

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, October 3, 2019 at 4:30 PM in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

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

**Honorable Vincent Lombardo**

**Honorable Edith Ferrell**

**Honorable John R. Cupo**

**Honorable Maria Karczewski**

**Honorable Irene Rose Pyke**

**Honorable Rev. H. Sykes**

**Kathleen A. Walrod, 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, as additional special meetings of the Authority, generally to be held on the Thursday prior to the second Tuesday of the month.

Very truly yours,

Vincent Lombardo  
Chairman

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Thursday, October 3, 2019 at 5:30 P.M.** in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, N.J. 07002.

**Executive Director John Mahon:** Do I hear a motion to suspend the regular order of business for the purpose of reorganization?

Motion made my Commissioner Karczewski, seconded by Commissioner Lombardo.

**AYES:** Commissioners Lombardo, Ferrell, Cupo, Pyke, and Karczewski.

**NAYS:** None.

**Executive Director John Mahon:** I forgot the roll call, I'm sorry.

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

Commissioners Lombardo, Ferrell, Karczewski, Cupo, and Pyke. Also in attendance was Kathleen A. Walrod, Esq. Additionally, there was an excused absence for Commissioner Sykes.

Executive Director moved to dispense with the reading of the minutes of the previous full Agenda Meeting of August 13, 2019 in view of the fact that each Commissioner received a copy of these minutes.

**Executive Director John Mahon:** Is there a motion to elect a temporary Chair?

**Commissioner Lombardo:** Yes, I nominate John Cupo.

**Executive Director John Mahon:** Okay, second?

**Commissioner Pyke:** Second.

**AYES:** Commissioners Lombardo, Ferrell, Cupo, Pyke, and Karczewski.

**NAYS:** None.

MOTION CARRIED

**Executive Director John Mahon:** Temporary Chairman Cupo, you're up.

**Commissioner Cupo:** Oh, I want to savor this moment. How long do I get? Five minutes? The Chair will now receive nominations for the office of Chairman of the Housing Authority of the City of Bayonne for an 11 month period beginning October 3, 2019.

**Commissioner Karczewski:** I nominate Vincent Lombardo for Chair.

**Commissioner Ferrell:**

SECONDS MOTION

**Commissioner Cupo:** I move that nominations be closed for the office of Chairman for the Housing Authority of the City of Bayonne.

**Commissioner Karczewski:** I make that motion.

**Commissioner Ferrell:**

SECONDS MOTION

**Commissioner Cupo:** We're going to conduct a vote. All in favor?

**AYES:** Commissioners Lombardo, Ferrell, Cupo, Pyke, and Karczewski.

**NAYS:** None.

MOTION CARRIED

**Commissioner Cupo:** Motion is carried. Vincent Lombardo is now the Chairman of the Bayonne Housing Authority. The chair will now receive nominations for the office of Vice Chairman for the Housing Authority of the City of Bayonne for an 11 month period beginning October 3, 2019. May I hear any nominations?

**Commissioner Lombardo:** I would like to nominate Commissioner Ferrell.

**Commissioner Cupo:** Do I hear a second on that nomination?

**Commissioner Pyke:**

SECONDS MOTION

**Commissioner Cupo:** All in favor?

**AYES:** Commissioners Lombardo, Ferrell, Cupo, Pyke, and Karczewski.  
**NAYS:** None.

MOTION CARRIED

**Commissioner Cupo:** Do I hear a motion for closing?

**Commissioner Lombardo:** Close.

**Commissioner Karczewski:**

SECONDS MOTION

**Commissioner Cupo:** I would like to have a vote on the Vice Chair nomination.

**AYES:** Commissioners Lombardo, Ferrell, Cupo, Pyke, and Karczewski.  
**NAYS:** None.

MOTION CARRIED

**Commissioner Cupo:** Motion carries to appoint Edith Ferrell as Vice Chairman of the Bayonne Housing Authority of the City of Bayonne. We have nominated for an 11 month period beginning October 3, 2019 Commissioner Lombardo for Chairman and Commissioner Ferrell for Vice Chairman. On the election for these individuals for the offices to which they've been nominated, all in favor?

**AYES:** Commissioners Lombardo, Ferrell, Cupo, Pyke, and Karczewski.  
**NAYS:** None.

MOTION CARRIED

**Commissioner Cupo:** Motion carries. Congratulations to you both.

**Executive Director John Mahon:** Do I hear a motion to go back to the regular meeting for October?

Motion made by Commissioner Karczewski and seconded by Commissioner Pyke.

**AYES:** Chairman Lombardo, Vice Chairperson Ferrell, Commissioners Cupo, Pyke, and Karczewski.  
**NAYS:** None.

**Members of the Board:**

A Resolution authorizing the Re-organization of the Housing Authority of the City of Bayonne for the year 2019/2020 is being prepared for your consideration.

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A Resolution authorizing the Executive Director to negotiate and execute the Agreement for Police Services between the BHA and the City of Bayonne. The City has requested that we renew our contract with them for Police Services. We have a very close and productive working relationship with the BPD that has resulted in safer properties, community policing and enhanced lease

enforcements through intervention, investigation and testimony in hearings and eviction proceedings.

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A Resolution to submit the Housing Authority’s Renewal Application of 2020 for the Joint Insurance Fund. The renewal for the JIF has been received. The rates continue to be competitive if not better than the private market and the coverage and service is superior. The Executive Director is the 3<sup>rd</sup> longest serving commissioner on the board as well as being on several committees, including Finance, which sets the assessments, and currently the Chair of the Claims Committee. As a result BHA is well positioned to help itself for insurance matters.

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A Resolution authorizing the renewal of JD Wood Flooring LLC’s contract for Apartment Turnover Hardwood Flooring Repairs and Refinishing is being prepared for your consideration. We have been very pleased with the service received from the current hardwood flooring contractor and seek to renew its contract as per the renewal provision included in the initial contract last year.

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On Thursday, September 5, 2019 at 11:00 AM bids were received and opened for **MODERNIZATION OF SIX (6) EXISTING PASSENGER ELEVATORS AT VARIOUS SITES** from the following:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Clifton Elevator	\$1,198,177.83
Slade Elevators	\$1,538,000.00
Standard Elevator	\$1,466,904.00

A Resolution awarding a contract to Clifton Elevator Service Co is being prepared for your consideration.

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A Resolution authorizing the two month extension of Helios Construction Inc.’s contract for Apartment Turnover Painting and Plastering (as necessary) at All Sites and authorization to go out for bids for future Apartment Turnover Painting and Plastering is being prepared for your consideration. We have been pleased with the work Helios has provided and they had agreed to an initial extension but have subsequently informed BHA they cannot do the required work at the quoted price for an additional year. We negotiated a two month extension at the current price to allow to go back out for new bids and still maintain apartment turn around rates.

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A Resolution authorizing Change Order No. 1 for **Spartan Construction** for **Brick Veneer Restoration at various Sites** in the amount of **\$159,000.00** is being prepared for your consideration. During the execution of the current contract for brick veneer restoration at the scattered site buildings was determined to be necessary. The Change Order amount is under the 20% allowed for change orders.

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A Resolution authorizing to advertise and receive bids for Repaving of Parking Lots at All Sites owned by the BHA. The parking lots need repaving due to wear and tear and are an inspectable item with HUD. The job cannot be undertaken this late in the year, however we anticipate getting a better price by securing a company now than waiting until next year.

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A Resolution approving an extended Leave of Absence for an employee is being prepared for your consideration. An employee sustained serious non work related injuries. He is requesting a leave of absence during his recovery.

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Resolution approving the Authority’s Adopted Budget from July 1, 2019 to June 30, 2020 is being prepared for your consideration.

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Respectfully submitted,

John T. Mahon  
Executive Director

**(6587) 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 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 **6587, 6588, 6589, 6590, 6591, 6592, 6593, 6594, 6595, 6596, 6597, 6598** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

Motion made by Commissioner Lombardo and seconded by Commissioner Cupo.

**(6588)** *Re-Organization Resolution (See transcript above)*

**(6589) RESOLVED**, that the Executive Director is authorized to negotiate and execute an Agreement with the City of Bayonne for Police Services.

**(6590) WHEREAS**, the Bayonne Housing Authority requires appropriate insurance coverage for properties and other liabilities, and **WHEREAS**, Public Housing Authorities in New Jersey have an opportunity to participate in the New Jersey Public Housing Authority Joint Insurance Fund, and **WHEREAS**, The Bayonne Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund, and **WHEREAS**, The Bayonne Housing Authority policy for the New Jersey Public Housing Authority Joint Insurance Fund is up for renewal, and **WHEREAS**, the Bayonne Housing Authority has all lines and worker’s compensation, and **WHEREAS**, the New Jersey Public Housing Authority Joint Insurance Fund provides a combination of affordable assessments, superior coverage, and education geared toward Public Housing Authorities as Public Housing Authorities and associated housing providers are the only allowed membership, **NOW THEREFORE BE IT RESOLVED** that the Executive Director be authorized to renew the Bayonne Housing Authority’s membership in the New Jersey Public Housing Authority Joint Insurance Fund.

(6591) **WHEREAS**, by Resolution No. 6541, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on December 11, 2018, a contract was awarded to JD Wood Flooring, LLC for Hardwood Flooring Repairs And Refinishing in the amount of \$86,000, and

**WHEREAS**, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s option, for an additional one year at the same price,

**NOW, THEREFORE BE IT RESOLVED**, that a renewal contract, as provided for in the Invitation for Bid and permitted by the New Jersey Local Public Contracts Law, for the period of one year commencing on December 1, 2019 and terminating on November 30, 2020 be awarded to JD Wood Flooring, LLC for Hardwood Flooring Repairs And Refinishing in the amount of \$86,000.

(6592) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **MODERNIZATION OF SIX (6) EXISTING PASSENGER ELEVATORS 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 Thursday, September 5, 2019 at 11:00 AM whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
Clifton Elevator	\$1,198,177.83
Slade Elevators	\$1,538,000.00
Standard Elevator	\$1,466,904.00

**WHEREAS**, by letter to the Authority’s Executive Director, Mr. John T. Mahon, Van Deusen & Associates, Inc., the Authority’s Architect for the project, stated that their review of Clifton Elevator’s bid indicated that the bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor,

**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 Clifton Elevator to perform the Project in the amount of **\$1,198,177.83**.

(6593) **WHEREAS**, by Resolution No. 6526, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on October 09, 2018, a contract was awarded to Helios Construction, Inc. for Apartment Turnover Painting & Plastering in the amount of \$297,200, and

**WHEREAS**, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s option, for an additional one year at the same price,

**WHEREAS**, the Authority has negotiated to extend the contract for two months after consultation with the contractor,

**NOW, THEREFORE BE IT RESOLVED**, that an extension contract, as permitted by the New Jersey Local Public Contracts Law, for the period of two months commencing on October 1, 2019 and terminating on November 30, 2019 be awarded to Helios

Construction, Inc. for Apartment Turnover Painting & Plastering in an amount not to exceed \$24,766.66.

**BE IT FURTHER RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit bids for Apartment Turnover Painting & Plastering.

**(6594) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) on November 13, 2018 adopted Resolution No. 6532 authorizing a contract with Spartan Construction for Brick Veneer Restoration At Various Sites; and

**WHEREAS**, during the prosecution of the work, the Authority determined that the Housing Authority required additional work concerning the Brick Veneer Restoration; and

**WHEREAS**, in order to make the required additional work and revision, the Architect proposed a Change Order No. 1 to the Project at a total additional cost to the Authority of \$159,000.00 requested by the Authority with respect to the original contract for Brick Veneer Restoration At Various Sites;

**NOW THEREFORE BE IT RESOLVED** by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of \$159,000.00 to Spartan Construction for these services.

**(6595) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit bids for:

**REPAVING OF PARKING LOTS AT ALL SITES**

**(6596) WHEREAS**, the Housing Authority of the City of Bayonne has received a request from Frank Cerbone (Building Maintenance Worker) for a Leave of Absence as a result of a non-work related injury.

**NOW THEREFORE BE IT RESOLVED**, that Frank Cerbone be granted a Family Medical Leave from April 29, 2019 to December 31, 2019.

**BE IT FURTHER RESOLVED**, that Frank Cerbone be granted a Leave of Absence from April 29, 2019 to December 31, 2019.

**(6597) WHEREAS**, the Annual Budget and Capital Budget/Program for the Bayonne Housing Authority for the fiscal year beginning July 1, 2019 and ending, June 30, 2020 has been presented for adoption before the governing body of the Bayonne Housing Authority at its open public meeting of 10/3/19; and

**WHEREAS**, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

**WHEREAS**, the Annual Budget as presented for adoption reflects Total Revenues of \$16,406,003, Total Appropriations, including any Accumulated Deficit, if any, of \$15,829,590 and Total Unrestricted Net Position utilized of \$ 0; and

**WHEREAS**, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$3,142,857 and Total Unrestricted Net Position planned to be utilized of \$ 0 ; and

**NOW THEREFORE BE IT RESOLVED**, by the governing body of Bayonne Housing Authority, at an open public meeting held on October 3 2019 that the Annual Budget and Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning, July 1, 2019 and, ending, June 30, 2020 is hereby adopted and shall constitute appropriations for the purposes stated; and

**BE IT FURTHER RESOLVED**, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

**(6598) 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:** I just want to note that there is one additional resolution that is not included in the Consent Agenda. Do we have any questions from the Board or the public on the agenda?

**VOTE ON RESOLUTIONS: 6587, 6588, 6589, 6590, 6591, 6592, 6593, 6594, 6595, 6596, 6597, 6598.**

**AYES:** Chairman Lombardo, Vice Chairperson Ferrell, Commissioners Cupo, Pyke, and Karczewski.

**NAYS:** None.

**CARRIED.**

**Executive Director, John Mahon:** We are done with the claims list, and I turn the meeting over to new Chair, Chairman Lombardo for the last resolution, and then we’ll open up the floor to any public comment.

**Chairman, Vincent Lombardo:** Before I start with the resolution I first want to thank my fellow commissioners for putting their trust in me and I want to thank Commissioner Ferrell for continuing to serve as the Vice Chair. Edee, I’m going to look to you for guidance and direction to keep me straight moving forward. I want to thank you both for that. I take this very seriously. I want to let the staff know that I’m speaking as the Chairman of the Housing Authority; I respect and appreciate what everyone does. And under the guidance of Patricia and John, we have complete faith in everyone.

But there will be times when we’re going to call John and then he’s going to come to you guys. But once again, thank you all for that. The second thing is, as we all know, we lost our Chair, Ludo Nolfo. I’ve known Ludo for 40 years. Our families go back. There is not a more dedicated person. At this time, I’d like to put together a resolution which will be signed by all of the commissioners and I would just like to read the resolution. Actually, I’m going to ask Commissioner Karczewski to read it.

**Commissioner, Maria Karczewski:** Oh, okay.

**(6599) WHEREAS**, Ludovicio “Ludo” Nolfo has served with honor and distinction as a Commissioner on the Board of the Housing Authority of the City of Bayonne since January 1995, and



**WHEREAS**, Ludo Nolfo also has served with honor and distinction as Chairman of the Housing Authority of the City of Bayonne since 2010, and

**WHEREAS**, during his tenure Ludo Nolfo has brought a caring thoughtfulness, civility and desire to provide quality, affordable housing to low income families, senior citizens and disabled members of the Bayonne community, and

**WHEREAS**, during his tenure Ludo Nolfo also helped guide the expansion of opportunities for working families in the City of Bayonne through the Housing Authority of the City of Bayonne's award winning first time home ownership opportunities, and

**WHEREAS**, while Ludo Nolfo may have been soft spoken, he garnered the respect of others through his deeds and actions not only at the Housing Authority of the City of Bayonne, but numerous other civic, governmental, and social organizations, and

**WHEREAS**, while it is with deep sorrow and sadness that we acknowledge the death of Ludo Nolfo, we must acknowledge, celebrate, and thank him for his decades of service to the Housing Authority of the City of Bayonne and to the City of Bayonne which he loved dearly.

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Bayonne hereby officially express condolences to Ludo Nolfo's family, especially his wife Maria, thank her for sharing Ludo with us since 1995 and recognize all the good work he has done, and

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to Maria Nolfo as a sign of appreciation for all the good work Ludo Nolfo has done for the Housing Authority of the City of Bayonne.

**Chairman, Vincent Lombardo:** I'd like a motion to accept the resolution.

Motion made by Commissioner Cupo and seconded by Commissioner Karczewski.

**VOTE ON RESOLUTIONS: 6599.**

**AYES:** Chairman Lombardo, Vice Chairperson Ferrell, Commissioners Cupo, Pyke, and Karczewski.

**NAYS:** None.

**CARRIED.**

**Executive Director, John Mahon:** I'd just like to say on behalf of the staff, two things. One, congratulations to the new Chairman and the continuing Vice Chair. We look forward to working with you and appreciate your time and effort. And also, in relation to this passed resolution, we got to know Ludo very well over the past 20 years. I considered him a friend, *condiser* him a friend and a mentor. He will be deeply missed and I really don't have anything more to say as I express myself to Mrs. Nolfo.

**Chairman, Vincent Lombardo:** John, just one thing. When you redo this resolution, I noticed you had pictures. Why don't we put the resolution and some of the pictures in a frame for her.

**Executive Director, John Mahon:** Yes, we're going to redo the resolution so we can have signature lines for everybody. We're going to put the formal seal which is a gold plated sticker. And we're going to frame it. I have some old pictures of Ludo I thought Maria would appreciate.

**Chairman, Vincent Lombardo:** And one other thing before we close the meeting. I'd like to give some thought about how we could memorialize him. We have the W conference room and the Zito building.

**Executive Director, John Mahon:** I had an idea on that I can discuss with the commissioners.

**Chairman, Vincent Lombardo:** Commissioner Pyke and I were having a general conversation and she thought it was appropriate and I agree with her.

**Executive Director, John Mahon:** Yes. Being done with the agenda, I'd like to turn the meeting over to the new Chairman for any public comment.

**Chairman, Vincent Lombardo:** This term is only for 11 months but you'll see, and this is once again directed towards the staff, and this is the only time I'm going to talk to the staff. You've got committed people here and they're not going to just contact John with flippant things. There's going to be substance. And your professionalism is what we appreciate most and we want to thank you again for your efforts. Would any other commissioner like to say anything before we close? This is our annual commissioner meeting. Karczewski?

**Commissioner, Maria Karczewski:** Well I'm happy to have nominated you and that you've been elected as Chair and Edith is continuing to serve as Vice Chair and we look to your guidance for upcoming things that are happening with the Housing Authority. And making sure it stays the top notch organization that it has been over the years.

**Commissioner, Irene Pyke:** I concur.

**Chairman, Vincent Lombardo:** Cupo?

**Commissioner, John Cupo:** I concur.

**Chairman, Vincent Lombardo:** I just wanted to make this meeting longer than 7 minutes.

**Executive Director, John Mahon:** Well you all accomplished that.

**Chairman, Vincent Lombardo:** Do we have a motion to adjourn?

Motion made by Commissioner Pyke and seconded by Commissioner Cupo.

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Lombardo, Ferrell, Cupo, Pyke.

**NAYS:** None.

The meeting was then adjourned at 5:55 PM.