

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, September 7, 2017 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 Karczewski.

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 Antonio Nardini
109 Avenue A
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 Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, September 19, 2017 at 1:00 P.M.** in the Thomas Wojlawowicz 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 Moriarty, and Nardini. 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 August 8, 2017 in view of the fact that each Commissioner received a copy of these minutes. Motion made by Commissioner Moriarty and seconded by Vice Chairman Sykes.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, and Nardini.
NAYS: None.

COMMISSIONER MORIARTY: I move to dispense with the regular order of business to elect a Chairman and Vice Chairman

COMMISSIONER NARDINI:

SECONDS MOTION

JOHN MAHON: CONDUCT VOTE ALL IN FAVOR/ OPPOSED/ ABSTENSIONS
MOTION CARRIED

COMMISSIONER NOLFO: I move that Commissioner Moriarty serve as temporary Chairman to conduct the election of officers for the year beginning September 19, 2017.

COMMISSIONER NARDINI: Seconds motion

JOHN MAHON: CONDUCT VOTE All in FAVOR/OPPOSED / ABSTENTSIONS
MOTION CARRIED.

TEMPORARY CHAIRMAN MORIARTY: The Chair will now receive Nominations for the office of Chairman of the Housing Authority of the City of Bayonne for the year beginning September 19, 2017.

COMMISSIONER NARDINI: I would like to nominate Commissioner Nolfo for the office of Chairman of the Housing Authority of the City of Bayonne.

TEMPORARY CHAIRMAN MORIARTY: I second the motion.

TEMPORARY CHAIRMAN MORIARTY: I move that the nominations be closed for the office of Chairman of the Housing Authority of the City of Bayonne.

COMMISSIONER NARDINI: Second the motion to close nominations for Chairman.

JOHN MAHON: CONDUCT VOTE All in FAVOR/OPPOSED / ABSTENTSIONS
MOTION CARRIED.

TEMPORARY CHAIRMAN MORIARTY:

The Chair will now receive nominations for the office of Vice Chairman of the Housing Authority of the City of Bayonne for the Year beginning September 19, 2017.

COMMISSIONER NOLFO:

I would like to nominate Commissioner Sykes for the office of Vice-Chairman of the Housing Authority of the City of Bayonne for the year beginning September 19, 2017.

COMMISSIONER NARDINI:

I second the motion.

TEMPORARY CHAIRMAN MORIARTY:

I move that the nomination be closed for the office of Vice Chairman of the Housing Authority of the City of Bayonne

COMMISSIONER NARDINI:

I second the motion to close Nominations for Vice Chairman.

JOHN MAHON: CONDUCT VOTE MOTION CARRIED. All in FAVOR/OPPOSED / ABSTENTSIONS

TEMPORARY CHAIRMAN MORIARTY:

We have nominated for the year beginning September 19, 2017 Commissioner Nolfo for Chairman and Commissioner Sykes for Vice-Chairman. On the election of these men to the offices for which nominated.

All in FAVOR/OPPOSED/ ABSTENTSIONS MOTION CARRIED.

Chairman Nolfo thanks the Board and Staff for their support and vote of confidence and congratulates Vice-Chairman Sykes.

John Mahon: On behalf of the staff, we'd like to wish you well for the upcoming year and we look forward to working with you. We have an addition to the consent list giving me authorization to submit a letter to HUD to put us on the waiting list for the RAD rental assistance program. As I explained earlier, it doesn't lock us into anything but it gets us onto the list.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, and Nardini.
NAYS: None.

Members of the Board:

A Resolution authorizing the Re-organization of the Housing Authority of the City of Bayonne for the year 2017/2018 is being prepared for your consideration.

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A Resolution authorizing to enter into an Inter local Agreement with Perth Amboy Housing Authority to perform inspections is being prepared for your consideration.

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A Resolution approving the contract between Bayonne Housing Authority and the City of Bayonne for Police Services is being prepared for your consideration.

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A resolution approving the submission of the SEMAP indicators to be ratified.

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A resolution authorizing the hiring of Zyvoni Cooper, Algeris Baret, Efrain Davila, and Dashawn Vodrazka as maintenance workers is being prepared for your consideration.

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Resolution allowing the Executive Director to place the Authority on a Rental Assistance Demonstration waiting list.

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A resolution approving a change order for DAL Design Group and William J. Guarini for four additional water heaters.

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Respectfully submitted,

John T. Mahon
Executive Director

The following Resolutions were introduced, and considered:

(6431) 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 **6431, 6432, 6433, 6434, 6435, 6436, 6437, 6438, 6439**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6432) *Re-Organization Resolution (See transcript above)*

(6433) WHEREAS, the Housing Authority of the City of Bayonne routinely performs inspections as part of their administration of the Housing Choice Voucher Program, and
WHEREAS, the Housing Authority of the City of Perth Amboy is in need of such services for buildings which it owns and operates and,
WHEREAS, the Housing Authority of the City of Perth Amboy has requested that the Authority perform said inspections for the Housing Authority of Perth Amboy, and
WHEREAS, the Authority desires to assist the Housing Authority of the City of Perth Amboy and can accommodate the additional workload into existing scheduling,
NOW THEREFORE BE IT RESOLVED that the Executive Director of the Authority is hereby authorized to negotiate and enter into an agreement with the Housing Authority of Perth Amboy to perform inspections for specific buildings.

(6434) RESOLVED, that the Executive Director authorizes the Intergovernmental Agreement for Supplemental Police Services.

(6435) WHEREAS, the Housing Authority of the City of Bayonne is required to annually submit documentation for SEMAP (Section Eight Management Assessment Program), and
WHEREAS, submission of the SEMAP indicators is due by August 31st, and
WHEREAS, the Authority complied with the submission deadline, and
WHEREAS, initial Authority review of the indicators indicate the Authority should be designated “High Performer”
NOW THEREFORE BE IT RESOLVED, that the submission of the SEMAP indicators be ratified.

(6436) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Maintenance Worker 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.

**ZYVONI COOPER, ALGERIS BARET,
EFRAIN DAVILA, & DASHAWN VODRAZKA
\$23,601**

(6437) WHEREAS, the Housing Authority of the City of Bayonne secured the service of DAL Design Group as A/E and William J. Guarini, Inc. through he required RFP and Sealed Bidding process respectively, and
WHEREAS, it was determined during the course of installation that additional work items were needed to be performed at Bridgeview Manor, and
WHEREAS, it was determined four additional tanks would be needed,
NOW THEREFORE BE IT RESOLVED, that change order #1 be approved for DAL Design Group and William J. Guarini, Inc., and
BE IT FURTHER RESOLVED, that change order #1 for DAL Design Group provides for an increase of \$8,000 for A/E services to replace four additional water heaters, and
BE IT FURTHER RESOLVED, that change order #1 for William J. Guarini provides for the replacement of four water heaters at Bridgeview Manor for \$157,000, which is under the 20% change order limit, and
BE IT FURTHER RESOLVED, that both change orders reflect a savings per unit of the original contract due to now existing plans and specifications and existing labor mobilization, and
BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute both change orders.

(6438) WHEREAS, HUD has begun a new initiative to attempt to alleviate chronic and severe underfunding, and
WHEREAS, the Rental Assistance Demonstration (“RAD”) requires the restructuring of public housing to the multi-family format in an attempt to allow for consistent funding which would allow for leveraging and other financial mechanisms,
NOW THEREFORE BE IT RESOLVED for the Executive Director to be authorized to submit documentation so the BHA would be placed on the waiting list for RAD with no definite commitment at this time.

(6439) 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: 6431, 6432, 6433, 6434, 6435, 6436, 6437, 6438, 6439.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, and Nardini.

NAYS: None.

CARRIED.

John Mahon: We’d like to take this time, before I turn the meeting over to the Chairman... We want to recognize the four gentlemen in front. You’re our new employees. We want to welcome you here. We appreciate that you decided to work with us. And also I want to

recognize Rodney Wilson, Tony Venable, and Mike Pacyna in relation to working with these young gentlemen. And the commissioners had a couple of words they wanted to say to you, too.

Chairman Nolfo: We want to welcome you four bright young men. And we hope that you make this a career. We look forward to working with you. It seems that you actually want to be part of the Housing and you want to be part of the future of the Housing and part of the future of the community. I thank you and we all thank you.

Commissioner Nardini: These guys sitting next to you, which will probably be your bosses, I've been around here a long time and I've never seen this happen where these guys recommend young people from within, we like to call it, from within. From within our own families. You live in housing? It's a real break you guys, because their names are based on how you all work. Come to work every day. For myself, thirty years in my career, I was out 5 sick days. I felt good about coming to work. There's gonna be a lot of days in the winter where you don't wanna get out of that warm bed. But the Housing Authority does need you and the people within the buildings need you because you have a job to do. And your bosses will guide you through it. Congratulations.

Vice Chairman Sykes: Just to say to the young men, welcome to the family, the Housing Authority family. We look forward to working with you in the years to come. Always remember, if you have any troubles, or any problems, go to your immediate supervisor. Let them know. They'll work with you with any problems you're having in work or whatever. Always go to these guys, they'll point you in the right direction. Listen to what they tell you, work hard, be consistent, be at work on time. We're real sticklers about that; about being on time. Glad to have you.

The Chairman opened the floor to anyone in the audience.

Kevin Burr: My name's Kevin Burr. I live at 409 Avenue C, Bayonne NJ. One of the Robison homes. I'm here to address one of the homes next door, 407 Avenue C. I had called John Mahon about this before that the house had been empty and was dilapidated, and it had been causing the other homeowners on that block to say what's going on with this house? So I looked into it, my next-door neighbor Al Sylvestri bought the house and apparently he had some dealings with the Bayonne Housing Authority somehow. I thought it was a private sale. Anyway, they left. The house is beat up, the back yard is terrible. They left so the house is now empty, so I called John to see if you guys are selling it. If you are selling it, consider selling it to me. I'll take care of it. I bought one of the original Robison homes which were sold to people with minimum income of \$75,000. When I bought this house and I decided to stay in bayonne, it was because I was gonna be surrounded by good people. And that turned out to be not the case for quite some time with this house next door which was part of the housing authority project, the Robison project. So at this point, I've called repeatedly to find out about an update, and then I ended up talking to the Mayor talked to John because he wouldn't return my phone calls for some reason.

John Mahon: And may I add that at one point Mr. Burr did tell the receptionist that he was the mayor trying to get through to me. So I definitely would not speak to him after that.

Kevin Burr: So you picked up the phone.

John Mahon: Right, and I immediately hung up the phone when I realized it was someone who lied.

Ms. Walrod: Okay, so I'll address the issue. I'm Kathleen Walrod, I am counsel to the Authority. You're correct by saying the house was owned by an individual who met the qualifications to buy the house just like you did. And then his business is, frankly, private. So it can't be shared with you. And the house was eventually recovered by the housing authority through a foreclosure and it's now back in the property of the housing authority. But anything that was happening during that time is confidential. That man's business can't be discussed with you. Mr. Mahon could not have those discussions with you, nor should the city, nor should anyone. That's confidential information. Certainly if you were in those—

Kevin Burr: It's public record. It was foreclosed—

Ms. Walrod: No, it's not a public record. None of those are public records.

Kevin Burr: Foreclosures are public records.

Ms. Walrod: It was a confidential agreement that was eventually reached between the home owner and the housing authority which held his mortgage.

Kevin Burr: So it actually wasn't a private sale then.

Ms. Walrod: What happened was confidential. So at this point, the housing authority owns the building and is not offering it for sale. So this is nothing to relate to you. And there is no need for Mr. Mahon to return your call, for the city to return your call. It is not for sale. Nor does the Housing Authority have to answer to you for the condition that a homeowner kept his house in. So you folks all had a home owner's agreement. A small community agreement about how you would maintain your houses. Housing Authority does not manage that property, does not do a Home Owner's Association for you, you all owned it separately. We have no obligation to say to your neighbor "you should keep your house better". If you have an issue with your neighbor, you have to have that discussion with your neighbor.

Kevin Burr: Well, you are my neighbor now.

Ms. Walrod: Now we are your neighbor and the building that we now own will be kept in good condition at this point.

Kevin Burr: I have pictures I can show to you. It has not. My big concern here is that it will not turn into Section 8. That's what I was trying to find out. Are you going to rent it to other people that didn't fit the original qualifications?

Ms. Walrod: Once again, that's a decision of this Authority. We are not going to ask your permission about who we rent to. Any owner can do anything they want with the property. There is no inter-neighborhood agreement that "you can't rent your house" or the person on the other side of you can't rent their house. You had an agreement in your lease, in your mortgage, that you can't rent that property for one year. And after one year, you are welcome to do anything you want with it under your mortgage. Each one of those agreements are governed under your mortgage. So I'm going to say that you should look at your mortgage. The housing authority property that is now owned by the housing authority is not going to be governed by a mortgage. So it is not going to be governed by anything that is related to the neighbors, except if you have a neighborhood organization. That's it. There is no need to tell a neighbor what I'm going to do with a property that is owned by the housing authority.

Kevin Burr: So the whole vein of the program is to have people who made a minimum of \$75,000 in there. So if you start renting it out to other people who are lower income people, that drives down the value of my house—

John Mahon: That is an assumption you are making.

Ms. Walrod: That's also an incorrect assumption about what the program was. In order to qualify for your mortgage, which was held by the housing authority, you had to earn \$75,000. You had to be a lower income person in order to qualify for the program itself. The mortgage had income requirements. The property has no income requirements to live in it. In fact, these are two-family homes that would be designed to be rented out, one part of it. So there was no income requirement to live in the apartment. It didn't say "when you get a tenant, you better make sure that tenant is earning \$75,000."

Kevin Burr: That's not my point at all.

Ms. Walrod: I'm not sure what the point is, but you can't control what your neighbors earn.

Kevin Burr: That's fair. But if you do end up renting it to lower income people, the people who are originally there, that are good people, with nice houses—

John Mahon: Excuse me, what is the assumption that people who are low income are not going to be good people that keep it in good shape? That's a horrible assumption. That just shows where you're coming from.

Kevin Burr: Well, I see it now.

John Mahon: I see it now too.

Kevin Burr: The pictures I can show to you: the back yard is a wreck.

John Mahon: You don't understand. We're not telling you either how long we've had it. We have it now. Mr. Burr, you were there when you accosted my maintenance—

Vice Chairman Sykes: Thank you for coming, Mr. Burr.

Kevin Burr: Can I show a picture?

John Mahon: No.

Ms. Walrod: We know what the property looks like.

John Mahon: They've seen the pictures. We know that it needs repair.

Kevin Burr: I know what I pay in taxes. And it's high. I just want nice neighbors.

Ms. Walrod: Well you understand that whoever owns the property now will be paying taxes as well.

Kevin Burr: If it does end up being the people who, you know, not people you'd wanna live next door to—

Ms. Walrod: We provide affordable housing.

Motion made by Commissioner Moriarty and seconded by Vice Chairman Sykes to adjourn.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, and Nardini.

NAYS: None.

The meeting was then adjourned at 1:20 PM.