

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, April 4, 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, April 16, 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: Chairman Nolfo, 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 March 12, 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 Commissioner Karczewski and for the caucus for Chairman Nolfo and Commissioners Karczewski. Motion made by Commissioner Lombardo and seconded by Commissioner Pyke.

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

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.

* * * * *

* * * * *

* * * * *

Resolution approving the submission of the annual audit to the State of New Jersey is being prepared for your consideration.

* * * * *

* * * * *

* * * * *

Respectfully submitted,

John T. Mahon
Executive Director

Executive Director: Do I hear a motion to suspend the regular order of business and go into a public hearing for the purpose of the Annual Plan?

Motion made by Commissioner Sykes and seconded by Commissioner Lombardo.

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

NAYS: None.

Executive Director: In relation to the Annual/ 5 Year Plan, I'll just go over very quickly. This is a requirement of HUD that we put out a 5 Year Plan and update it annually. This is what we would be proposing to send to HUD from the physical end items that we have included are elevator modernizations at Kill Van Kull, kitchen and baths at various sites, Authority-wide vacuum pumps, booster pumps, water main repairs, peaked roof repairs, walk-up hallway lighting, lobby upgrades, automatic doors in senior buildings, crawl space cleaning, electrical work at the walk-ups vs the high-rises, upgrade the garbage compactors, flat roof replacement, window replacement to various sites, boiler upgrades, hot water heater upgrades, tree trimming, and fire-escape upgrades at the walk-ups. We were notified last week that the budget for next year is \$3,142,853, which we're very happy with. We thought it was going to be less. We're not holding hope that we'll be at this level next year but we can always hope.

In relation to the narrative end of the plan, we want to continue to explore new housing opportunities within the community, research the rad program and make any appropriate applications and take any appropriate actions, submit a demolition disposition application for the parking lot at NJ12-3 for the purpose of partnering, selling, or development of that portion of the property, not the residences, this is empty property. Acquire and/or otherwise effectuate land and/or buildings for the purpose of housing the BHA administrative office or any other required offices. And to review and update the Live-In Aide Policy.

At this point, the meeting is open to the public. The Commissioners, the staff, if there's any questions in relation to the Annual Plan update. Hearing none, do I hear a motion to close the hearing on the Annual/5 Year Plan?

Motion made by Commissioner Cupo and seconded by Commissioner Sykes.

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

NAYS: None.

Executive Director: Motion carries. Now we'll go back into the regular order of business. We have a consent agenda, which includes the 5 Year plan that we just did the public hearing for, that we've been working on with the residents, staff, and Commissioners.

(6550) 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 **6560, 6561, 6562, 6563** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6561) WHEREAS, the Quality Housing and Work Responsibility Act ("QHWRA") of 1998 resulted in many requirements and changes for Public Housing Authorities ("PHAs"); and **WHEREAS**, a new requirement was the development of an Annual and Five-Year Plan for the Authority, and **WHEREAS**, the Five-Year Plan was updated and submitted to the U.S. Department of Housing and Urban Development ("HUD") in 2018 and the Authority has followed the regulations concerning the drafting of the Annual Plan; and **WHEREAS**, on Tuesday, **April 16, 2019**, the Authority conducted a public hearing concerning the Annual Plan; and **WHEREAS**, the Authority's Board of Commissioners considered all comments on the Annual Plan; and **NOW THEREFORE BE IT RESOLVED** that the Bayonne Housing Authority's Board of Commissioners hereby accepts updates to the Annual Plan and authorizes its submission to HUD; and **NOW BE IT FURTHER RESOLVED** that the Authority's staff be directed to follow any and all regulations concerning the Annual Plan.

(6562) WHEREAS, the annual audit report for the fiscal year ending June 30, 2018 has been completed and filed with the New Jersey Department of Community Affairs, pursuant to N.J.S.A. 40A:5A-15; and **WHEREAS**, the governing body of each authority, within 45 days of receipt of the annual audit, shall certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "Schedule of findings and Questioned Costs", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and **WHEREAS**, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "Schedule of Findings and Questioned Costs".

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Bayonne hereby certifies to the Local Finance Board of the State of New Jersey that each commissioner has personally reviewed the annual audit report for the fiscal year ending June 30, 2018 and specifically had reviewed the sections of the audit report entitled "Schedule of Findings and Questioned Costs", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the Executive Director of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

(6563) 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.

Commissioner Sykes: Did we sign the resolutions yet?

Executive Director: The Chairman signed them because there was only a couple. Any other questions?

VOTE ON RESOLUTIONS: 6560, 6561, 6562, 6563.

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

NAYS: None.

CARRIED.

Executive Director: Mr. Chairman, we're done with the regular order of business, I turn the meeting over to you for the public portion, and we also have some appeals for the board today.

Commissioner Sykes: I'm going to have to excuse myself from the meeting.

Executive Director: Okay.

Chairman Nolfo: Happy Easter, everyone.

Executive Director: For this portion, I know we have some appeals. Are there any non-appeals to the Board? Comments or statements or concerns that someone wants to address us with? Just state your name, where you're from.

Harriet Weening: Harriet Weening, 535 Avenue A. Just a question again, parking is a problem. As I understand it, the Housing Authority gives out no temporary permits. Is that true?

Executive Director: Temporary permits, no.

Harriet Weening: Okay because there's someone I'm going after. They have a nicely printed big computer sign saying "Bayonne Housing Authority Temporary Parking" and it's been there over a month.

Executive Director: Please let us know. Ray Skalski is our Director of Security. If you can give him some information. While we absolutely take that seriously, we don't really have the staff to proactively go out and check for stickers. Also, at your building, there's so much traffic going in and out because of home healthcare workers and food deliveries and things, it's a little difficult. That, however, is a flagrant affront to what we're trying to do, because we do have stickers for the residents and our residents are our primary concern. Visitors, with all due respect, are not. We try to make sure as much as we can and we know there's little back and forth with the other properties nowadays.

Harriet Weening: I understand that but that car has not move in over 4 weeks.

Executive Director: Ray will deal with that and we are not expecting to see you back next month because it will be gone or taken care of. But if you see that it does come back, please give Ray a call after he gets a chance to look at it.

For the 2nd part of the portion of the meeting, we have appeals to the board. Since they are appeals that involve personal information, do you want it on the record or off the record? On the record means that it will be in the minutes, it will be published, it will be on the internet. You have a choice of not doing it that way, in a closed session with the representation of the Board, and your information will remain private. So what would you like?

Both persons in attendance chose for their appeal to be off the record.

Executive Director: Okay, if that's the case then I think our best bet is to ask everyone else to leave. Also, we will not be taking any action today; we will close the meeting after these things are heard. Thank you for coming tonight, we appreciate it.

The two appeals then took place.

The Executive Director then asked for a motion to adjourn.

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

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

NAYS: None.

The meeting was then adjourned at 6:15 PM.