

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, August 8, 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, August 13, 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:  
Commissioner Cupo, Pyke, Sikes, and Lombardo [via call-in].

The Executive Director moved to dispense with the reading of the minutes of the previous full Agenda Meeting of June 18, 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 Chairman Nolfo, Vice Chairman Ferrell, and Commissioner Karczewski. Motion made by Commissioner Cupo and seconded by Commissioner Pyke.

**AYES:** Commissioner Cupo, Pyke, Sikes, and Lombardo.

**NAYS:** None.

**Members of the Board:**

A Resolution authorizing to negotiate and execute an inter-local agreement with the Perth Amboy Housing Authority for inspection services is being prepared for your consideration.

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A Resolution authorizing to negotiate and execute an inter-local agreement with the Jersey City Housing Authority for inspection services is being prepared for your consideration.

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A Resolution approving the write offs from July 1, 2018 to June 30, 2019 is being prepared for your consideration.



**WHEREAS**, the Bayonne Housing Authority currently has the means to provide such services to the Perth Amboy Housing Authority and

**WHEREAS**, the Bayonne Housing Authority has a history of providing such services to other PHA's

**NOW THEREFORE BE IT RESOLVED** that the Executive Director be authorized to negotiate and execute an inter local agreement with the Perth Amboy Housing Authority for inspection services and

**BE IT FURTHER RESOLVED** that once executed, the agreement is to be presented to the Board of Commissioners.

**(6577) WHEREAS**, the Jersey City Housing Authority is in need of inspection services for properties owned in order to avoid a conflict of interest and

**WHEREAS**, the Bayonne Housing Authority currently has the means to provide such services to the Jersey City Housing Authority and

**WHEREAS**, the Bayonne Housing Authority has a history of providing such services to other PHA's

**NOW THEREFORE BE IT RESOLVED** that the Executive Director be authorized to negotiate and execute an inter local agreement with the Jersey City Housing Authority for inspection services and

**BE IT FURTHER RESOLVED** that once executed, the agreement is to be presented to the Board of Commissioners.

**(6578) WHEREAS**, the 2018-2019 fiscal year of the Housing Authority of the City of Bayonne (the "Authority") ended June 30, 2019 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 **\$40,593.42** for the periods and total amounts as shown thereon for the period **July 1, 2018 to June 30, 2019**, and,

**WHEREAS**, it is in the opinion of the Authority's Accountant, David Ciarrocca, CPA, as set forth in his letter of July 11, 2019 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, 2019 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.

**(6579) WHEREAS**, N.J.S.A. 40A:11-11 (5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration, and

**WHEREAS**, the County of Hunterdon, 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 August 13, 2019 the governing body of the Housing Authority of the City of Bayonne, County of Hudson, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services,

**NOW, THEREFORE BE IT RESOLVED** as follows:

TITLE

This Resolution shall be known and may be cited as the Hunterdon County Cooperative Pricing Resolution of the Housing Authority of the City of Bayonne,

AUTHORITY

Pursuant to the provision of N.J.S.A. 40A:11-11 (5) the Executive Director of the Housing Authority of the City of Bayonne, 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.

**(6580) RESOLVED**, that the Housing Authority of the City of Bayonne appoint John T. Mahon, Executive Director as the representative for the New Jersey Joint Insurance Fund.

**(6581) \*\*\*\*\*must be signed\*\*\*\*\***

**(6582) 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 31<sup>st</sup>, 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.

**(6583) WHEREAS**, the Authority received bids for “Modernizations and Upgrades of 6 Passenger Elevators”, and **WHEREAS**, there may have been a perceived conflict in the scheduling provision of the Bid advertised, **NOW THEREFORE, BE IT RESOLVED**, that the bids be rejected and the Executive Director be authorized to re-advertised again for Modernizations and Upgrades of 6 Passenger Elevators.

**(6584) WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, the Housing Authority of the City of Bayonne (the “Authority”) on June 14, 2019 and June 17, 2019 published in **THE**

**JERSEY JOURNAL**, a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) in connection with the following project:

**PARKING LOT IMPROVEMENTS AT VARIOUS SITES**

**WHEREAS**, as of the **11:30 AM July 16, 2019** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

**ARCHITECTURAL/ENGINEERING FIRMS**

James R. Guerra, P.A. of Elizabeth, NJ  
DAL of Bayonne, NJ

**WHEREAS**, the Authority’s Executive Director has evaluated the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of DAL Design Group of Bayonne, New Jersey to perform the A/E Services, 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,

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY**, that the proposal of DAL Design Group of Bayonne, New Jersey is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for Professional Architects/Engineers Services (the “Agreement”) and the RFP, is not accepted, and

**BE IT FURTHER RESOLVED**, that the Authority’s appropriate officers are hereby authorized and directed to enter into the Agreement with DAL Design Group of Bayonne, New Jersey to perform said A/E Services, and

**BE IT FURTHER RESOLVED**, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of DAL Design Group of Bayonne, New Jersey to provide the A/E Services, 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 notice.

**(6585) RESOLVED**, that the Executive Director of the City of Bayonne is authorized and directed to solicit and advertise for A/E Services for a Physical Needs Assessment (PNA) for all properties in consideration of possible application for the Rental Assistance Demonstration (RAD) project.

**(6586) 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:** For Commissioner Lombardo, just to update you, Hernan filled out the SEMAP Section Eight Management Assessment Paperwork and it's calculated that we are anticipating out of a score of 100 that we're going to get a score of 104, so we'll be a high performer.

**Commissioner Lombardo:** I'll remember that in your evaluation.

**Executive Director:** Okay, thank you. And his.

**Commissioner Lombardo:** Great job.

**Executive Director:** All in favor of the consent agenda?

**VOTE ON RESOLUTIONS: 6575, 6576, 6577, 6578, 6579, 6580, 6581, 6582, 6583, 6584, 6585, 6586.**

**AYES:** Commissioner Cupo, Pyke, Sikes, and Lombardo.

**NAYS:** None.

**CARRIED.**

**Executive Director:** With no one being in attendance, does anybody from the staff have anything to bring up? Seeing none, can I hear a motion to adjourn?

**Commissioner Lombardo:** One second please. Should the minutes reflect that I called in?

**Executive Director:** You're allowed to by what this Board previously voted on, to have the fourth, but it will be noted that you were a voice vote and that you called in.

**Commissioner Lombardo:** I just want to make sure it's recorded that way in case it ever came back.

**Executive Director:** Okay, no problem; it will be duly noted.

**Commissioner Lombardo:** Okay.

**Executive Director:** On that, motion to adjourn?

**AYES:** Commissioner Cupo, Pyke, Sikes, and Lombardo.

**NAYS:** None.

The meeting was then adjourned at 5:35 PM.