

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, April 14, 2016 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 Moriarty and Karczewski.

Honorable Ludovico Nolfo
87 Trask Avenue
Bayonne, New Jersey 07002

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

Honorable Rev. H. Sykes
28 West 20th Street
Bayonne, New Jersey 07002

Honorable Edward Kaczka
10 Latourette Place
Bayonne, New Jersey 07002

Honorable Maria Karczewski
95 West 39th Street
Bayonne, New Jersey 07002

Honorable Susan Contey
549 Avenue A
Bayonne, N.J. 07002

Honorable Edith Sinclair-Morris
3 Kennedy Blvd, 2nd Floor
Bayonne, New Jersey 07002

Kathleen A. Walrod, Counsel
700 Plaza Drive Suite 212
Secaucus, N.J. 07096

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 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, April 19, 2016.

The meeting convened at 12:05 PM.

The Regular Meeting of the Housing Authority of the City of Bayonne will be held on **Tuesday, April 19, 2016 at 1:00 P.M.** in the Thomas Wojslawowicz 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 Moriarty and Karczewski. Also in attendance were Kathleen A. Walrod, Esq., and Ava Mitchell, Assistant Director.

Absent: Commissioner Sinclair-Morris, Contey, Kaczka.

Chairman moved suspend the regular order of business and call to order a public meeting for the purpose of reviewing the 5 year/Annual Plan. Nobody is in the audience. No substantial changes to the Plan other than what is coming from HUD in relation to smoking and community service.

Chairman moved to close the public meeting.

Chairman moved to dispense with the reading of the minutes of the previous meeting. Full Agenda Meeting of March 8, 2016 in view of the fact that each Commissioners received a copy of these minutes.

Members of the Board:

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 Resolution amending the contract with Perth Amboy Housing Authority for services related to Section 8 properties they own and to perform services relation to additional units is being prepared for your consideration.

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A Resolution authorizing the execution of the ACC Agreement with HUD is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for proposals for General Legal Counsel is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for proposals for Auditing Services is being prepared for your consideration.

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A Resolution for the write-offs of Bridgeview Manor Housing Corporation's fiscal year of November 30, 2014 to November 30, 2015.

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A Resolution authorizing Brilliant Environmental, LLC to perform a Phase 1 Environmental Assessment for a potential property to redevelop.

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Respectfully submitted,

John T. Mahon
Executive Director

The following Resolution was introduced by Chairman Nolfo read in full and considered: **(6301) WHEREAS**, the Quality Work Responsibility Act of 1998 resulted in many requirements and changes for public housing authorities ("PHA") and

WHEREAS, one new requirement was the development of an annual and five year plan for the Authority, and

WHEREAS, the Authority has followed the regulations concerning the drafting of a five year plan and,

WHEREAS, on Tuesday, **April 19, 2016** the Authority conducted a public hearing concerning the five year plan and

WHEREAS, the Authority's Board of Commissioners has entertained all comments on the plan and

NOW BE IT RESOLVED that the Bayonne Housing Authority's Board of Commissioners accepts the update to the five-year plan and authorizes its submission to the U.S. Department of Housing and Urban Development and

NOW BE IT RESOLVED that the Bayonne Housing Authority's Board of Commissioners hereby accepts the annual plan drafted by staff in conjunction with professional service sand authorizes its submission to U. S. Dept. of Housing and Urban Development and

BE IT FURTHER RESOLVED that the staff be directed to follow any and all regulations concerning the five-year and Annual Plan.

CARRIED.

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

NAYS: None.

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

(6302) WHEREAS, the Bayonne Housing Authority has an agreement with Perth Amboy Housing Authority for services related to Section 8 properties they own and,

WHEREAS, Perth Amboy Housing Authority has requested the Bayonne Housing Authority to perform services relating to additional units,

Now, therefore be it resolved that the Bayonne Housing Authority amend the previous agreement with Perth Amboy Housing Authority to include the additional units requested.

CARRIED.

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

NAYS: None.

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

(6303) RESOLVED that the Executive Director authorized the execution of the ACC Agreement with HUD.

CARRIED.

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

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:
(6304) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit proposals for:

GENERAL LEGAL SERVICES

CARRIED.

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

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:
(6305) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

AUDITING SERVICES

CARRIED.

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

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:
(6306) WHEREAS, the 2014 and 2015 fiscal year for Bridgeview Manor Corporation (the "Corporation") ended November 30, 2015, and

WHEREAS, the Corporation has outstanding debts owed to it from prior tenants of the Corporation in the amount indicated on the list attached heretofore for the periods and total amounts as follows:

11/30/2014 and 11/30/2015 \$27,482.74

WHEREAS, it is in the opinion of the Corporation's Accountant, David Ciarrocca, CPA, as set forth in his letter dated March 24, 2016 to the Corporation that the Corporation should write off the aforesated debts.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of Bridgeview Manor Housing Corporation, that based upon the recommendation of its Accountant, the aforesated debts are hereby written off, and

BE IT FURTHER RESOLVED that the write-offs on these debts shall be effective no earlier than March 24, 2016, and

BE IT FURTHER RESOLVED that this action shall not alter the intention of the Corporation to collect all accounts with amounts over \$500, and that should any such amounts be collected, the proceeds thereof shall be included in the

accounts of the Corporation as extraordinary revenues at the time of their actual receipt.

CARRIED.

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

NAYS: None.

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

(6307) WHEREAS, the Bayonne Housing Authority is actively negotiating for the purchase of a property for redevelopment,

WHEREAS, it is incumbent upon the BHA to ensure the environmental suitability of the property for redevelopment,

WHEREAS, Brilliant Environmental Services, LLC has submitted a proposal to perform:

I – Phase 1 Environmental Assessment

WHEREAS, any out of scope services may be performed with the attached rates for an amount not to exceed \$10,000 without written approval of the Bayonne Housing Authority’s Board of Commissioners or the Executive Director.

CARRIED.

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

NAYS: None.

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

(6308) 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 Moriarty and Karczewski.

NAYS: None.

The Chairman opened the floor to anyone in the audience.

Hearing nobody, the meeting was then adjourned at 1:10 p.m.