

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, September 8, 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

Honorable Matthew Klimansky

Raff, Massone & 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 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, September 8, 2020 at 5:30 PM** via Zoom meeting.

Members of the Board:

A Resolution authorizing the Re-organization of the Housing Authority of the City of Bayonne for the year 2020/2021 is being prepared for your consideration. Template attached.

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A Resolution authorizing the Executive Director to negotiate and execute the Agreement for Police Services between the BHA and the City of Bayonne.

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A Resolution authorizing the hiring of Vincent Pana as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of James Kass Jr. as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Yamilet Zesva as Clerk/Telephone Operator is being prepared for your consideration.

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Attached please find a cash flow scenario projection based on two scenarios.

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We are interviewing for an anticipated vacancy in the maintenance administrative office. Based on the results of that interview, a resolution may be 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, 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 and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. Could Commissioner Klimansky lead us in the Pledge of Allegiance?

Commissioner Klimansky:

I pledge allegiance to the flag of the United States of America. And to the Republic, for which it stands, one nation under God, indivisible, with Liberty and justice for all.

Executive Director, John Mahon:

Roll call. Commissioner Klimansky.

Commissioner Klimansky:

Present.

Executive Director, John Mahon:

Commissioner Karczewski.

Commissioner Karczewski:

Here.

Executive Director, John Mahon:

Commissioner Doria.

Commissioner Doria:

Here.

Executive Director, John Mahon:

Commissioner Cupo.

Commissioner Cupo:

Here.

Executive Director, John Mahon:

Vice-chair Pyke.

Vice Chair Pyke:

Present.

Executive Director, John Mahon:

Chairman Lombardo.

Chair Lombardo:

Here.

Executive Director, John Mahon:

Do I have a motion to move to dispense with the regular order of business and elect the Chair and Vice Chair?

Chair Lombardo:

Yes.

Commissioner Cupo:

I'll second that motion.

Executive Director, John Mahon:

Okay. We have a motion and a second. All in favor.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Executive Director, John Mahon:

Now, would someone like to move that someone serve as temporary chairman?

Chair Lombardo:

I nominate Commissioner Cupo as temporary chair.

Executive Director, John Mahon:

Do I hear a second?

Commissioner Klimansky:

I'd like to second that.

Executive Director, John Mahon:

Okay. All in favor of the motion to have Commissioner Cupo serve as temporary chair to conduct the election of officers for the year, beginning September 8, 2020, say aye.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Executive Director, John Mahon:

Thank you. Turning it over to temporary Chair Cupo.

Commissioner Cupo:

Thank you. Thanks for the nomination. The (temporary) Chair will now receive nominations for the office of Chair of the Housing Authority of the City of Bayonne, for the year beginning September 8, 2020. Any nominations?

Commissioner Karczewski:

Yes, I would like to nominate Commissioner Vincent Lombardo for the office of Chair of the Housing Authority of the City of Bayonne.

Commissioner Cupo:

Are there any seconds?

Commissioner Doria:

I'll second the motion.

Commissioner Cupo:

Before I move that nomination, are there any other nominations for Chair? No? Okay. I move that the nominations be closed for the office of Chair, of the Housing Authority of the City of Bayonne. I need a second on that.

Vice Chair Pyke:

Second.

Commissioner Cupo:

All right. We conduct a vote. All in favor.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Commissioner Cupo:

The ayes carry. Now, the (temporary) Chair will receive nominations for the office of Vice-Chair of the Housing Authority of the City of Bayonne, for the year beginning September 8, 2020. Are there any nominations?

Commissioner Klimansky:

I would like to nominate Commissioner Irene Pyke.

Commissioner Cupo:

Any seconds on that?

Commissioner Doria:

I'll second.

Commissioner Cupo:

Are there any other nominations? I move that the nominations be closed for the office of the Vice-Chair for the Housing Authority of the City of Bayonne. I need a second.

Commissioner Karczewski:

I'll second.

Commissioner Cupo:

All right. Now, that we received a second all in favor of Irene Pyke as Vice-Chair.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Commissioner Cupo:

Motion is carried. The temporary Chair for the year beginning September 8, 2020 declares that Commissioner Lombardo has been elected as Chair, and Commissioner Pyke has been elected as Vice-Chair. All in favor?

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Commissioner Cupo:

We are done. Congratulations Vinnie. Congratulations Irene.

Chair Lombardo:

Thank you.

Vice Chair Pyke:

Thank you.

Executive Director, John Mahon:

Chairman and Vice-Chair, would like to say a few words?

Chair Lombardo:

I'll defer to the Vice-chair first.

Vice Chair Pyke:

I'd just like to thank everyone. It definitely has been a learning experience for me for the first term. I hope that the open communication that I have been given will continue. I truly appreciate it. Any time a decision is made, I am called or text and I truly appreciate the transparency. Thank you.

Chair Lombardo:

I would just like to thank everyone for your support. I made a promise last year that we're going to be an open board, a transparent board and talk to each other. There are no silos. A promise I made to former Vice-Chair, Edie Ferrell, is that everything is going to be inclusive. I note Edie is watching and seeing that we are doing that. I would like to say that the next year is going to be pretty interesting. We have a lot of exciting things on the horizon. Let's just get through the COVID and continue to move forward. Once again, I normally say it at the end, but want to extend my appreciation to John Mahon and his staff for all their hard work. I know at times, John, I could be a little a questioning of a lot of

things. That's not going to change. It's done with mutual respect, but we will move forward. Thank you all.

Commissioner Klimansky:

Congratulations Irene and Vinnie.

Executive Director, John Mahon:

On behalf of the staff, like to congratulate our leadership. We look forward to continue working with you, and all the commissioners, and wish you the best of luck. Yes, we will get through this COVID and have a very interesting 12 months coming up. Thank you very much for the compliments. It's the staff that deserves as much of a compliment as anybody does here. Do I hear a motion to return to the regular order of business?

Commissioner Karczewski:

I'll move.

Commissioner Cupo:

I'll second it.

Executive Director, John Mahon:

Okay. All in favor.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Executive Director, John Mahon:

Okay. Motion carried. Let's go to the consent agenda.

(6656) 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 **6656, 6658-6662**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6657) Reorganization. (See above)

(6658) NOW THEREFORE BE IT RESOLVED, that the Executive Director is authorized to negotiate and execute an Agreement with the City of Bayonne for Police Services.

(6659) 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 Pana
\$26,328

(6660) 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.

James Kass, Jr.
\$26,328

(6661) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Clerk / Telephone Operator 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.

Yamilet Zasva
\$26,328

(6662) 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 from commissioners, or anyone else who is on Zoom, or the call?

Executive Director, John Mahon:

On that consent agenda, then do we have a motion and a second for that?

Chair Lombardo:

Yes.

Executive Director, John Mahon:

Okay. And second.

Commissioner Karczewski:

I'll second.

Executive Director, John Mahon:

All in favor?

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Executive Director, John Mahon:

Okay. Do I have a motion to table the minutes from last month?

Commissioner Doria:

I'll move it.

Commissioner Cupo:

I'll second it.

Executive Director, John Mahon:

All in favor.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Executive Director, John Mahon:

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

Chair Lombardo:

First of all, is there anyone from the public connected?

Evan Pacyna:

Nobody from the public, I don't think so.

Chair Lombardo:

Okay. I just want to say thank you all. Thank you everyone for the vote of confidence. I do have one question for you, John. And I should have brought it up at the caucus. What's the status of the work at Bridgeview Manor? What do we have there?

Executive Director, John Mahon:

They are continuing to work. They're finishing up with the roof. The last week, actually, the prosecutor's office finally released the apartment where the fire began. They did not release it until now and the work will be progressing. The insurance company and the contractor had a successful meeting, as I understand, last Thursday. They are close to finalizing their scope of work and things, but nothing has stopped in the interim. They have to finish the roof, and then they have to get into that apartment, and then they'll start everything else.

Chair Lombardo:

Thank you for that. How does everybody feel about the Zoom meeting?

Commissioner Doria:

Wonderful.

Commissioner Karczewski:

Good.

Vice Chair Pyke:

Good.

Commissioner Klimansky:

Great.

Commissioner Cupo:

Worked well.

Executive Director, John Mahon:

Mr. Chairman, if I may just take one quick second. I'd like to thank Evan for putting this together. He deserves the recognition for this. He worked with everybody who needed some assistance, and I just wanted to make sure that he got a thank you for what he put together. It's important.

Chair Lombardo:

Thank you.

Evan Pacyna:

Thank you everyone. I'm just glad it's working well for everybody. Thank you.

Chair Lombardo:

Thank you, Evan.

Vice Chair Pyke:

Thank you, Evan.

Commissioner Cupo:

Good job. Good job.

Commissioner Karczewski:

Thank you, Evan.

Executive Director, John Mahon:

If that's it, do I hear a motion to adjourn?

Commissioner Karczewski:

I'll move.

Vice Chair Pyke:

Second.

Executive Director, John Mahon:

All in favor?

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, Klimansky, and Doria.

NAYS: None.

ABSTAIN: None.

CARRIED.

Executive Director, John Mahon:

Happy end of summer. Stay healthy, everyone and be safe. We'll work on the committee assignments before the next meeting. Otherwise, we'll see you next month.

The meeting was then adjourned at 5:45 PM.