

The Caucus Meeting of the Housing Authority of the City of Bayonne was held on Thursday, December 4, 2014 at Noon in the Conference Room Located at 549 Avenue A, Bayonne, NJ 07002.

Absent: Commissioners Kaczka and Commissioner Karczewski.

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

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 La Tourette Place
Bayonne, NJ 07002

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

Kathleen A. Walrod, Esq.
1271 Paterson Plank Road
Secaucus, NJ 07094

Very truly yours,

Ludovico Nolfo
Chairman

The meeting convened at 12:00 Noon.

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 December 9, 2014 at 1:00 P.M.

The Regular Meeting of the Housing Authority of the City of Bayonne will be held on **Tuesday, December 9, 2014 at 1:00 P.M.** in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, New Jersey 07002.

The Chairman called the roll and the following were present:

Chairman Nolfo	Commissioner Karczewski
Vice Chairman Sykes	Commissioner Moriarty
Commissioner Kaczka	Commissioner Pacyna

Also, in attendance were Kathleen A. Walrod, Esq., Ava Mitchell, Assistant Director and Security Officer Raymond Skalski.

Members of the Board:

A Resolution appointing **Brown and Brown Metro, Inc. as Risk Management Consultants** with the Authority's membership in the NJ Public Housing Authority Joint Insurance Fund for the year 2015 is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for Turnover Painting and Plastering of vacated apartments is being prepared for your consideration.

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A Resolution authorizing John Mahon as the Fund Commissioner for the NJ Public Housing Authority Joint Insurance Fund for the year 2015 is being prepared for your consideration.

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On Thursday, December 4, 2014 at 11:00 a. m. bids were received and read aloud for Elevator Upgrades at Kill Van Kull Annex from the following:

Bidder	Bid Amount
Clifton Elevator of So. Plainfield, NJ	\$380,079
Current Elevator Technology of Milford, Pa.	\$413,324
Standard Elevator of Clifton, NJ	\$435,590.48

A Resolution awarding a contract to Clifton Elevator (CESCO) of So. Plainfield, NJ is being prepared for your consideration.

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On Thursday, December 4, 2014 at 11:00 proposals were received for Affordable Housing Development Counsel Services for one year from the following:

PROPOSER

Reno & Cavanaugh of Washington, DC
Florio Perrucci Steinhardt & Fader of Cherry Hill, NJ
McManimon, Scotland & Baumann of Roseland, NJ

A Resolution awarding a contract to Mc Manimon, Scotland & Baumann of Roseland, NJ is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for A/E services for water service issues at Pamrapo Gardens is being prepared for your consideration.

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A Resolution authorizing the BHA to join the Middlesex Regional Educational Services Commissioner Cooperative Pricing System Agreement is being prepared for your consideration.

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A Resolution authorizing the BHA to join the Middlesex Regional Educational Services Commissioner Pricing System Agreement is being prepared for your consideration.

Respectfully submitted,

John T. Mahon
Executive Director

The following Resolution was introduced by Commissioner Karczewski read in full and considered:

(6181) WHEREAS, by Resolution **No. 5154**, adopted September 14, 2004, the Housing Authority of the City of Bayonne (the “Authority”) determined to become a member of the New Jersey Public Housing Authority Joint Insurance Fund (the “Fund”), and

WHEREAS, the Authority is permitted to appoint a Risk Management consultant (the “Consultant”) to assist the Authority in activities related to the Fund, with compensation for the consultant to be paid by the Fund, now therefore be it

RESOLVED, that **Brown and Brown Metro, Inc.**, doing business as Risk and Insurance Consulting Services, be reappointed as Risk Manager with respect to the Authority’s membership in the Fund, for the year commencing January 1, 2015 and be it further

RESOLVED that the form of Agreement with the consultant (the “Agreement”), as presented to this meeting of the Board of Commissioners of the Authority and reviewed by them, be approved and executed by the appropriate Officers of the Authority, and be it further

RESOLVED that, in accordance with the New Jersey Local Public Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of the Consultant to provide the services contemplated in the Agreement, including the nature, service, duration and amount of the contract and a statement that the contract and the hiring resolution are available for public inspection shall be published as a legal notice once in a newspaper authorized by law to publish such notices.

CARRIED.

AYES: Chairman Nolfo, vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

The following Resolution was introduced by Commissioner Pacyna read in full and considered:

(6182) RESOLVED, that the Executive Director advertise and solicit for bids for

**TURNOVER PAINTING AND PLASTERING OF VACATED
APARTMENTS**

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

The following Resolution was introduced by Commissioner Kaczka read in full considered:

(6183) WHEREAS, the Bayonne Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund requires that each member Housing Authority/Non-Profit appoint a Fund Commissioner to represent and serve the Authority/Non-Profit as its representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Bayonne Housing Authority does hereby appoint John Mahon as its Fund Commissioner and Ludovico Nolfo as its Alternate Fund Commissioner to the New Jersey Public Housing Authority Joint Insurance Fund for Fund year **2015**.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

**I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION
ADOPTED BY THE BOARD OF COMMISSIONERS OF THE BAYONNE
HOUSING AUTHORITY AT THE MEETING HELD ON DECEMBER 9, 2014.**

The following Resolution was introduced by Commissioner Moriarty read in full and considered:

(6184) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in The Jersey Journal on Thursday, November 6, 2014 for **ELEVATOR UPGRADES AT KILL VAN KULL ANNEX the “Project”**) and

WHEREAS, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the “Specifications”) for the Project and indicated that the bids would be received and opened at 11:00 a.m. on Thursday, December 9, 2014 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER

BID AMOUNT

Clifton Elevator of So. Plainfield, NJ
Current Elevator Technology of Milford, Pa.
Standard Elevator of Clifton, NJ

\$380,079
\$413,324
\$435,590.48

WHEREAS, the Authority’s Executive Director, Mr. John T. Mahon, stated that his review of Clifton Elevator of So. Plainfield, NJ bid, indicated that the bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor,

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

BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with Clifton Elevator of So. Plainfield, NJ. to construct the Project in the amount of \$380,079.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

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

(6185) WHEREAS, in order to comply with professional procurement requirements of 24 CFR 85.36 and HUD's PIH Notice 90-47, the Authority published a notice in THE JERSEY JOURNAL on Tuesday, November 18, 2014, requesting attorney and law firms to submit proposals to provide for Affordable Housing Development Counsel Services to the Authority ("RFP"); and

WHEREAS, at **11:00 a.m., December 4, 2014** proposals were received and the Authority's Executive Director opened the proposals from the following:

PROPOSER

McManimon Scotland Baumann of Roseland, NJ

Florio, Perrucci, Steinhardt & Fader of Cherry Hill, NJ

Reno & Cavanaugh of Washington, DC

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 **Mc Manimon-Scotland-Baumann of Roseland, NJ**, 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 **Mc Manimon-Scotland-Baumann of Roseland, NJ**, as evaluated by the Executive Director, the selection of **Mc Manimon-Scotland-Baumann of Roseland, NJ** to provide Affordable Housing Development Counsel Services to the Authority 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 inspection;

NOW THEREFORE BE IT RESOLVED, that the appropriate officers of the Authority are authorized and directed to execute the form of

contract providing for the **Affordable Housing Development Counsel Services** with **Mc Manimon-Scotland-Baumann of Roseland, NJ** at an hourly rate of **\$220 per hour** (attorneys) and **\$135 per hour** (paralegals) for the period from **January 1, 2015 to December 31, 2015**, and be it further

RESOLVED, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a “Professional Services” was not required to be bid under New Jersey Local Public Contracts 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 Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

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

(6186) Resolved, that the Executive Director be authorized to advertise and solicit for A/E Services for:

WATER SERVICE ISSUES AT PAMRAPO GARDENS

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

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

(6187) WHEREAS, N.J.S.A.40A:11-11(5) specifically authorizes two or more contracting units to establish a Cooperative pricing System for the provision and performance of goods and services and enter into a Cooperative Pricing Agreement for its administration;

WHEREAS, the Middlesex Regional Educational Services Commission, hereinafter referred to as the “Lead Agency” has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on December 9, 2014, the Housing Authority of the City of Bayonne duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services,

NOW, THEREFORE BE IT RESOVLED as follows:

TITLE

This **RESOLUTION** shall be known and may be cited as the Cooperative Pricing Resolution of the Housing Authority of the City of Bayonne.

AUTHORITY

Pursuant to the provisions of N.J.S.A.40A:11-11(5), the Executive Director is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A.40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

CARRIED.

AYES: Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

**I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION
ADOPTED BY THE BOARD OF COMMISSIONERS OF THE BAYONNE
HOUSING AUTHORITY AT THE MEETING HELD ON DECEMBER 9, 2014.**

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

(6188) 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’s 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 Kaczka, Karczewski, Moriarty and Pacyna.

NAYS: None.

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

Chairman Nolfo congratulated Kathleen A. Walrod for receiving the Family Attorney of the Year.

John T. Mahon: Wished everyone a Happy and Healthy Holiday.

The meeting was then adjourned.

All in favor.