

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, October 13, 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 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, October 13, 2020 at 5:30 PM** via Zoom meeting.

Members of the Board:

A resolution authorizing change order #1 to provide COVID-19 related safety equipment to BHA elevators is being prepared for your consideration. This is based on our discussion last month.

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We have been experiencing some leaks in the waterlines at Constable Hook Village and Kill Van Kull Gardens annex. We expect this to continue or escalate based on the fact that the lines are at least over 20 years old or original. A resolution authorizing to solicit A/E proposals for water line and piping upgrades at Constable Hook Village and Kill Van Kull Annex is being prepared for your consideration.

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As has been previously discussed, a building owner adjacent to Centerville Gardens has requested a pedestrian easement to their property located on Broadway.

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A resolution granting a revocable pedestrian easement is being prepared for your consideration.

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A Resolution authorizing the hiring of Carl Attisano as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of David Vargas Vera as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Giuseppe Pagano as Laborer is being 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, Public Law 1975, the so-called Sunshine Law and notice was forwarded to the clerk of the City of Bayonne into the Jersey Journal and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. I Call the meeting to order and would ask Commissioner Klimansky to lead us in the pledge to the flag.

Commissioner Klimansky:

Absolutely. 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:

Okay. Thank you, Commissioner Klimansky.

Commissioner Klimansky:

My pleasure.

Executive Director John Mahon then called the roll and the following were present: Chair Lombardo, Vice Chair Pyke, Commissioners Cupo, Doria, Karczewski, and Klimansky.

Executive Director John Mahon:

Okay. Do I hear a motion to suspend the reading of the past two month's minutes and file them accordingly?

Motion by Commissioner Klimansky and seconded by Vice Chair Pyke

Executive Director John Mahon:

Okay. All in favor.

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

I have a consent agenda, which would be:

(6663) 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 **3**), 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 **6663-6669**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6664) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) on October 3, 2019 adopted Resolution No. 6592 authorizing a contract with CESCO Elevators for Modernization Existing Passenger Elevators at Various Sites, and
WHEREAS, in response to the COVID-19 Emergency new technology has been developed that can assist in maintaining safer conditions through enhanced ventilation mechanisms in the elevator cars, and
WHEREAS, in order to compensate for the new material costs and wage rates, Change Order No. 1 has been proposed to the Project at a total additional cost to the Authority of \$44,550.00 requested by the Authority with respect to the original contract for Modernization of Six (6) Existing Passenger Elevators at Various Sites, and
WHEREAS, costs associated with this change order will be covered by funding from the CARES Act which provides funding for COVID-19 related activities and fall well under the 20% threshold of the total cost of \$1,315,327.83
NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of \$44,550.00 to CESCO Elevators for these services.

(6665) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

**A/E PROPOSALS FOR WATER LINE AND PIPING UPGRADES AT
CONSTABLE HOOK VILLAGE AND KILL VAN KULL ANNEX**

(6666) 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.

Carl Attisano
\$26,328

(6667) 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.

David Vargas Vera

\$26,328

(6668) 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.

Giuseppe Pagano

\$26,328

(6669) 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 Karczewski and seconded by Commissioner Cupo

Executive Director John Mahon:

On that consent agenda resolution, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay. And in relation to resolution number three, do I hear a motion to table that resolution?

Commissioner Karczewski:

This is Maria. I propose that we table the access easement matter until such time as the building and grounds committee in conjunction with legal counsel have had some time to review this topic.

Executive Director John Mahon:

Okay.

Motion by Commissioner Karczewski and seconded by Vice Chair Pyke

Executive Director John Mahon:

Any questions or discussion? Hearing none. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you. Mr. Chairman, we're done with the public order of the business and turn the meeting over to you.

Chair Lombardo:

First. Evan, is there anyone from the public on the call?

Evan Pacyna:

No, there is not.

Chair Lombardo:

Before we adjourn I would ask Mr. Mahon to relay to the staff of BHA that their commitment to the agency is truly evident and we appreciate their service, especially during the pandemic.

Executive Director John Mahon:

Do I hear a motion to adjourn?

Motion by Commissioner Karczewski and seconded by Vice Chair Pyke

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

And thank you everybody.

The meeting was then adjourned at 6:15 PM.