

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, May 12, 2016 at Noon in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

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

Absent: Commissioners Karczewski and Sinclair-Morris.

Honorable Ludovico Nolfo
87 Trask Avenue
Bayonne, New Jersey 07002

Honorable Timothy J. Moriarty
88 West 31st Street
Bayonne, New Jersey 07002

Honorable Rev. H. Sykes
28 West 20th Street
Bayonne, New Jersey 07002

Honorable Edward Kaczka
10 Latourette Place
Bayonne, New Jersey 07002

Honorable Maria Karczewski
95 West 39th Street
Bayonne, New Jersey 07002

Honorable Edith Sinclair-Morris
3 Kennedy Blvd, 2nd Floor
Bayonne, New Jersey 07002

Kathleen A. Walrod, Counsel
700 Plaza Drive Suite 212
Secaucus, N.J. 07096

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 Noon prior to the second Tuesday of the month.

Very truly yours,

Ludovico Nolfo
Chairman

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, May 17, 2016.

The meeting convened at 12:05 PM.

The Regular Meeting of the Housing Authority of the City of Bayonne will be held on **Tuesday, May 17, 2016 at 1:00 P.M.** in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, N.J. 07002.

Executive Director John Mahon called the roll and the following were present: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty and Karczewski. Also in attendance were Kathleen A. Walrod, Esq., and Ava Mitchell, Assistant Director.

Executive Director John Mahon announces that Commissioner Susan Contey has resigned from the Board. Motion made by Commissioner Moriarty and seconded by Vice Chairman Sykes.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

Chairman moved to dispense with the reading of the minutes of the previous meeting. Full Agenda Meeting of April 19, 2016 in view of the fact that each Commissioner received a copy of these minutes.

Members of the Board:

A Resolution authorizing an agreement with NJ Dept. of Human Services and the Bayonne Housing Authority in relationship to Protected Health Information is being prepared for your consideration.

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A Resolution approving the proposal with Rullo & Juillet Associates, Inc. of Cedar Grove, NJ to file the Authority's 2016 Right to Know Surveys with the State of New Jersey is being prepared for your consideration.

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A Resolution authorizing to advertise for A/E services for the installation of generators as per the secured FEMA grant.

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A Resolution awarding a contract for General Legal Counsel to Kathleen A. Walrod, Esq. of Secaucus, NJ is being prepared for your consideration.

On Thursday, May 12, 2016 at 10:30 a.m. proposals were received and opened for General Legal Counsel from the following:

PROPOSER

Kathleen A. Walrod, Esq. of Secaucus, NJ

PROPOSED AMOUNT

\$160,000 and extraordinary
Rate \$160/hr.

Resolution authoring to award a contract to Kathleen A. Walrod, Esq. of Secaucus, NJ is being prepared for your consideration.

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A Resolution authorizing to execute a contract for the sale of said property along with the Option to purchase the additional lots, upon the conclusion of satisfactory negotiations concerning the terms of said sale.

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A Resolution authorizing the Authority to send documents to HUD.

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Resolution authorizing a Family Medical Leave for Geneva Fraiser (Keyboarding Clerk II) due to illness from May 6, 2016 to July 29, 2016 is being prepared for your consideration.

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Respectfully submitted,

John T. Mahon
Executive Director

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

(6310) RESOLVED, that the Executive Director authorized an agreement with New Jersey Department Human Services and the Housing Authority of the City of Bayonne in relationship to Protected Health Information (PHI).

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

(6311) WHEREAS, The BHA is required to submit certain information annually and, as required, to the State of New Jersey under the Right To Know Law, and **WHEREAS**, Rullo & Juliet has performed such services for the BHA to satisfy all laws and requirements, **NOW THEREFORE BE IT RESOLVED**, that the Executive Director enter into an agreement with Rullo & Juliet to perform such services for \$5,989.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

(6312) WHEREAS, the BHA has secured a grant with FEMA to install two backup generators at NJ 12-3 and NJ 12-4, **WHEREAS**, the jobs require the coordination of multiple trades, **NOW THEREFORE BE IT RESOLVED** that the Executive Director is hereby authorized to advertise for A/E services for the installation of generators as per the secured FEMA grant.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

(6313) WHEREAS, the Housing Authority of the City of Bayonne (the "Authority") published a notice in The Jersey Journal on Wednesday, April 27, 2016 requesting attorneys and law firms to submit proposals to serve as General Legal Counsel to the Authority ("RFP"); and **WHEREAS**, at **10:30 a. m. on Thursday, May 12, 2016** proposals were received and the Authority's Executive Director opened the proposals from the following:

PROPOSER

Kathleen Walrod, Esq. of Secaucus, NJ
Fitzpatrick & Waterman of Bayonne, NJ
Florio Perucci Steinhardt & Fader of Rochelle Park, NJ
Wood, Smith & Henning Berman of Jersey City, NJ

WHEREAS, the Authority's Executive Director has evaluated the proposals received based on evaluation criteria included in the RFP, which included, but not limited to price, and recommends that the Authority accept the proposal of Kathleen Walrod, Esq. of Secaucus N.J., based upon its receiving the highest evaluation score, and

WHEREAS, it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by Kathleen Walrod, Esq. of Secaucus, NJ to be the Authority's General Legal Counsel the selection of Kathleen Walrod, Esq. of Secaucus, NJ is in the best interest of the Authority; 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, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11-1 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 appropriate officers of the Authority are authorized and directed to execute the form of contract providing for a one year contract for General Legal & Redevelopment Counsel with Kathleen Walrod, Esq. of Secaucus, NJ as Counsel for the Authority at a base fee for \$ 160,000; and extraordinary rate of \$ 160/hr. for the period from June 1, 2016 to May 31, 2017 and, be it further

RESOLVED, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 83.36 and PIH Notice 2003-24, and as a "Professional Services" 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.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

(6314) **WHEREAS**, the Housing Authority of the City of Bayonne (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and acts amendatory thereof and supplemental thereto (N.J.S.A.40A:12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the Housing Authority previously determined that it is in the best interest of the Authority to acquire property located in the City of Bayonne, County of Hudson and State of New Jersey, designated as Block 471, Lots 1,2,3,4,5,6 & 7 on the tax assessment maps of the City of Bayonne; and

WHEREAS, a contract for the sale of said property from the current owner of said property, New Jersey Properties, Inc., with principal offices at 80 Park Place, Newark, new Jersey for the price of \$542,500.00 has been negotiated; and

WHEREAS, the Contract also provides for an option to purchase additional property located in the City of Bayonne, County of Hudson and State of New Jersey, designated as Block 472, Lots 1 through 14 and Block 473.01, Lots 1 through 4;

WHEREAS, a copy of the contract is on file at the Housing Authority office and has been made available for review by the Commissioners and the Executive Director;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Bayonne, hereby authorizes the executive director, John Mahon to execute a contract for the sale of said property along with the Option to purchase the additional lots, upon the conclusion of satisfactory negotiations concerning the terms of said sale.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

(6315) WHEREAS, HUD requires submission of a significant amendment to the annual/five year plan to the Field Office and other applicable offices of HUD, and

WHEREAS, the BHA has filed a demolition/disposition application with HUD concerning the property located at 19 East 19th Street, and

WHEREAS, this application may be considered a significant amendment and the BHA passed a resolution to that effect on August 6, 2015, and

WHEREAS, the BHA further asserts that the amendment is in effect, and

WHEREAS, the demolition/disposition activity was further included in the PHA Plan passed on April 19, 2015,

NOW THEREFORE BE IT RESOLVED that the Executive Director be directed to submit and take any other action required to further the demolition/disposition application and work with HUD to expedite any issues.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

(6316) WHEREAS, the Housing Authority of the City of Bayonne has received a request from Geneva Fraiser (Keyboarding Clerk II) for a Family Medical Leave due to illness in

accordance with the Authority's Family Medical Leave Act Policy and applicable N.J. & Federal Law, now therefore be it
RESOLVED, that Geneva Fraiser be granted a Family Medical Leave from May 6, 2016 to July 29, 2016.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

(6317) 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 Moriarty, Kaczka, Sinclair-Morris and Karczewski.

NAYS: None.

The Chairman opened the floor to anyone in the audience.

Hearing nobody, the meeting was then adjourned at 1:10 p.m.