

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, June 15, 2021 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 Pastor Gary Grindeland

Honorable Shanna McKennan

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 **Tuesday, June 15, 2021 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 April 20, 2021.

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HUD announced waivers that PHAs can employ in response to the COVID-19 crisis. We would like to avail ourselves of any possible waiver that can apply to our programs. It does not mean that we have to employ those waivers, but it allows us to rain the option and maintain flexibility. HUD periodically updates said waivers. The Assistant Executive Director will briefly discuss the latest information. A Resolution designating the waivers we may use is being prepared for your consideration.

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BHA performs inspection services for Jersey City Housing for properties where a conflict of interest prevent Jersey City Housing from performing such inspections. We have had this cooperative agreement for many years. A Resolution authorizing the Executive Director to effectuate the renewal of the interlocal agreement between the Jersey City Housing Authority and the Bayonne Housing Authority to perform Housing Quality Standard inspections is being prepared for your consideration.

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BHA has a Congregate Housing Grant from the State that provides in home services with the goal of keeping residents in their homes as opposed to other institutional options. A resolution with the NJ Department of Human Services (DHS) in regards to the Congregate Housing

Grant indicating that the BHA will not receive or share any personal health information is being prepared for your consideration.

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DiBella Construction was the successful bidder for Concrete and Curb Replacement as Needed at Various Sites. Links to the submissions are below:

BIDDER	BID AMOUNT
<u>DiBella Construction</u>	\$220,750.00
<u>Diamond Construction</u>	\$237,500.00

A Resolution awarding a contract to DiBella Construction. is being prepared for your consideration.

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A Resolution authorizing the hiring of Jesus Diffut as Maintenance Repairer is being prepared for your consideration.

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A Resolution authorizing the hiring of Sean Baran as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Carmen Powell as Keyboarding Clerk I is being prepared for your consideration.

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The Bayonne Housing Authority has once again partnered with Bayonne Medical Center for the purpose of offering COVID-19 vaccinations. This time vaccines are being offered at the family sites. We are about midway through the program. The vaccines clinics are being offered outdoors, weather permitting, to be highly visible as BMC is also hoping some in the adjoining neighborhood residents avail themselves of the opportunity to be vaccinated. There has been an average of 3-6 people per day which in light of the availability of vaccines, is considered successful.

The Bayonne Economic Opportunity Foundation (BEOF) received a donation of over 200 new vacuum cleaners. The BEOF graciously earmarked a majority of those vacuum cleaners for BHA family residents. A computer based sign up, while supplies last, is underway with the delivery to apartments anticipated in the next couple of weeks once BHA verifies the list.

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Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

Could we call the meeting to order and have a Pledge to the flag led by Vice Chair Pyke?

Vice Chair Pyke:

Certainly. **Pledge of Allegiance**

Executive Director John Mahon:

Thank you. 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 the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey, and in accordance with the Open Public Meetings Act and Emergency Remote Meeting Protocol for local public bodies as a result of the pandemic, adequate notice was made for this meeting. All members of the public shall be muted during the meeting except that members of the public will be unmuted when called upon by the chairman during the public comment portion of the meeting. Any member engaged in disruptive behavior may be muted or removed from the meeting. And please be advised that this public meeting is being recorded. Do I hear a motion to suspend the reading of the minutes and file accordingly?

Motion by Commissioner Grindeland and seconded by Vice Chair Pyke

Executive Director John Mahon:

Okay. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. Do I hear a motion to do the consent agenda for this meeting?

Motion by Commissioner Karczewski and seconded by Commissioner Doria

(6732) 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 **6732-6741**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6733) WHEREAS, WHEREAS, the Board of Commissioners held the regular December Board meeting on April 20, 2021 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 April 20, 2021 Board of Commissioners meeting are approved.

(6734) 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 September 30, 2021 and
WHEREAS, HUD has extended all COVID-19 waivers until December 31, 2021 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.

(6735) 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.

(6736) NOW THEREFORE BE IT RESOLVED, that the Bayonne Housing Authority wishes to indicate to the NJ Department of Human Services that BHA is a non-covered entity that will not be receiving or sharing personal health information; and
BE IT FURTHER RESOLVED this designation is in relation to the Congregate Services Grant awarded to the BHA.

(6737) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for

CONCRETE AND CURB REPLACEMENT AS NEEDED AT VARIOUS SITES 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 AM on May 11, 2021 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
<u>DiBella Construction</u>	<u>\$220,750.00</u>
<u>Diamond Construction</u>	<u>\$237,500.00</u>

WHEREAS, the Board of Commissioners have reviewed the bid placed by DiBella Construction and determined that bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor, and

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 DiBella Construction to perform the Project in the amount of **\$220,750.00**.

(6738) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Maintenance Repairer 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.

Jesus Diffut
\$39,653

(6739) 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.

Sean Baran
\$31,200

(6740) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Keyboarding Clerk I 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.

Carmen Powell
\$25,350

(6741) 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 any of the consent agenda? Hearing no questions, all in favor of the consent agenda?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you, motion carried. Mr. Chairman, I’m done with the regular order of business and I turn the meeting over to you.

Chair Lombardo:

Thank you very much Mr. Mahon. Is there any one from the public who would like to join in on the meeting? Any comments? I just want to say, very productive month. I want to thank everyone for their participation. John, the staff is doing a tremendous job with the upkeep and the facilities have never looked better. And having said that, I wish everybody a good night. Would any other commissioners like to say anything?

Commissioner McKennan:

I’d just like to say that the parking lot looks awesome, it looks really nice. Good job.

Executive Director John Mahon:

Thank you, we appreciate that.

Chair Lombardo:

And I want to personally thank my fellow commissioners and the staff for continuing to do a fantastic job in moving the agency forward. Thank you all.

Executive Director John Mahon:

Okay. Do I hear a motion to adjourn?

Motion by Commissioner Grindeland and seconded by Commissioner Karczewski

Executive Director John Mahon:

All in favor of the motion to adjourn?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much everybody. Have a good 4th of July and we'll see you next month.

The meeting was then adjourned at 5:36 PM.