

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, April 6, 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: Commissioners Kaczka and 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

Honorable Chris Patella
868 Broadway
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, April 11, 2017 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, Karczewski, and Patella. Also in attendance was Kathleen A. Walrod, Esq.

Chairman moved suspend the regular order of business and call to order a public meeting for the purpose of reviewing the 5 year/Annual Plan update submission. Motion made by Commissioner Moriarty and seconded by Commissioner Karczewski.

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

Executive Director: This is what we do annually in relation to the five-year plan and annual plan update that is required by HUD. I gave the chart to the commissioners of the work items that we came up with between maintenance, myself, and the residents; we do have resident consultation on items we are going to do. The one thing I would note on that chart is we are going to be rounding up to the current year's figures. We have no confidence at all that we're going to be anywhere near those figures, but we don't have anything else to work at at this time until the budget is passed because quite honestly there is potential that the government may shut down at the end of the month because as we all know, there was no budget passed last year. So, we're going to find out somewhere in the middle of the current year how much we're getting starting last October. I know that makes no sense but that's what happens.

And then, in the narrative portion that I gave out today is a draft. I tried to include as much general and specific language for activities that the Authority will be undertaking or hope to undertake in the upcoming year to make sure we cover all the bases for that. So, if there's any question, comments from the commissioners, or those in attendance?

If not then, I will proceed to finish the report and one of the resolutions for the report is to submit it. As I explained earlier, I have to get some forms signed off on by the mayor after this board passes, and just to clarify that, it's just has to do with the consolidated plan with the county that he has to sign off on, not on specific work items. Do I hear a motion to close the public hearing?

Chairman moved to close the public meeting. Motion made by Commissioner Moriarty and seconded by Commissioner Karczewski.

Executive Director moved to dispense with the reading of the minutes of the previous full Agenda Meeting of March 14, 2017 in view of the fact that each Commissioner received a copy of these minutes. Motion made by Commissioner Moriarty and seconded by Chairman Nolfo.

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

NAYS: None.

Members of the Board:

A Resolution approving the submittal of the Authority's Five Year Plan and Annual Plan to HUD is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for proposals for General Legal Counsel is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for proposals for Auditing Services is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for proposals for study for RAD conversion is being prepared for your consideration.

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A Resolution approving the write offs from July 1, 2016 to June 30, 2017 is being prepared for your consideration.

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Respectfully submitted,

John T. Mahon
Executive Director

Commissioner Patella: I ask that [The Claims List] be carved out of the consent agenda.
Executive Director: Okay.

The following Resolutions were introduced, and considered:

(6392) 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 **6392, 6393, 6394, 6395, 6396, 6397** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6393) WHEREAS, the Quality Work Responsibility Act of 1998 resulted in many requirements and changes for public housing authorities (“PHA”) and
WHEREAS, one new requirement was the development of an annual and five year plan for the Authority, and
WHEREAS, the Authority has followed the regulations concerning the drafting of a five year plan and,
WHEREAS, on Tuesday, **April 11, 2017** the Authority conducted a public hearing concerning the five year plan and
WHEREAS, the Authority’s Board of Commissioners has entertained all comments on the plan and
NOW BE IT RESOLVED that the Bayonne Housing Authority’s Board of **Commissioners** accepts the update to the five-year plan and authorizes its submission to the U.S. Department of Housing and Urban Development and
NOW BE IT RESOLVED that the Bayonne Housing Authority’s Board of Commissioners hereby accepts the annual plan drafted by staff in conjunction with professional service sand authorizes its submission to U. S. Dept. of Housing and Urban Development and
BE IT FURTHER RESOLVED that the staff be directed to follow any and all regulations concerning the five-year and Annual Plan.

(6394) **RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit proposals for: **GENERAL LEGAL SERVICES**

(6395) **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**

(6396) **RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals and submit a letter of intent to get on a waiting list for: **STUDY FOR RAD CONVERSION**

(6397) **WHEREAS**, the 2016-2017 fiscal year of the Housing Authority of the City of Bayonne (the "Authority") ended June 30, 2017 and

WHEREAS, the Authority currently has outstanding debts owed to it from prior tenants of the Authority in the amounts indicated on the list attached heretofore totaling \$39,960.45 for the periods and total amounts as shown thereon for the period **July 1, 2016 to June 30, 2017**, and,

WHEREAS, it is in the opinion of the Authority's Accountant, David Ciarrocca, CPA, as set forth in his letter of April 11, 2017 to the Authority that the Authority should write off the aforesated debts,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that based upon the recommendation of its Accountant, the aforesated debts are hereby written off, and

BE IT FURTHER RESOLVED, that the write-offs on these debts shall be effected no later than June 30, 2017 and

BE IT FURTHER RESOLVED, that this action shall not alter the intention of the Authority to collect all accounts with amounts over \$1,000 and that, should any such amounts be collected, the proceeds thereof shall be included in the accounts of the Authority as extraordinary revenues at the time of their actual receipt.

VOTE ON RESOLUTIONS: 6392, 6393, 6394, 6395, 6396, 6397.

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

NAYS: None.

CARRIED.

(6398) **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 RESOLUTION: 6398.

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

NAYS: Commissioner Patella.
CARRIED.

The Chairman opened the floor to anyone in the audience. No response.

Vice Chairman Sykes: Congratulations are in order again for our Chairman for receiving a Lifetime Achievement Award from Unico last Saturday night. And also for the President of Unico who put of a very entertaining and nice show. And we appreciate what you guys did for Ludo as well.

Commissioner Patella: Well deserved!

Chairman Nolfo: I'd like to thank Reverend Sykes, all my friends that showed up that night, the Housing was there en force, I should say. I'd like to thank Chris Patella. Thank you very much.

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

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

NAYS: None.

The meeting was then adjourned at 1:10 PM.