

The Caucus Meeting of the Housing Authority of the City of Bayonne was held on Thursday, July 9, 2015 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.

Absent: Commissioners Karczewski, Commissioner Kaczka and Commissioner Moriarty.

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Honorable Ludovico Nolfo
87 Trask Avenue
Bayonne, NJ 07002

Honorable Maria Karczewski
95 West 39th Street
Bayonne, NJ 07002

Honorable Rev. H. Gene Sykes
28 West 20th Street
Bayonne, NJ 07002

Honorable Timothy J. Moriarty
88 West 31st Street
Bayonne, NJ 07002

Honorable Edward Kaczka
10 LaTourette Place
Bayonne, NJ 07002

Honorable Louis Pacyna
41 East 31st Street
Bayonne, NJ 07002

Kathleen A. Walrod, Esq.
700 Plaza Drive Suite 212
Secaucus, NJ 07096

Ludovico Nolfo
Chairman

The meeting convened at 12:00 Noon

The Director went over the Secretary's Report and reviewed all the Resolutions that were on the agenda for the Regular Meeting to be held on Tuesday, July 14, 2015.

The Regular Meeting of the Housing Authority of the City of Bayonne will be held on Tuesday, July 14, 2015 at 1:00 P.M. in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, New Jersey 07002.

The Chairman called the roll and the following were present:

Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty, Karczewski and Pacyna.

Also, in attendance were Kathleen A. Walrod, Esq., Ava Mitchell, Assistant Director and Raymond Skalski, Security Officer.

Chairman Nolfo moved to dispense with the reading of the minutes of the previous meeting. Full Agenda Meeting of June 9, 2015 in view of the fact that each Commissioner received a copy of these minutes and to excuse Commissioner Kaczka from the attendance at the Regular Meeting.

Members of the Board:

A Resolution authorizing to negotiate and execute for the renewal of the **Inter local Services Act** with the **Housing Authority of Jersey City for Inspection Services** is being prepared for your consideration.

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A Resolution authorizing to negotiate and execute an inter local agreement with the Perth Amboy Housing Authority for inspection services is being prepared for your consideration.

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A Resolution approving the write offs from July 1, 2014 to June 30, 2015 is being prepared for your consideration.

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A Resolution approving a Family Medical Leave for Joseph Stobierski is being prepared for your consideration.

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A Resolution authorizing the hiring of Edward Milachouski as a Laborer for the Maintenance Dept. is being prepared for your consideration.

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A Resolution rejecting the proposals for Evaluation and Modernization of the existing elevators for Eastside Gardens, Kill Van Kull Gardens and Pamrapo Gardens Annex due to Budgetary purposes is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit proposals for the Evaluation and Modernization of the existing elevators for Eastside Gardens is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit proposals for the Evaluation and Modernization of the existing elevators for Kill Van Kull Gardens is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit proposals for the Evaluation and Modernization of the existing elevators for Pamrapo Gardens Annex is being prepared for your consideration.

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On Tuesday, July 14, 2015 at 11:00 a.m. bids were received and opened for Roof Replacement at Constable Hook Village from the following:

BIDDER	BID AMOUNT
VMG Group of Roselle, NJ	\$379,000
Laurant Construction of Pennington, NJ	\$418,515
Integrity Roofing, Inc. of Rahway, NJ	\$438,340
Daskal LLC of Garfield, NJ	\$444,500
MTB LLC of Neptune, NJ	\$483,000
Billy Contracting & Restoration of Pine Brook, NJ	\$498,906
Arch Concepts of Haledon, NJ	\$610,000
USA General Contractors of Elizabeth, NJ	\$623,000

A Resolution awarding a contract to VMG Group of Roselle, NJ is being prepared for your consideration.

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John T. Mahon
Executive Director

/am

The following Resolution was introduced by Chairman Nolfo read in full and considered:

(6229) 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 resolutions 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 1-11 are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:

(6230) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) and the Housing Authority of the City of Jersey City (the “JCHA”) are both local units as defined in the Inter local Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, may contract for the joint provision within their several jurisdictions of any service which either one is empowered within its own jurisdiction to provide without the need for public bidding; and

WHEREAS, the JCHA had required services for the inspection of units of the JCHA (the “Inspection Services”); and

WHEREAS, the Authority has currently provided Inspection Services in accordance with the terms set forth in the form of an inter municipal contract for said services (the “Contract”); and

WHEREAS, the current contract is up for renewal after a successful implementation of the contract, and

NOW THEREFORE BE IT RESOLVED, that the Executive Director is authorized to enter into negotiations with JCHA to renew the current contract, and be it further

RESOLVED that the Contract is hereby approved, subject to acceptance of the terms to be negotiated by the Authority, and that the Board’s

Chairman and Executive Director are hereby authorized and directed to execute the contract in such form as shall be approved based upon the negotiations, and

BE IT FURTHER RESOLVED that, the Executive Director is hereby authorized and directed to take such further action necessary or appropriate to implement the terms of the Contract.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:

(6231) WHEREAS, the Perth Amboy Housing Authority is in need of inspection services for properties owned in order to avoid a conflict of interest and **WHEREAS**, the Bayonne Housing Authority currently has the means to provide such services to the Perth Amboy Housing Authority and **WHEREAS**, the Bayonne Housing Authority has a history of providing such services to other PHA's

Now therefore be it resolved that the Executive Director be authorized to negotiate and execute an inter local agreement with the Perth Amboy Housing Authority for inspection services and

Be it further resolved that once executed, the agreement is to be presented to the Board of Commissioners.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:

(6232) WHEREAS, the 2013-2014 fiscal year of the Housing Authority of the City of Bayonne (the "Authority") ended June 30, 2014 and

WHEREAS, the Authority currently has outstanding debts owed to it from prior tenants of the Authority in the amounts indicated on the list attached heretofore for the periods and total amounts as shown thereon for the period **July 1, 2014 to June 30, 2015**, and,

WHEREAS, it is in the opinion of the Authority's Accountant, David Ciarrocca, CPA, as set forth in his letter of July 2, 2015 to the Authority that the Authority should write off the aforestated debts,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that based upon the recommendation of its Accountant, the aforestated debts are hereby written off, and

BE IT FURTHER RESOLVED, that the write-offs on these debts shall be effected no later than June 30, 2015 and

BE IT FURTHER RESOLVED, that this action shall not alter the intention of the Authority to collect all accounts with amounts over \$1,000 and that, should any such amounts be collected, the proceeds thereof shall be included in the accounts of the Authority as extraordinary revenues at the time of their actual receipt.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Vice Chairman Sykes read in full and considered:

(6233) WHEREAS, the Housing Authority of the City of Bayonne has received a request from Joseph Stobierski (Laborer) for a Family Medical Leave due to illness in accordance with the Authority's Family Medical Leave Act Policy and applicable N.J. & Federal Law, now therefore be it

RESOLVED, that Joseph Stobierski be granted a Family Medical Leave from May 18, 2015 to August 9, 2015.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Vice Chairman Sykes read in full and considered:

(6234) 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.

EDWARD MILACHOUSKI

\$26,328.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Vice Chairman Sykes read in full and considered:

(6235) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised a Public Notice (the “Notice”) in **THE JERSEY JOURNAL** on **Thursday, March 26, 2015** for Evaluation and Modernization of the Upgrades at Eastside Garden+s, Kill Van Kull and Pamrapo Gardens Annex and
WHEREAS, the Public Notice provided interested parties with information on the Request for Proposals and indicated that the proposals would be received and opened at 11:30 a.m. on Tuesday, April 14, 2015, whereupon the proposals were opened at the Authority’s office and read aloud as follows:

PROPOSER

Lothrop Associates LLP Architects of Red Bank, NJ

WHEREAS, the material with respect to this proposal provided that the Authority has the right to reject any and all proposals for any reason, and **NOW THEREFORE BE IT RESOLVED** by the Commissioners of the Authority that the Authority hereby rejects the proposal received on April 14, 2015, and
BE IT FURTHER RESOLVED that the Authority hereby authorizes and directs its Executive Director to re-advertise.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Commissioner Kaczka read in full and considered:

(6236) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

EVALUATION AND MODERNIZATION OF THE EXISTING ELEVATORS AND RECOMMENDATIONS FOR REPAIRS AND UPGRADES FOR EASTSIDE GARDENS.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Commissioner Kaczka read in full and considered:

(6237) **RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

EVALUATION AND MODERNIZATION OF THE EXISTING ELEVATORS AND RECOMMENDATIONS FOR REPAIRS AND UPGRADES FOR KILL VAN KULL GARDENS.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Commissioner Moriarty read in full and considered:

(6238) **RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

EVALUATION AND MODERNIZATION OF THE EXISTING ELEVATORS AND RECOMMENDATIONS FOR REPAIRS AND UPGRADES FOR PAMRAPO GARDENS ANNEX.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Commissioner Karczewski read in full and considered:

(6239) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in **THE JERSEY JOURNAL** on Wednesday, June 17, 2015 for **ROOF REPLACEMENT AT CONSTABLE HOOK VILLAGE** 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 A.M. on Tuesday, June 14, 2015 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER	BID AMOUNT
VMG Group of Roselle, NJ	\$379,000
Laurant Construction of Pennington, NJ	\$418,515
Integrity Roofing, Inc. of Rahway, NJ	\$438,340
Daskal LLC of Garfield, NJ	\$444,500
MTB LLC of Neptune, NJ	\$483,000

Billy Contracting & Restoration of Pine Brook, NJ	\$498,906
Arch Concepts of Haledon, NJ	\$610,000
USA General Contractors of Elizabeth, NJ	\$623,000

WHEREAS, by letter to the Authority’s Executive Director, Mr. John T. Mahon, DMR Architects of Hasbrouck Heights, NJ the Authority’s Architect for the project, stated that his review of VMG Group of Roselle, NJ bid, indicated that the bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor,

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 VMG Group of Roselle, NJ. to construct the Project in the amount of \$ 379,000.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Commissioner Pacyna read in full and considered:

(6240) 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.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

