

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, April 02, 2020 at 4:00 PM via teleconference.

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

Honorable Vincent Lombardo

Honorable Irene Rose Pyke

Honorable John R. Cupo

Honorable Maria Karczewski

Honorable Rev. H. Sykes

Honorable Matthew Klimansky

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, generally to be held one hour directly before the Regular Meetings.

Very truly yours,
Vincent Lombardo
Chairman

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Thursday, April 02, 2020 at 4:30 PM** via teleconference.

Members of the Board:

The regular order of business will be suspended in order to fill the vacancy of Vice Chair.

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A Resolution entering into an interlocal agreement with Perth Amboy Housing Authority for Section 8 and Public Housing Support Services is being prepared for your consideration.

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A resolution authorizing the hiring of Jose Perez and Ja'Shua Rozario as Laborers is being prepared for your consideration.

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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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On Wednesday, March 11, 2020 at 11:00 AM, bids were opened and read aloud for Pest Control Services from the following:

BIDDER	<u>BID AMOUNT</u>
Mitebusters	\$49,800.00
E&G Exterminating	\$55,728.00
Emergency Pest Control	(Bid was late; unopened)

A Resolution awarding a contract to Mitebusters is being prepared for your consideration.

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On Wednesday, March 11, 2020 at 11:15 AM, bids were opened and read aloud for Exceptional Services Bed Bug Elimination from the following:

BIDDER	<u>BID AMOUNT</u>
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Mitebusters	\$1,595.00
E&G Exterminating	\$1,825.00
Emergency Pest Control	(withdrew bid)

A Resolution awarding a contract to Mitebusters is being prepared for your consideration.

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Respectfully submitted,
John T. Mahon
Executive Director

Chairman Lombardo: In accordance with the Open Public Meetings Act, chapter 231, p.l. 1975, the “so called” Sunshine Law, a notice was forwarded to the Clerk of the City of Bayonne and to the Jersey Journal and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. If we could do the pledge of allegiance.

Pledge of Allegiance.

Executive Director, John Mahon: We’ll have to practice that for next time. I think I heard Kathy on there, you got in?

Counsel, Kathleen Walrod: Yes, I’m here.

Executive Director John Mahon then called the roll and the following were present: Chairman Lombardo, Commissioners Cupo, Karczewski, Pyke, and Klimansky. Excused absence was acknowledged from the caucus and the meeting for Commissioner Sykes.

Executive Director, John Mahon: Mr. Chairman if we can suspend the regular order of business for the purposes of electing a new Vice Chairman for the vacancy that occurred with the unfortunate passing of Vice Chair Ferrell.

Chairman Lombardo: Absolutely, and at this time I would like to nominate as the Vice Chairperson Irene Pyke. Do we have a second?

Commissioner Karczewski: I’ll second.

Executive Director, John Mahon: Are there any other nominations for the position of vice chair? Okay, hearing none, the nomination process is closed and we’ll take a roll call. And while we will be doing things on consent agenda, we’ll be doing things with a total roll call since we’re doing things remotely.

AYES: Chairman Lombardo, Commissioners Cupo, Karczewski, Pyke, and Klimansky

NAYS: None.

Motion passed.

Chairman Lombardo: Congratulations Irene.

Vice Chair Pyke: Thank you, thank you.

Executive Director, John Mahon: Yes, congratulations and we look forward to working with you. And if there is any way we as the staff can assist you, do not hesitate to call us, reach out to us or email us.

Vice Chair Pyke: I certainly will.

Executive Director, John Mahon: Okay, now I'd like to do the resolutions that are on the agenda in the format of a consent agenda to have one vote on all undebated matters in relation to resolutions. Numbered one to seven. And there will not be a vote taken by the entire board as in unison. I will do this individually. So do I hear a motion for that?

Motion made by Chairman Lombardo and seconded by Vice Chair Pyke.

(6624) 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, (except resolution numbered ____), 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 **6624-6630**, are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6625) 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.

(6626) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Laborer 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.

JOSE PEREZ & JA'SHUA ROZARIO
\$26,328

(6627) **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 2019 survey.

(6628) **WHEREAS**, by an Invitation to Bid published on February 21, 2020 and February 27, 2020 in **THE JERSEY JOURNAL**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertise for bids to provide the Authority’s Pest Control Services at **NJ12-1, NJ12-2, NJ12-3, NJ12-4, NJ12-5, NJ12-6A, NJ12-6B, NJ12-7, NJ12-8, NJ12-9, NJ12-11, and Bridgeview Manor** (the “Services”) at all properties owned by the Authority for the period of one year commencing April 1, 2020 and terminating March 31, 2021; and
WHEREAS, the Authority prepared specifications for the Services, which specifications included the requirements for bids; and
WHEREAS, bids were received up to 11:00 A.M. on March 11, 2020 at the Authority’s office, whereupon they were opened and read aloud as follows:

NAME OF BIDDER	BID AMOUNT
Mitebusters	\$49,800.00
E&G Exterminating	\$55,728.00
Emergency Pest Control	(Bid was late; unopened)

WHEREAS, the bid of **Mitebusters** was the lowest responsible bid and conformed to the specifications and qualified,
NOW THEREFORE BE IT RESOLVED that the award be made to **Mitebusters** for extermination services at all Authority locations and properties, in the amount **\$49,800.00**.

(6629) **WHEREAS**, by an Invitation to Bid published on February 21, 2020 and February 27, 2020 in **THE JERSEY JOURNAL**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertise for bids to provide the Authority’s Exceptional Services for Bed Bug Elimination at **NJ12-1, NJ12-2, NJ12-3, NJ12-4, NJ12-5, NJ12-6A, NJ12-6B, NJ12-7, NJ12-8, NJ12-9, NJ12-11, and Bridgeview Manor** (the “Services”) at all properties owned by the Authority per unit, as needed, for the period of one year commencing April 1, 2020 and terminating March 31, 2020; and
WHEREAS, the Authority prepared specifications for the Services, which specifications included the requirements for bids; and
WHEREAS, bids were received up to 11:15 A.M. on March 11, 2020 at the Authority’s office, whereupon they were opened and read aloud as follows:

NAME OF BIDDER	BID AMOUNT
Mitebusters	\$1,595.00

E&G Exterminating
Emergency Pest Control

\$1,825.00
(withdrew bid)

WHEREAS, the bid of **Mitebusters** was the lowest responsible bid and conformed to the specifications and qualified,
NOW THEREFORE BE IT RESOLVED that the award be made to **Mitebusters** for extermination services at all Authority locations and properties, in the amount **\$1,595.00** per unit, as needed.

(6630) 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.

Executive Director, John Mahon: Okay, on the consent agenda, first of all, are there any questions from the commissioners, staff or anyone who is on the call?

Executive Director, John Mahon: Ok, so I will do a roll call on that now.

VOTE ON RESOLUTIONS: 6620, 6621, 6622, 6623.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, and Klimansky

NAYS: None.

CARRIED.

Executive Director, John Mahon: Okay, that motion is passed for the resolutions that were set forth on the agenda. Mr. Chairman, I turn the meeting over to you. If there's any questions from the public or if you have any questions or want me to make any statements in regards to the situation, obviously that we're all dealing with, but specific to the Bay on Housing Authority.

Chairman Lombardo: Well, first, do we have anyone from the public participating in this call? Okay, well, I'd like to say at this point to Mike and Hernan, keep up the good work. We're proud of you and your staff for what everybody is doing. Please extend our sincere appreciation to your staff. This is not an easy time. I'd also like to commend the Executive Director for his leadership in this and his field. You are our eyes and ears with the city and your representation is overwhelming. I have had the pleasure of speaking to the mayor and the council president and they are very pleased and happy with the mutual cooperation by the housing authority to the city. So congratulations to you all, Patricia, Kathy, everyone, my fellow commissioners, let's just keep everything positive and moving. And that's all I have. If anyone else would like to say a few words, feel free.

Commissioner Karczewski: Yes. This is Maria Karczewski. John, I just want to commend you. I've known you for many years now, and I've never been prouder than now to be part of your organization. Your staff is exemplary. What you're all doing is exemplary and my sincerest appreciation to all of you. I wish you all good health and safety during this time.

Executive Director, John Mahon: Thank you. That does mean a lot and on behalf of the staff, they appreciate it also.

Chairman Lombardo: And once again, I've asked that of the fellow commissioners, and to the staff, any questions that come in regarding the authority. Please direct them to the executive director. He has his finger on the pulse. And even if the commission has a question, please reach out to John directly. John's been more than forthcoming. And I personally want to thank you for that, John, and your leadership.

Executive Director, John Mahon: Thank you. And if I can just piggyback on that about if there's questions, I have no problem addressing any questions that are specific to the authority. However, at the request of OEM and the mayor specifically, he only wants anything with this crisis that involves out, you know, universally if you want to say to come from city hall. So if there are some sort of questions that are not housing authority specific, they will be referred to City Hall for response. But other than that, what I can answer whatever you need for the housing authority.

Chairman Lombardo: Exactly. And those questions, what I'm talking about, whether from the general public, from this from city hall or by chance in the news media where the outlets. John, I speak for myself. You have my complete faith that you will handle it in all that very professional and great manner. So thank you again.

Executive Director, John Mahon: Thank you. Greatly appreciated. Okay. Are there any other questions? Does any of the staff have any issues they need to bring up at all? Feel free.

Commissioner Cupo: Post Road, is that suspended or frozen?

Counsel, Kathleen Walrod: That is a matter of litigation and we're better off talking about it in closed session. It is not suspended. There have been communications with the court in the past week, essentially asking the court to May 15th to finish everything.

Commissioner Cupo: Kathy, can I ask if the next time we have a meeting, if you would provide an update on that?

Counsel, Kathleen Walrod: Yes, of course.

Executive Director, John Mahon: And in relation to that, since we're in April already. Mr. Chairman, if I may take the liberty that we were going to not have the meeting on the 7th. There must be some sort of an emergency. We would have to call some meeting, but really not that much is going to be changing between now and then. And as we move along, if we do need a meeting, we'll call it. Otherwise, we'll go on the schedule for May if that's Okay. And let's cross our fingers. We're doing it in person. But I don't know.

Chairman Lombardo: Yes, I agree with you. Unless my fellow commissioners have any reservations, I think they'd be very prudent because they're pretty well spent dealing with the COVID-19 situation.

Executive Director, John Mahon: Well, Commissioners, do you have any questions or suggestions? In agreement?

Counsel, Kathleen Walrod: I just want to give a short update with regard to the tenancy issues. So I've worked with John and Hernan and Patricia to say that we would not send out-- When you deal with public housing tenants, we must give them a 30 day notice before we can go to court for non-payment of rent. Well, we've kind of suspended rent. So we are not going to send out any notice for rent. There are people who are on notices because they've done something to the building or they've been violent or withdrawn. Those will continue. But we did put out a date between 14 and 30 days, depending upon each person's circumstances. There's still no word on tenant court and there probably will not be until the second week of May right now. So the people are still getting their notices to try to get them back into compliance. But we have not found any complaints against any tenants that would make them come to court at this point.

Executive Director, John Mahon: May I use one different word than what you used? We didn't suspend rent. We were deferring it because there would still be a responsibility if your income didn't change. And as I explained earlier, well, you know, we're Hernan's staff is making adjustments with the large number of people who've lost their jobs.

Chairman Lombardo: If I may interject, please share that with, I guess, OEM with the mayor's office. So when they get inundated that the housing authority is doing some with the rents. They'll know our position.

Counsel, Kathleen Walrod: The only people who are even getting notices if, for example, during this crisis, they're breaking the door, you know, using drugs in the apartment, being arrested for assault. Those are the only kind of notices that are coming out right now.

Executive Director, John Mahon: The governor has a 90 day moratorium on evictions for anything involving money, so. Yeah, but we have notified the mayor.

Counsel, Kathleen Walrod: There is a moratorium that goes further. You can you cannot remove anybody from their apartment in those 90 days but you can get a judgment and that judgment will be executed on at the end of the 90 days.

Executive Director, John Mahon: John, you had a question?

Commissioner Cupo: No.

Executive Director, John Mahon: Oh, I thought I heard your voice. Is there any other questions on anything? Okay. If that's the case, do I hear a motion to adjourn?

Motion made by Commissioner Karczewski and seconded by Vice Chair Pyke.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, and Klimansky

NAYS: None.

Motion passed.

Executive Director, John Mahon: Okay, I want to thank everybody. Staff, thank you so much. As you know, keep up the good work. Commissioners, thank you for your interest, your support

and your kind words. Sometimes when you can tell I'm struggling a bit and please, everybody, stay safe and sound and healthy. And if you need us for anything, let us know.

Vice Chair Pyke: You do the same.

Chairman Lombardo: Thank you all. Thank you.

AYES: Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Karczewski, and Klimansky

NAYS: None.

CARRIED.

The meeting was then adjourned at 4:45 PM.