

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, November 17, 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

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, November 17, 2020 at 5:30 PM** via Zoom meeting.

Members of the Board:

A Resolution approving the Five year/Annual Plan is being prepared for your consideration. The Plan has been delayed with HUD approval as a result of the COVID-19 crisis. The public hearing requirement has been waived under HUD waivers as per communication from the HUD Field Office. Attached please find the highlights of the work items included in the plan.

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A Resolution authorizing negotiation of the renewal with the Housing Authority of the City of Perth Amboy to provide services of a Computer Technician is being prepared for your consideration. We have a longstanding and successful shared services agreement with Perth Amboy for IT services. Authorization to negotiate that agreement then present for approval is being sought.

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A Resolution authorizing to advertise and solicit proposals for Auditing Services is being prepared for your consideration. Our annual Independent Audit will be due. It has been delayed due to the COVID-19 crisis but we need to anticipate the ability to have the audit conducted in the upcoming months.

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A Resolution authorizing the negotiation of an agreement with Jersey City for Quality Control services is being prepared for your consideration. We have used Jersey City as Quality Control for the BHA HCV program. Authorization to negotiate that agreement then present it for approval is being sought.

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A Resolution approving the Authority's Annual Meetings and Caucus Meeting for the calendar year 2020. There are two options that are attached.

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A Resolution authorizing the hiring of Earl Rowan Jr as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Danieliz Baez as Clerk/Telephone Operator is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit proposals for Apartment Turnover Painting and Plastering is being prepared for your consideration. We outsource our apartment painting and plastering and the contract term is expiring.

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A Resolution authorizing to advertise and solicit proposals for Hardwood Flooring Repairs and Refinishing is being prepared for your consideration. We outsource our floor refinishing and repairs, mostly for vacancy turnaround and the contract term is expiring,

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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, a notice was forwarded to the Clerk of the City of Bayonne and to the Jersey Journal and was posted on a bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. I now call the meeting to order. Would someone like to volunteer to do the pledge to the flag?

Vice Chair Pyke:

Pledge of Allegiance

Executive Director John Mahon:

Thank you and now the roll call.

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

Executive Director John Mahon:

And an excused absence for Commissioner Karczewski. So we have a resolution...

Chair Lombardo:

Excuse me, John. Before we go to the resolution, I just the minutes to reflect that Commissioner Klimansky has resigned from the board, due to business and relocation. The notice went to the Mayor and he is now in the process of identifying a new commissioner. We wish Matt the best in his future endeavors and we thank him for his time and service.

Executive Director John Mahon:

Thank you. Do I hear a motion to suspend the reading of the minutes, approve them, and file them court accordingly?

Motion by Commissioner Cupo and seconded by Vice Chair Pyke.

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Do I have a sponsor for the consent agenda?

Motion by Chair Lombardo and seconded by Commissioner Cupo.

(6670) 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 ____), 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 **6670-6681**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6671) WHEREAS, the Board of Commissioners held the regular October Board meeting on October 13, 2020 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 October 13, 2020 Board of Commissioners meeting are approved.

(6672) WHEREAS, the Quality Housing and Work Responsibility Act (“QHWRA”) of 1998 resulted in many requirements and changes for Public Housing Authorities (“PHAs”); and

WHEREAS, a new requirement was the development of an Annual and Five-Year Plan for the Authority, and

WHEREAS, the Five-Year Plan was updated and submitted to the U.S. Department of Housing and Urban Development (“HUD”) in 2019 and the Authority has followed the regulations concerning the drafting of the Annual Plan; and

WHEREAS, the Plan has been delayed with HUD approval as a result of the COVID-19 crisis and the public hearing requirement has been waived under HUD waivers as per communication from the HUD Field Office; and

WHEREAS, the Authority’s Board of Commissioners considered all comments on the Annual Plan; and

NOW THEREFORE BE IT RESOLVED that the Bayonne Housing Authority’s Board of Commissioners hereby accepts updates to the Annual Plan and authorizes its submission to HUD; and

NOW BE IT FURTHER RESOLVED that the Authority's staff be directed to follow any and all regulations concerning the Annual Plan.

(6673) WHEREAS, the Housing Authority of the City of Bayonne (the "Authority") and the Housing Authority of the City of Perth Amboy (the "PAHA") are both local units as defined in the Interlocal Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, have contracted for the joint provision within their several jurisdictions of any service which either one is empowered within its own jurisdiction to provide without the need for public bidding; and

WHEREAS, the Authority requires the continued services of a Computer Technician Service, and

WHEREAS, the PAHA has offered to continue to provide the Computer Technician in accordance with the terms set forth in the existing form of inter-municipal contract for said services (the "Contract"), as previously authorized by the Board of Commissioners of the Authority (the "Board");

NOW, THEREFORE BE IT RESOLVED that the extension of the Contract is hereby approved, and that the Board's Chairman and Executive Director are hereby authorized and directed to negotiate an extension of the contract, and

BE IT FURTHER RESOLVED that, the Executive Director is hereby authorized and directed to take such further action necessary or appropriate to implement the terms of the Contract.

(6674) 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

(6675) RESOLVED, that the Executive Director be authorized to negotiate for renewing an agreement with Jersey City Housing Authority for Quality Control Services.

(6676) WHEREAS, the Housing Authority of the City of Bayonne (the "Authority") prepares and publishes notice of the times and place of its regular caucus and meeting dates on an annual basis; and

WHEREAS, ordinarily, the Authority holds its regular meetings and caucus on the second Tuesday of each month; and

WHEREAS, the Authority's Executive Director has prepared the 2021 schedule of caucus and regular meeting dates which differs in some cases from the Authority's ordinary schedule; and

WHEREAS, the Board of Commissioners, having reviewed said 2021 Annual Meeting Notice, approve the same and authorize the Authority to meet on the dates, which do not comport with the Authority's ordinary schedule;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that the Authority hereby approves the 2021 Annual Meeting Schedule in the form presented at this meeting; and

BE IT FURTHER RESOLVED, the Authority hereby authorizes and directs the appropriate officers to publish the said Annual Meeting Notice in accordance with applicable law.

(6677) 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.

Earl Rowan Jr.
\$26,328

(6678) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Clerk/Telephone Operator 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.

Danieliz Baez
\$26,328

(6679) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

APARTMENT TURNOVER PAINTING AND PLASTERING

(6680) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

HARDWOOD FLOORING REPAIRS AND REFINISHING

(6681) 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:

For purposes of the consent agenda, I just want to point out it's resolutions 2 to 11 because number one was listed as the minutes and it isn't a specific resolution. So, any questions on the consent agenda? I'm hearing none. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay. Mr. Chairman, done with the regular order of business and turn it over to you.

Chair Lombardo:

I would just like, once again, to thank everyone for their dedication to not only serve as a commissioner, but also to the staff. The next few months are going to be very interesting with what's happening with the pandemic. So, I wish that everyone stay well, be careful, be safe, and from my family to all of yours, have a Happy Thanksgiving.

Executive Director John Mahon:

And hearing no other business. Do I hear a motion and a second to adjourn?

Motion by Commissioner Cupo and seconded by Vice Chair Pyke

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. As the chairman said, Happy Thanksgiving, everybody.

The meeting was then adjourned at 5:40 PM.