

The Caucus of the Housing Authority of the City of Bayonne was held on Wednesday, December 16, 2020 at 5:00 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 Maria Karczewski

Honorable Robert Doria

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 half 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 **Wednesday, December 16, 2020 at 5:30 PM** via Zoom meeting.

Members of the Board:

Resolution authorizing the acceptance of the minutes of the board of commissioners regular meeting held on November 17, 2020.

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BHA performs inspection services for Perth Amboy Housing for properties where a conflict of interest prevent Perth Amboy Housing from performing such inspections. The terms of the agreement remain the same as previous agreements. A Resolution approving the interlocal agreement between the Perth Amboy Housing Authority and the Bayonne Housing Authority to perform Housing Quality Standard inspections.

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The State of New Jersey has promulgated regulations that address public meetings as a result of the COVID-19 pandemic. BHA staff has reviewed the regulations as well as attended briefings on requirements. The policy should put the BHA in compliance with State requirements and it does address access and public participation among other topics.

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The Authority implemented and the Board ratified waivers that were allowed by HUD in response to the COVID-19 crisis. HUD has extended the waivers until December 31, 2020. Out an abundance of caution, a resolution noting the extension of the waivers is being prepared for your approval.

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As has been previously discussed, a building owner adjacent to Centerville Gardens has requested a pedestrian easement to their property located on Broadway. A resolution granting a revocable pedestrian easement is being prepared for your consideration.

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The Authority has received funding via the CARES Act for COVID-19 related activities and materials. Due to the unavailability of materials such as PPE and the current State of Emergency, it is vital that staff have the flexibility to make necessary purchases. Supplies sell out quickly, so it is important when supplies are available that we need, we have the ability to purchase. Also some items are on back order so we do not know if we will get them in weeks or months, but we do know we will need the supplies for a very extended time until the pandemic is under control. A Resolution ratifying purchases made with CARES funding is being prepared for your consideration.

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As the final phase of the Post Road Gardens litigation, mediation, has begun, a resolution authorizing Kathleen Walrod to continue to represent the Authority through February 28, 2021 has been prepared for your consideration.

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Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

In accordance with the Open Public Meetings Act, Chapter 231, Public Law 1975, the so-called Sunshine Law, a notice was forwarded to the Clerk of the City of Bayonne and to the Jersey Journal and was posted on a bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. And I'm adding both adequate and electronic notice of the meeting has been provided specifying the time, place, and manner of which such notice was provided. That's a requirement of the new regulations that you'll be passing today but I thought I'd incorporate it upfront. I'd like to call to order the meeting of the Housing Authority of the City of Bayonne on December 16, 2020. Can we ask the Vice Chair to lead us in the Pledge of Allegiance.

Vice Chair Pyke:

Sure. I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation, indivisible, with liberty and justice for all.

Executive Director John Mahon:

Thank you. I'll take a roll call.

*Executive Director John Mahon then called the roll and the following were present:
Chair Lombardo, Vice Chair Pyke, Commissioners Cupo, Doria, Karczewski.*

Executive Director John Mahon:

I have a resolution for the consent agenda which includes the minutes but I will ask if there are any changes or corrections needed in the minutes before that's moved with the consent agenda. Seeing or hearing nothing, I'll do the consent agenda.

Motion by Commissioner Doria and seconded by Vice Chair Pyke

(6682) 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 ____), 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 **6682-6690**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6683) WHEREAS, the Board of Commissioners held the regular November Board meeting on November 17, 2020 via Zoom and conference call; 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 November 17, 2020 Board of Commissioners meeting are approved.

(6684) WHEREAS, the Housing Authority of the City of Bayonne (the "Authority") and the Housing Authority of the City of Perth Amboy (the "PAHA") 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 PAHA had required services for the inspection of units of the PAHA (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 execute said agreement with PAHA to renew the current contract, and be it further

RESOLVED that the Contract is hereby approved, 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.

(6685) WHEREAS, from time to time the Bayonne Housing Authority, through regulation, law, or necessity, is required to adopt, update and amend its policies;

NOW THEREFORE BE IT RESOLVED that the following policy be updated or adopted.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorizes and directs the appropriate Housing Authority staff to enforce and execute the following Policy:

EMERGENCY REMOTE PUBLIC MEETING POLICY

(6686) WHEREAS the COVID-19 crisis has fundamentally changed the way PHAs do business and
WHEREAS, HUD has recognized that in order to provide necessary services to program participants certain flexibility is required to achieve such tasks and
WHEREAS, HUD has promulgated regulations that allow PHAs the option of using certain waivers of current regulations and protocols and
WHEREAS, the BHA seeks to reserve the option to use the attached waivers for its programs and participants and
WHEREAS, HUD requires Board approval to reserve the option to use such waivers by June 30, 2020 and
WHEREAS, HUD has extended all COVID-19 waivers until December 31, 2020 and the Board authorizes the reservation of the option to use such waivers
NOW THEREFORE BE IT RESOLVED that the attached waivers are hereby adopted as options for the BHA to use as necessary
AND BE IT FURTHER RESOLVED that this approval also includes any extension of any waivers that the BHA has retained the option to use.

(6687) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) owns certain real property designated as Block No. 184, Lot 11 in the City of Bayonne, State of New Jersey, commonly referred to as “Centerville Gardens”.
WHEREAS, EOM 983 SUMMIT CORP. (“EOM”) owns certain real property designated as Block No. 184, Lot 5 in the City of Bayonne, State of New Jersey, commonly referred to as 554 Broadway.
WHEREAS, in order to comply with certain land use regulations, fire code regulations and building code regulations, EOM has requested an emergency access pedestrian easement along the western edge of the property owned by the Authority (as more fully described in the attachment Exhibit A) to allow for appropriate fire egress from the property.
NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority hereby authorize that John T. Mahon, Executive Director, and Patricia Madison, Assistant Executive Director, be designated to execute all documents including, but not limited to the Access Easement Agreement, Affidavit of Title, and any other document necessary to effect the Easement

(6688) WHEREAS, the CARES Act was passed effective March 27, 2020 and
WHEREAS, the CARES Act provides certain supplemental funding as a result of the COVID -19 crisis and must be obligated/expended by December 31, 2020 and
WHEREAS, due to the nature of the supply chain as a result of the COVID-19 crisis, normal procurement procedures and policies cannot be followed and effectuate the purpose of protecting tenants and staff in order to acquire material especially, including, but not limited to PPE and
WHEREAS, immediate decisions on such equipment and supplies must be made in order to purchase such material when available due to limited supplies and
WHEREAS, New Jersey is in a State of Emergency and the entire country is affected by the COVID-19 crisis resulting in emergency purchases to be made, now therefore be it resolved
NOW THEREFORE BE IT RESOLVED, that the attached purchases by the Bayonne Housing Authority be considered emergency purchases due to the nature and availability

of the products and qualifying under applicable laws and regulations and be it further resolved

BE IT FURTHER RESOLVED, that the board of Commissioners of the Bayonne Housing Authority ratify such purchases.

(6689) WHEREAS, the Housing Authority of the City of Bayonne continues to be involved with litigation-mediation with the South Shore entities; and

WHEREAS, the Housing Authority of the City of Bayonne wishes present counsel, Law Office of Kathleen A. Walrod, to continue of counsel of record and to handle the mediation through February 28, 2021; and

WHEREAS, the Law Office of Kathleen A. Walrod has agreed to provide such services at the rate of \$175.00 per hour;

NOW THEREFORE BE IT RESOLVED the Housing Authority of the City of Bayonne agrees to employ the Law Office of Kathleen A. Walrod to continue representation of the Housing Authority of the City of Bayonne until the conclusion of litigation/mediation at the rate of \$175.00 per hour.

(6690) 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:

Are there any questions on the consent agenda? I'm hearing none. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

That takes care of the regular portion of the meeting and I turn it over to the chairman.

Chair Lombardo:

Thank you, John. Evan, is there anyone from the public on the meeting who would like to speak? No. Okay, thank you. As we end the year, we had a pretty good year, other than COVID. I do this every meeting and I can't say it enough. I commend John and Patricia and the staff. I also want to wish everyone a Merry Christmas and Happy Holidays and a very healthy and Happy New Year as we move forward. It's been a tough year but it's been my pleasure to work with the commissioners. You're a great team and I just wanted to thank you all for your service. John, to you and the staff, the same best wishes. Please be safe as we handle this first snowstorm and we'll be thinking about everybody.

Executive Director John Mahon:

Thank you, we really appreciate it.

Chair Lombardo:

Do we have a motion to close the meeting?

Motion to end the meeting by Commissioner Karczewski and seconded by Vice Chair Pyke

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. As the chairman said, Happy Thanksgiving, everybody.

The meeting was then adjourned at 5:35 PM.