

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, September 21, 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, September 21, 2021 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 acceptance of the minutes of the board of commissioners regular meeting held on August 25, 2021.

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On Tuesday, September 14, 2021 at 2:00 PM proposals were received and opened for Auditing Services from the following:

PROPOSERS

Polcari & Co.

The Finance Committee will report its' recommendations for the Auditing Services RFP. Action may be taken on this matter.

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A Resolution authorizing the adoption of the Shared Services Agreement with the City of Bayonne for trash and solid waste collection.

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Finance Committee

The Finance Committee reviewed the Shared Services agreement with the City for Dumpsters, the proposals for auditing services and personnel issues related to vacation time.

Grounds Committee

The Building and Grounds Committee reported that the any contracts underway, specifically the elevator rehab project are on schedule and progressing.

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

In accordance with the Open Public Meetings Act NJSA 10:4-6, and in consideration of Executive Order number 103 issued by Governor Murphy on March 9th, 2020, declaring a state of emergency and a public health emergency in the state of New Jersey, and the statement of Open Public Meetings Act, statement of compliance in accordance with the Open Public Meetings Act, and emergency remote protocol for local public bodies, adequate notice and electronic notice of this remote meeting were provided by sending sufficient notice to papers so designated.

And for the public, public comment may be made as following. All members of the public shall be muted during the meeting, except that members of the public shall 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.

So we call the meeting to order, and let me get everybody back up here so I can do the roll call.

Executive Director John Mahon then called the roll and the following were present:

Chair Lombardo, Vice Chair Pyke, Commissioners Doria, McKennan, Karczewski, Cupo, and Grindeland.

Executive Director John Mahon:

Vice Chair Pyke, could you lead us in the Pledge to the Flag?

Vice Chair Pyke:

Definitely.

Pledge of Allegiance

Executive Director John Mahon:

Okay. Thank you.

Vice Chair Pyke:

You're welcome.

Executive Director John Mahon:

And we did the roll call. So do we hear a motion to suspend the meeting minutes, the routine business to do reorganization?

Chair Lombardo:

I move to dispense with the regular order of business to elect a chair and vice chair.

Vice Chair Pyke:

I second.

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried.

Chair Lombardo:

Okay. I move that Commissioner Cupo serve as temporary chair to conduct the election of officers for one year, beginning September the 21st, 2021. Is there a second?

Comissioner Grindeland:

Second.

Executive Director John Mahon:

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

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried.

Commissioner Cupo:

The chair now will receive nominations for the office of chair of the Housing Authority for the city of Bayonne for the year beginning September the 21st, 2021.

Commissioner McKennan:

I would like to nominate Commissioner Lombardo for the office of chair of the Housing Authority of the city of Bayonne.

Commissioner Doria:

I'll second that motion.

Commissioner Cupo:

I move the nominations be closed for the office of chair for the Housing Authority of the city of Bayonne. Do I hear a second for that?

Comissioner Grindeland:

Second.

Executive Director John Mahon:

Okay. On that motion, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried.

Commissioner Cupo:

All right. Now, then the next part. The chair will now receive nominations for the office of vice chair of the Housing Authority of the city of Bayonne for the year beginning September the 21st, 2021. Do I hear any nominations for that?

Chair Lombardo:

I would like to nominate Vice Chair Pyke for another term.

Commissioner McKennan:

I second.

Commissioner Cupo:

All right. I move the nominations be closed for the office of vice chair for the Housing Authority of the city of Bayonne.

Chair Lombardo:

I'll second it.

Executive Director John Mahon:

Okay. On that motion, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried.

Commissioner Cupo:

The motion is carried. We have nominated the for the year beginning September the 21st, 2021 Commissioner Lombardo for chair and Commissioner Pyke for vice chair. On the election of these commissioners to the offices for which they were nominated, congratulations to both of you.

Commissioner Karczewski:

Congratulations.

Executive Director John Mahon:

We just have to give a vote on that. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay. Well congratulations to Chair Lombardo and Vice Chair Pyke. We look forward to working with you for another year of continued success and progress and expansion, we hope also. Thank you once again, and all the commissioners, for the support of the staff, we can't do it without your support and you gentlemen and ladies definitely do support us. And thank you for that. Do I hear a motion to go out of special session to go back into the normal order of business?

Vice Chair Pyke:

I'll move.

Commissioner Doria:

I'll move.

Executive Director John Mahon:

Okay. A motion and a second on that. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion passed. Okay. Do I hear a motion to suspend the reading of the minutes, file them accordingly, and are there any questions or changes needed to those minutes?

Motion by Chair Lombardo and seconded by Vice Chair Pyke

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carries. Okay. We're going to go to our consent agenda.

(6757) **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 **6760**), 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 **6757-6759 & 6761-6762**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6758) Reorganization. *(See transcript above)*

(6760) (Resolution voted on separately below)

(6759) WHEREAS, the Board of Commissioners held the regular Board meeting on August 25, 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 August 25, 2021 Board of Commissioners meeting are approved.

(6761) WHEREAS, pursuant to the Uniform Shared Services and Consolidate Act, N.J.S.A. 40A:65-1 et seq., the City and BHA are authorized to enter into a shared services agreement for the purpose of providing Trash and Solid Waste Collection, and
WHEREAS, the City and the BHA have determined that it would be more efficient, economical and in the best interests of the citizens of Bayonne to utilize the services of the City's resources to provide specific supplemental Trash and Solid Waste Collection at various BHA locations, and
WHEREAS, City and the BHA have identified and set forth various supplemental Trash and Solid Waste Collection services to be provided in the Shared Services Agreement (the "Agreement") as more particularly described on Schedule A attached hereto and made a part hereof; and
WHEREAS, the City and the BHA desire to enter into a Shared Services Agreement setting forth the rights and obligations of both the BHA and the City in connection with said supplemental Trash and Solid Waste Collection at various BHA locations;
NOW, THEREFORE BE IT RESOLVED, by the Housing Authority of the City of Bayonne, that the above referenced Shared Services Agreement with the City of Bayonne concerning Trash and Solid Waste Collection is hereby approved and accepted; and
BE IT FURTHER RESOLVED the Executive Director is hereby authorized to execute any and all documents necessary to effectuate fulfillment of the Shared Services Agreement

(6762) 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:

Do I hear a motion on that?

Motion by Commissioner Grindeland and seconded by Commissioner Doria

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. Let me get the other resolution. Oh, I guess we'll have the chairman move this resolution and do we have a second and then I'll read it and vote?

Motion by Chair Lombardo and seconded by Commissioner Doria

(6760) WHEREAS, proposals for Fiscal Auditing Services by Independent Public accountants to be rendered to the Housing Authority of the City of Bayonne (the "Authority") were received on Tuesday, September 14, 2021 at 2:00 PM from the following:

PROPOSERS

Polcari & Co. of Wayne, NJ

\$17,960.00

WHEREAS, in order to comply with the professional procurement requirements of 24 CFR and HUD's PIH Notice 90-47, the Authority published a notice in The Jersey Journal requesting auditors to submit proposals to provide auditing services to the Authority ("RFP"); 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

WHEREAS, Polcari & Co. based on the evaluation criteria, as prepared by the Executive Director and on file at the Authority, has submitted the only proposal and,

WHEREAS, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11 et seq., requires that the resolution authorizing the award of a contract for "Professional Services" without competitive bids and the contract itself must be available for public inspections;

NOW THEREFORE BE IT RESOLVED that the proposal submitted by Polcari & Co. be accepted to conduct the fiscal Audit of the Housing Authority for twelve (12) month period ending June 30, 2021 and be it further

RESOLVED that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 2003-24, and as a "Professional Service" was not required to be bid under New Jersey Local Public Contract Law, and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

Executive Director John Mahon:

On that resolution... Let me get everybody here. Commissioner Karczewski?

Commissioner Karczewski:

Aye.

Executive Director John Mahon:

Commissioner McKennan?

Commissioner McKennan:

Aye.

Executive Director John Mahon:
Commissioner Cupo?

Commissioner Cupo:
Aye.

Executive Director John Mahon:
Commissioner Doria?

Commissioner Doria:
Aye.

Executive Director John Mahon:
Commissioner Grindeland?

Comissioner Grindeland:
Aye.

Executive Director John Mahon:
Vice Chair Pyke?

Vice Chair Pyke:
Aye.

Executive Director John Mahon:
And Chairman Lombardo?

Chair Lombardo:
Aye.

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:
And that's the regular order of business.

Chair Lombardo:

Thank you very much. Is anyone from the public would like to make a comment? Not hearing anyone, I'm just going to move to a few closing comments. First, I hope I'm speaking for myself and Vice Chair Pyke, who will say a few words I'm sure, but I want to thank you for your trust and support in re-electing us as the chair and vice chair respectively. It's a great team that we have here. And I mean, it's a team and we do collaborate and work together. The past year was very trying, obviously, because of the pandemic, but we all did what we had to do. And I want to commend the office staff, executive director, and the associate executive director, and as we moved forward, and also to our staffs. Everyone did a great job. And finally, as he mentioned in the caucus, Commissioner Grindeland will tender his resignation to the Authority as a commissioner

effective September 30th. Gary, from all of us, thank you for your time and efforts, and we appreciate your service. So thank you very much.

Comissioner Grindeland:

Yeah I wouldn't have it any other way.

Chair Lombardo:

Thank you. Commissioner Pyke, would you like to...

Vice Chair Pyke:

Well, I also, again, would like to thank everyone for another opportunity to serve as vice chair of this great, great organization. Again, to Chairman Lombardo, thank you for always keeping me in the loop. He always said that he wants to be transparent. And from that day to this current day, he has done just that. And I truly appreciate it. And of course, to the Housing Authority again, job well done. Par excellent. Thank you so much.

Chair Lombardo:

Thank you. John, I'll turn the meeting over to you to conclude.

Executive Director John Mahon:

If there's no other questions, comments, do I hear a motion to adjourn?

Motion by Vice Chair Pyke and seconded by Commissioner McKennan

Executive Director John Mahon:

We've been moved and seconded. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

And motion carried. Thank you everybody. I'm still waiting for that one time someone says no, they don't want the meeting to end, but not tonight.

Chair Lombardo:

Have a good night everyone.

The meeting was then adjourned at 5:45 PM.