

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, June 13, 2019 at 5:00 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 Ludovico Nolfo

Honorable John R. Cupo

Honorable Rev. H. Sykes

Honorable Vincent Lombardo

Honorable Maria Karczewski

Honorable Irene Rose Pyke

Honorable Edith Ferrell

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 at 5:00 PM prior to the second Tuesday of the month.

Very truly yours,

Ludovico Nolfo  
Chairman

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, June 19, 2019 at 5:30 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:

Vice Chairperson Ferrell, Commissioners Sykes, Lombardo, Cupo, and Pyke. Also in attendance was Kathleen A. Walrod, Esq.

Executive Director moved to dispense with the reading of the minutes of the previous full Agenda Meeting of April 16, 2019 in view of the fact that each Commissioner received a copy of these minutes. Executive Director also acknowledged excused absences from the meeting for Chairman Nolfo and Commissioner Karczewski. Motion made by Commissioner Lombardo and seconded by Commissioner Cupo.

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

**NAYS:** None.

**Members of the Board:**

A Resolution authorizing the FY2019 late budget submission to the State is being prepared for your consideration.

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A Resolution submitting the Authority's 2019 Budget to Department of Community Affairs is being prepared for your consideration.

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A Resolution approving the Operating Budget of the Authority for fiscal year beginning July 1, 2019 is being prepared for your consideration.

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A Resolution approving the interlocal agreement between the Jersey City Housing Authority and the Bayonne Housing Authority to perform Housing Quality Standard inspections.

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Respectfully submitted,

John T. Mahon  
Executive Director

**(6569) 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 **6569, 6570 6571, 6572, 6573, 6574** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**(6570) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) and the Housing Authority of the City of Jersey City (the “JCHA”) are both local units as defined in the Inter local Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, may contract 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 JCHA had required services for the inspection of units of the JCHA (the “Inspection Services”); and **WHEREAS**, the Authority has currently provided Inspection Services in accordance with the terms set forth in the form of an inter municipal contract for said services (the “Contract”); and **WHEREAS**, the current contract is up for renewal after a successful implementation of the contract, and **NOW THEREFORE BE IT RESOLVED**, that the Executive Director is authorized to enter into negotiations with JCHA to renew the current contract, and be it further **RESOLVED** that the Contract is hereby approved, subject to acceptance of the terms to be negotiated by the Authority, and that the Board’s Chairman and Executive Director are hereby authorized and directed to execute the contract in such form as shall be approved based upon the negotiations, 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.

**(6571) WHEREAS**, the Housing Authority of the City of Bayonne previously authorized the initial submission of its FY2019 Agency Budget at the June 18, 2019 Board of Commissioners Meeting, and;

**WHEREAS**, the Authority was recently informed by the State of New Jersey that they wanted a late budget resolution adopted by the Authority due to the fact that the Authority has not adopted its Agency Budget by May 1, 2019, and;

**WHEREAS**, the Authority, in an effort to more accurately project the subsidy amount that it will receive was hopeful HUD would make available the 2019 proration factor;

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Bayonne authorizes the FY2019 late budget submission.

**PHA Board Resolution**  
Approving Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp. 12/31/2012)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Bayonne Housing Authority  
PHA Code: NJ 012

PHA Fiscal Year Beginning: July 1, 2020 Board Resolution Number: 6572

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

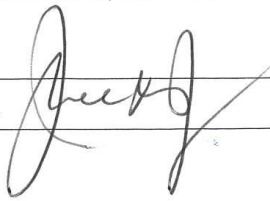
- Project Based Operating Budget approved by Board resolution on: June 18, 2019
- Operating Budget submitted to HUD, if applicable, on: \_\_\_\_\_
- Operating Budget revision approved by Board resolution on: \_\_\_\_\_
- Operating Budget revision submitted to HUD, if applicable, on: \_\_\_\_\_

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Mr. Ludovico Nolfo	Signature: 	Date:
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Previous editions are obsolete

form HUD-52574 (08/2005)

**2019  
HOUSING AUTHORITY BUDGET RESOLUTION  
Bayonne Housing Authority**

**Resolution # 6571  
FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020**

WHEREAS, the Annual Budget and Capital Budget for the Bayonne Housing Authority for the fiscal year beginning, July 1, 2019 and ending, June 30, 2020 has been presented before the governing body of the Bayonne Housing Authority its open public meeting of June 18, 2019; and

WHEREAS, the Annual Budget as introduced 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 introduced reflects Total Capital Appropriations of \$3,142,857 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0 and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Bayonne Housing Authority, at an open public meeting held on June 18, 2019 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning, July 1, 2019 and ending, June 30, 2020 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Bayonne Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on August 13, 2019.

John Nardo  
(Secretary's Signature) 6/18/19  
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Ludovico Nolfo				✓
Edith Ferrell				
Gene Sykes				
John Cupo				
Vincent Lombardo				
Maria Karczewski				✓
Irene Rose Pyke				

**(6574) 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.

**VOTE ON RESOLUTIONS: 6569, 6570, 6571, 6572, 6573, 6574.**

**AYES:** Vice Chairperson Ferrell, Commissioners Sykes, Lombardo, Cupo, and Pyke

**NAYS:** None.

**CARRIED.**

**Executive Director:** Madame Vice Chair, we’re done with the regular order of business, I turn the meeting over to you if there’s any public comment, please give your name and address and feel free to address the board.

**Mr. Fernandez:** Hello, my name is Reuben Fernandez. I’m here with my mother, her name is Melissa Lopez. We’re here today because we’ve been having an issue with receiving an apartment. She’s been waiting for the past 8 years already to receive a new home to live in. Recently we received a letter in the mail saying that we had a meeting this morning at 9 AM with some information that the Board needed to further the process.

So we came in and brought everything that needed to be brought. We talked to Isabelle, I believe her name was, She said that Suky, which is her caseworker, wasn’t here today and she called her on the phone and Suky basically said that we didn’t have to come in for a meeting, we just had to bring in the papers. But on the papers we received, it says that we had a meeting. She ended up calling out of work and I missed work as well.

Also, we dropped off the papers and went home but she wasn’t happy with how we just left everything so we came back around 20-30 minutes later in order to get a copy of that paper. Isabelle said that she talked to her supervisor and she said that was the final request and we’ve gotten that paper before, but we never received that paper.

**Executive Director:** Okay. The material you had to bring in needs to be reviewed for your application.

**Mr. Fernandez:** Yeah, basically what she’s concerned with is that when she calls, they tell her that they’re working in 2012 and she’s in quarter 4 of 2011. We’ve submitted the status paper before but sometimes we never receive anything back. Everything else, we always receive it. We get all the mail and stuff, like as you can see they have our address correct.

**Executive Director:** But you handed in today the stuff that you were supposed to?

**Mr. Fernandez:** Yeah.

**Executive Director:** I would just ask Mr. Bracero, who is the director of that department, if he could talk to you afterwards. As long as you’re an active applicant, not that you’ve been withdrawn, there shouldn’t be an issue. It’s just the processing of it at this point. You did

what you were supposed to do. Granted, the thing with Suky being out today, we needed to get the stuff in here to go over it.

**Mr. Fernandez:** The other thing is how the letter says we have to come in for a meeting instead of just dropping off the paperwork. As we told Isabelle downstairs this morning, I could have just come down and dropped it off myself, but she believed there was a meeting she had to attend.

**Executive Director:** Talk to Mr. Bracero when we're done because it's his department and he will absolutely help you out there.

**Mr. Fernandez:** Thank you.

**Executive Director:** Any other questions or comments?

**Commissioner Cupo:** They're on the list?

**Executive Director:** If they were called to come in then they were on the list, yes.

**Commissioner Cupo:** In the foreseeable future, when do you think they can be accommodated?

**Executive Director:** It depends on where they are on that list and when the rooms become available.

**Commissioner Cupo:** Do they know where they are on that list?

**Executive Director:** We don't give out a number, per se, because there's too many factors. As the gentleman indicated, we give the quarter where there application is and which ones we're processing. Because some people bring things in, some people show up, some people don't show up, some people don't have the information that's needed so it's a little bit of wiggle room there for a specific number.

**Commissioner Cupo:** So are they this close or this close or...?

**Commissioner Lombardo:** John, he can't answer that.

**Executive Director:** If they're being called in, those are the ones we're processing. But then once again it becomes an issue of when rooms are available, because we don't know when people are leaving. Most cases, it's good, but some cases they don't leave the apartments in good shape, although usually it takes us 10 days or less to get them ready, sometimes it takes a little longer, sometimes it's a little quicker. But Hernan's our director of that department and he can sit with them and go over that.

**Commissioner Lombardo:** Just wanted to say, you have our insurance that Hernan will meet with you, talk to you, and provide an update. As far as the one thing my fellow commissioner was saying, to say exactly when it's going to happen, you can't do that.

**Executive Director:** When you're through the process and when you qualify all the way through and you get a letter for a specific apartment, that's when we're 100% complete and committed to

giving you that apartment. So there's no wiggle room with that but it takes a little bit to get up to that because there's other factors. And let me just say real quick, if you're ready to go, and the person before you is not ready to go because they failed to bring in their material, I'm not going to make you wait. You did what you were supposed to do. So you might be number 17 and they might be number 16 but we're gonna wind up getting you in there because you're done. That's why we group it into the quarters. You have that flexibility that's gonna help the applicants.

**Commissioner Cupo:** John, may I ask Mrs. Lopez a question?

**Executive Director:** Sure.

**Commissioner Cupo:** Do you have all the documents that they requested?

**Mrs. Lopez:** Yes, we handed them in this morning.

**Commissioner Cupo:** Good, then you're on your way.

**Mr. Fernandez:** Thank you.

**Executive Director:** Any other questions or comments?

The Executive Director then asked for a motion to adjourn.

Motion made by Commissioner Lombardo and seconded by Commissioner Sykes to adjourn.

**AYES:** Vice Chairperson Ferrell, Commissioners Sykes, Lombardo, Cupo, and Pyke

**NAYS:** None.

The meeting was then adjourned at 5:45 PM.