

The Caucus was held on Thursday, April 9, 2015 at Noon in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

Absent Commissioners Karczewski and Commissioner Kaczka.

The following letter was received from the Executive Director, John T. Mahon.

Honorable Ludovico Nolfo  
87 Trask Avenue  
Bayonne, NJ 07002

Honorable Maria Karczewski  
95 West 39<sup>th</sup> Street  
Bayonne, NJ 07002

Honorable Rev. H. Gene Sykes  
28 West 20<sup>th</sup> Street  
Bayonne, NJ 07002

Honorable Timothy J. Moriarty  
88 West 31<sup>st</sup> Street  
Bayonne, NJ 07002

Honorable Edward Kaczka  
10 LaTourette Place  
Bayonne, NJ 07002

Honorable Louis Pacyna  
41 East 31<sup>st</sup> Street  
Bayonne, NJ 07002

Kathleen A. Walrod, Esq.  
700 Plaza Drive Suite 212  
Secaucus, NJ 07096

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Ludovico Nolfo  
Chairman

The meeting convened at 12:00 Noon

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 14, 2015.

The Regular Meeting of the Housing Authority of the City of Bayonne will be held on Tuesday, April 14, 2015 at 1:00 P.M. in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, New Jersey 07002.

The Chairman called the roll and the following were present:  
Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty and Pacyna.  
Also, in attendance were Kathleen A. Walrod, Esq., Ava Mitchell, Assistant Director and Raymond Skalski, Security Officer.

Chairman Nolfo moved to dispense with the reading of the minutes of the previous meeting. Full Agenda Meeting of March 10, 2015 in view of the fact that each Commissioner received a copy of these minutes and to excuse Commissioner Karczewski from the attendance at the Regular Meeting.

Seconded by Commissioner Moriarty  
Passed unanimously.

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 authorizing binding the Housing Authority of the City of Bayonne to purchase electric generation services through the Hudson County Cooperative pricing systems is being prepared for your consideration.

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On Tuesday, April 14, 2015 at 11:15 a.m. proposals were received and opened for Replacement of existing Roof Systems at Eastside Gardens from the following:

<b>PROPOSER</b>	<b>PROPOSED AMOUNT</b>
<b>DMR Architects of Hasbrouck, NJ</b>	
<b>ARMM Associates of Kenilworth, NJ</b>	

A Resolution awarding a contract to DMR Architects for A/E Services to Replacement of existing Roof Systems at Eastside Gardens is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for proposals for A/E Services for Water Supply Upgrades at Pamrapo Gardens is being prepared for your consideration.

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A Resolution authorizing to prepare an amendment to the Reasonable Accommodation Policy is being prepared for your consideration.

Respectfully submitted,

John T. Mahon  
Executive Director

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

**(6207) 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 resolutions 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 1-9 are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**CARRIED**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty and Pacyna.

**NAYS:** None.

**(6208) 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 14, 2015** 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 Kaczka, Moriarty and Pacyna.

**Nays:** None.

**(6209) 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 Kaczka, Moriarty and Pacyna.

**NAYS:** None

**(6210) RESOLVED** that the Executive Director authorized the execution of the ACC Agreement with HUD.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty and Pacyna.

**NAYS:** None

**(6211) 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 Kaczka, Moriarty and Pacyna.

**NAYS:** None

**(6212) 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 Kaczka, Moriarty and Pacyna.

**NAYS:** None

**(6213) 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 Kaczka,  
Moriarty and Pacyna.

**NAYS:** None

**(6214) BINDING THE HOUSING AUTHORITY OF THE CITY OF BAYONNE TO  
PURCHASE ELECTRIC GENERATION SERVICES THROUGH  
THE HUDSON COUNTY COOPERATIVE PRICING SYSTEM  
("HCCPS") BID**

**Cooperative Pricing System ID# 83-HCPS**

**WHEREAS**, the Hudson County Cooperative Pricing System (hereinafter referred to as "HCCPS") was formed by the County of Hudson, with the County acting as Lead Agency, in 2015, to effect substantial economies in the provision of goods and services, specifically to provide the opportunity for local government units located within the County to join together with the County of Hudson to take advantage of the benefits of bulk purchasing for energy, at no out-of-pocket expense to the participating local government units or the County, and to thereby minimize the cost of electric generation service (a.k.a. electricity supply) for participating local units, and the HCCPS remains a cooperative pricing system duly-registered with the New Jersey Department of Community Affairs - Division of Local Government Service; and

**WHEREAS**, the Housing Authority of the City of Bayonne has been a Participating Member of the HCCPS and has enjoyed the electricity supply cost savings resulting from prior bids conducted by the HCCPS; and

**WHEREAS**, the HCCPS will from time to time solicit bids from electric power suppliers for electric generation services in accordance with the "Local Public Contracts Law", N.J.S.A. 40A:11-11(5), the Electric Discount and Energy Competition Act, N.J.S.A. 48:3-91.3 ("EDECA") and the regulations promulgated thereunder; and

**WHEREAS**, the Housing Authority of the City of Bayonne (hereinafter referred to as the Local Government Unit or “LGU”), as a Participating Member of the HCCPS is eligible thereby to obtain electric generation services for its own use through one or more contracts to be awarded to electric power suppliers following said bids for electric generation services pursuant to the aggregation program; and

**WHEREAS**, due to significant volatility in the wholesale energy market time after the receipt of bids in order to lock-in favorable pricing; and

**WHEREAS**, the Lead Agency will from time to time issue one or more requests for Bids for electric generation services on behalf of the Participating Members of the HCCPS which are reasonably forecasted to provide estimated savings to the Participating Members based upon their previous electric usage and utility-provided Basic Generation Service tariff rates; and

**WHEREAS**, the Lead Agency will only award contracts for electric generation services to electric power suppliers that submit bids with pricing reasonably estimated to be lower than the utility-provided Basic Generation Service tariff rates; and

**WHEREAS**, the LGU agrees to purchase all electricity supply needed for its own use (exclusive of on-site electric generation sources) through any electric power supplier(s) awarded a contract by the Lead Agency, it being understood that the term of any one contract shall be subject to the provisions of Local Public Contracts Law; and

**WHEREAS**, the Lead Agency will notify the Department of Community Affairs' Division of Local Government Services by mail prior to the issuance a Request for Bids for electric generation services, with the understanding that if the Division of Local Government Services does not respond within 10 business days, it will be deemed to have approved the issuance of the Request for Bids or the Request for Rebids.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Housing Authority of the City of Bayonne, County of Hudson, State of New Jersey that the LGU binds itself to the HCCPS, Cooperative Pricing System #83-HCPS, to purchase all electricity supply needed for its own use (exclusive of on-site electric generation sources) from the electric power supplier or suppliers awarded a contract for electric generation services by the Lead Agency; and

**BE IT FURTHER RESOLVED** that the Lead Agency of the HCCPS Cooperative Pricing System is hereby authorized to execute a master performance agreement that obligates the LGU to purchase electricity at the terms and conditions stated therein with a third-party supplier or suppliers who have been awarded the contract or contracts by the Lead Agency on behalf of the Participating Members of the HCCPS, Cooperative Pricing System #83-HCPS (or any CPS number to be assigned in the future), and provided further that all such contracts shall be at prices reasonably forecast and estimated by the Lead Agency to provide savings to the LGU relative to the price charged for Basic Generation Service by the electric public utility that would otherwise provide such service; and

BE IT FURTHER RESOLVED that HCCPS is authorized to continue to bid to obtain electric generation services through a rebid if energy market conditions do not initially lead to a successful bid, on additional dates to be determined by the Lead Agency; and

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately upon passage. The authorization provided to the County of Hudson pursuant to the Local Public Contracts Laws (N.J.S.A. 40A: 11-11(5)), Administrative Code (N.J.A.C. 14:4-6.4) shall be valid throughout the life of the Cooperative Pricing System and its subsequent renewals. Any rescission or expiration of this resolution shall not affect any Agreements entered into prior to such rescission or expiration.

I, Local Government Clerk, of Housing Authority of the City of Bayonne, in the County of Hudson and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Governing Body of Housing Authority of the City of Bayonne, County of Hudson, State of New Jersey, at a regular meeting of said Governing Body held on April 14, 2015.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of Housing Authority of the City of Bayonne in the County of Hudson and State of New Jersey, on this 14th day of April, 2015.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty and Pacyna.

**NAYS:** None

**(6215) WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services,



the Housing Authority of the City of Bayonne (the “Authority”) on Thursday, March 26, 2015 published in **THE JERSEY JOURNAL**, a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) in connection with the following project:

**REPLACEMENT OF EXISTING ROOF SYSTEMS AT EASTSIDE GARDENS**

**WHEREAS**, as of the **11:15 a.m. April 14, 2015** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

**ARCHITECTURAL/ENGINEERING FIRMS**

**DMR ARCHITECTS OF HASBROUCK HEIGHTS, NJ**

**ARMM ASSOCIATES OF KENILWORTH, NJ**

**and**

**WHEREAS**, the Authority’s Executive Director has evaluated the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of DMR Architects of Hasbrouck Heights, NJ to perform the A/E Services, 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,

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY**, that the proposal of **DMR Architects of Hasbrouck, NJ** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for

Professional Architects/Engineers Services (the “Agreement”) and the RFP, is not accepted, and

**BE IT FURTHER RESOLVED**, that the Authority’s appropriate officers are hereby authorized and directed to enter into the Agreement with **DMR Architects of Hasbrouck**, NJ in the amount of \$12,900 to perform said A/E Services, and

**BE IT FURTHER RESOLVED**, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of DMR Architects of Hasbrouck, NJ to provide the A/E Services, including the nature, service, duration and amount of the contract and a statement that the contract and the hiring resolution are available for public inspection, shall be published as a legal notice once in a newspaper authorized by law to publish such notice.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty and Pacyna.

**NAYS:** None

**(6216) RESOLVED**, that that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit proposals for:

#### **WATER SUPPLY UPGRADES AT PAMRAPO GARDENS**

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty and Pacyna.

**NAYS:** None

**(6217) WHEREAS**, the Housing Authority of the City of Bayonne is required to promulgate certain policies and,

**WHEREAS**, these policies may evolve and need to be changed as a result of changing laws, regulations and conditions and

**WHEREAS**, there is a need to amend the Authority's Reasonable  
Accommodation Policy

**NOW, THEREFORE BE IT RERSOLVED** that the attached changes to  
the Reasonable Accommodation Policy are approved by the Board of  
Commissioners and be it further resolved

**BE IT FURTHER RESOLIVED** that the Reasonable Accommodation  
Policy is amended as per required regulations and laws.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka,  
Moriarty and Pacyna.

**NAYS:** None.

Chairman Nolfo: The meeting is now open to the public. Kindly state your name  
and address for the record.

Seeing none, the meeting was then adjourned at 1:15 p.m.