

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, March 3, 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: Commissioner Kaczka.

Honorable Ludovico Nolfo
87 Trask Avenue
Bayonne, NJ 07002

Honorable Maria Karczewski
95 West 39th Street
Bayonne, NJ 07002

Honorable Rev. H. Gene Sykes
28 West 20th Street
Bayonne, NJ 07002

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

Honorable Edward Kaczka
10 LaTourette Place
Bayonne, NJ 07002

Honorable Louis Pacyna
41 East 31st Street
Bayonne, NJ 07002

Kathleen A. Walrod, Esq.
700 Plaza Drive Suite 212
Secaucus, NJ 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, March 8, 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, March 8, 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, Sinclair-Morris, Contey. Also in attendance were Kathleen A. Walrod, Esq., and Ava Mitchell, Assistant Director.

Absent: Commissioner Karczewski.

Chairman moved to dispense with the reading of the minutes of the previous meeting. Full Agenda Meeting of February 9, 2016 in view of the fact that each Commissioners received a copy of these minutes.

Members of the Board:

A Resolution authorizing to enter into an agreement with Perth Amboy Housing Authority for Section 8 and Public Housing Support Services.

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Resolution authorizing advertising for Special Legal Services.

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A Resolution authorizing the renewal of contract for the Authority's Right to Know to Rullo & Juliet Associated is being prepared for your consideration.

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A Resolution authorizing Helios Construction to perform renovations to 12 units at 30 East 50th Street.

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Resolution appointing Thomas Attisano to the provisional title of Electronic Systems Technical #2.

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Respectfully submitted,

John T. Mahon
Executive Director

The following Resolution was introduced by Chairman Nolfo read in full and considered:
(6294) RESOLVED, that the Executive Director be authorized to enter into an agreement with Perth Amboy Housing Authority for Section 8 and Public Housing Support Services.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty, Sinclair-Morris, Contey

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:
(6295) WHEREAS, the Authority needs special legal counsel for certain matters involving negotiation and disputes,
NOW THEREFORE BE IT RESOLVED that the Director is authorized to solicit proposals for Special legal Services.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty, Sinclair-Morris, Contey

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:
(6296) WHEREAS, the Housing Authority of the City of Bayonne is required to follow appropriate laws of the State of New Jersey
WHEREAS, "Right to Know" laws must be followed and
WHEREAS, Rullo & Juillet Associates, Inc. have performed "Right to Know" related tasks as per requirements of the law and
WHEREAS, Rullo & Juillet Associates, Inc. has the expertise and knowledge of the Authority needed to perform the tasks required by New Jersey State Law,
NOW THEREFORE BE IT RESOLVED that the Director is authorized to retain Rullo & Juillet Associates, Inc. for an amount not to exceed **\$10,000** to conduct a physical inventory, the updating of central files for each building, for the 2015 survey.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty, Sinclair-Morris, Contey

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:
(6297) WHEREAS, The Bayonne Housing Authority had entered into a contract with Helios Construction for the renovation of bathrooms at a cost of \$1,273,000, and

WHEREAS, additional similar work is necessary at 30 East 50th Street on 12 units, and

WHEREAS, this renovation will improve the marketability of the units which are scheduled to be removed as excluded units under marketing issues for the PHAS vacancy rate, and

WHEREAS, high occupancy is a key indicator in the PHAS and more importantly demonstrates the Authority's desire to house as many clients as possible,

NOW THEREFORE BE IT RESOLVED, that a change order #1 be approved for the renovations at 12 units at 30 East 50th Street for the sum of \$162,500 which is under the 20% threshold.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty, Sinclair-Morris, Contey

NAYS: None.

The following Resolution was introduced by Chairman Nolfo read in full and considered:
(6298) WHEREAS, the Authority appoints Thomas Attisano to the provisional title of Electronic Systems Technical #2 at a salary of **\$62,500**.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty, Sinclair-Morris, Contey

NAYS: None.

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

Kevin Hennesey: I'm in an apartment that I can't afford.

John Mahon: You haven't put in an application yet have you?

Kevin Hennesey: I did and they told me it was a long wait.

John: That's correct. The process is by a waiting list. There's no emergency housing that is afforded. You would be put in a preference, but the overwhelming majority of seniors are in a preference. Demand is high, and the number of spaces is limited. We only have units available when someone moves out. So it does take time after applying to get it. But the most important thing is that you do have an application in and keep us updated with changed in your information so we can get ahold of you. As your name progresses, you will be called in as your name gets to the top of the list and process your information.

Kevin Hennesey: I was forced to take an apartment. It's very expensive.

John: One of the preferences we mentioned is paying more than 50% of your income on rent and it sounds like you are more than doing that and that will put you in a preference category. The most important thing is to have your application in.

Kevin Hennesey: Let me just check and make sure. I appreciate your assistance.

Nolfo: Make sure you keep in touch.

John: We wish you luck and hope to see you soon.

Ava Mitchell: Mr. Hennesey, if you stay there, after the meeting I'll go check the system and see if you're in there.

Kevin Hennesey: You can adjourn the meeting.

The meeting was then adjourned at 1:10 p.m.