to the regular order of business?

Motion made by Commissioner Cupo and seconded by Commissioner Lombardo.

AYES: Commissioners Nolfo, Sykes, Lombardo, Ferrell, Cupo, Pyke.

NAYS: None.

Members of the Board:

A Resolution authorizing the Re-organization of the Housing Authority of the City of Bayonne for the year 2018/2019 is being prepared for your consideration.

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A Resolution Authorizing to reject the bids originally received for the “Apartment Flooring Installation” bid and readvertise.

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Respectfully submitted,

John T. Mahon
Executive Director

(6521) 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 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 **6521, 6522, 6523, 6524** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

Motion made by Commissioner Lombardo and seconded by Commissioner Cupo.

(6522) *Re-Organization Resolution (See transcript above)*

(6523) WHEREAS, the Authority received bids for “Apartment Flooring Installation”, and **WHEREAS**, the bids received were above cost estimations, **NOW THEREFORE, BE IT RESOLVED**, that the bids be rejected and readvertised.

(6524) 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 we have any questions from the Board or the public on the agenda?

VOTE ON RESOLUTIONS: 6521, 6522, 6523, 6524.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Lombardo, Ferrell, Cupo, Pyke.

NAYS: None.

CARRIED.

Executive Director, John Mahon: Mr. Chairman, we are done with the regular order of business, and I turn the meeting over to you.

Executive Director, John Mahon: If anybody in the audience would like to address us, please state your name and address and the purpose of why you would like to address us.

Peter Franco: Peter Franco, 127 West 12th Street. I just had several questions. How many employees are in total under the Housing Authority?

Executive Director, John Mahon: It’s approximately 70. We can get you an exact number.

Peter Franco: How many vehicles are allowed to be taken home by employees?

Executive Director, John Mahon: I think it’s about 6 but I can get you an exact number on that too.

Peter Franco: Do all the vehicles have decals indicating that they belong to the Housing Authority?

Executive Director, John Mahon: No.

Peter Franco: Is there plans to have all of them decalated?

Executive Director, John Mahon: No.

Peter Franco: Is there a designated place to park during off hours?

Executive Director, John Mahon: I don’t understand what you mean.

Peter Franco: Vehicles being utilized during the day, maybe in this area, is there a place that the vehicles are returned at night?

Executive Director, John Mahon: It depends because we have different sites so if it's based out of one site, it would be parked there.

Peter Franco: Would you be able to provide a list of all the sites?

Executive Director, John Mahon: Well it could be any of our sites actually. Any of the public housing sites.

Peter Franco: Well how many sites do you have?

Executive Director, John Mahon: We have 50 buildings in total.

Peter Franco: What are the house of operations for field employees?

Executive Director, John Mahon: The office is open 9:00 to 4:30. And maintenance is from 8:15 to 4:15.

Peter Franco: What are the hours of operation for supervisors and directors? Same times?

Executive Director, John Mahon: Same times. Of course, if there's emergencies with maintenance, we have to deal with them.

Peter Franco: Are there specific lunch periods?

Executive Director, John Mahon: Between 12:00 and 2:00.

Peter Franco: Are vehicles allowed to leave Bayonne?

Executive Director, John Mahon: Yes.

Peter Franco: All vehicles?

Executive Director, John Mahon: It depends on what the purpose of it is for. If we have to attend a meeting somewhere that's out of the city, of course.

Peter Franco: Not for personal use, correct?

Executive Director, John Mahon: No.

Peter Franco: Are vehicles equipped with GPS?

Executive Director, John Mahon: No.

Peter Franco: Are there plans to have them?

Executive Director, John Mahon: No.

Peter Franco: I think that's it. Thank you.

Chairman Nolfo: Thank you. I'd like to ask for a motion to adjourn. Unless anybody else has anything to adjourn?

Executive Director, John Mahon: I'd just like to say on behalf of the staff, we'd like to thank Reverend Sykes for his service as Vice Chairman. His support was always deeply appreciated, and your continued support as a commissioner will be deeply appreciated. We would like to congratulate Commissioner Ferrell who is now Vice Chair Ferrell. On behalf of staff, we look forward to working with you and also with Chairman Nolfo. As I said with Reverend Sykes, staff has greatly appreciated your support and guidance and direction and look forward to another successful term with you.

Chairman Nolfo: I'd like to apologize. Before we started I should have welcomed the new members. John Cupo, Vincent Lombardo, Irene Pyke, and Edith Ferrell. Congratulations on being a new member.

Commissioner Sykes: I'd like to make a statement as well. Congratulations to all of the new commissioners. I'm looking forward to working with you in the future. The Board has changed, as you see. We have had a vast in our Board of Commissioners here at the Housing Authority and I'm sure that all of the new commissioners will give you just as much good service as you've received from the rest of us in the past. We're looking forward to continuing to work with you all, continuing to work with Edith as she takes on this new responsibility. We'll be there for her support as well. New day, new faces, new ideas. We'll be sitting in the background watching and wishing all of these new commissioners success in their job here at the Housing Authority. And thank you, Housing Authority, for your support of me.

Executive Director, John Mahon: Motion to adjourn?

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Lombardo, Ferrell, Cupo, Pyke.
NAYS: None.

The meeting was then adjourned at 1:15 PM.