

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, February 11, 2025 at 4:30 PM in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

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

**Honorable Vincent Lombardo**

**Honorable Irene Rose Pyke**

**Honorable Robert Doria**

**Honorable Shanna McKennan**

**Honorable Jubrial J. Nesheiwat**

**Honorable Keith Makowski**

**Raff, Masone & Weeks, 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 **Tuesday, February 11, 2025 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

**Members of the Board:**

Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on January 21, 2025.

\* \* \* \* \*

A Resolution authorizing the renewal of A&A Painting and Contracting, Co. contract for Apartment Turnover Painting and plastering is being prepared for your consideration.

\* \* \* \* \*

A Resolution rescinding resolution #7083 and awarding a Contract to Master Build & Design for Apartment Turnover Hardwood Flooring Repairs and Refinishing is being prepared for your consideration.

\* \* \* \* \*

**Finance and Personnel Committee**

- It was decided to review the audit at March's meeting.
- The interest rates being offered by the current financial institution were discussed and a breakdown of how funds could be invested was requested for Tuesday.
- The financials were reviewed and overtime was inquired about. Subsequently it was reported that January was a three check pay period, there were snow events, two water main breaks and several apartment and main blockages that required extraordinary overtime.

### Facilities and Tenant Relations Committee

- The resolution last month awarded the flooring contract to the 2<sup>nd</sup> low bidder, JD Wood Flooring LLC for \$117,000 based on missing submissions by Master Build and Design. After award but before contract execution, it was discovered that the submissions for Master Build and Design were included in a different part of the submission packet, therefore the lowest bid was acceptable. It is recommended that we pass a resolution rescinding the resolution from last month awarding the contract to JD Wood Flooring LLC and awarding the contract to Master Build and Design.
- Several RFPs for BVM were discussed including replacing windows, stair treads and some common area flooring. A reminder that even though we have prequalified A/Es, the board still has to award any award so it will go through the committee as the process moves forward.
- It was discussed that we had reached out to the bidders involved in the bathtub job that we have to negotiate and are scheduling meetings. Since the meeting, 6 vendors have confirmed interest in the negotiating process.
- We also scheduled a meeting with the Mayor and took pictures with Akayla, the poster contest winner.
- It was also discussed whether we should go out for another round of prequalifications for A/E services. The work has been satisfactory and nothing wrong with keeping things open.

Respectfully submitted,  
John T. Mahon  
Executive Director

*During the Caucus, an executive session was held.*

**(7090) WHEREAS**, the Housing Authority of the City of Bayonne has determined that Pursuant to the applicable provision of the New Jersey Sunshine Law, it would be Appropriate to engage in Executive Session,

**NOW THEREFORE BE IT RESOLVED**, that the Authority shall immediately hereafter participate in a closed Executive Session for such purpose of discussing personnel matters, and be it further

**RESOLVED**, that after such closed session, the Authority shall make known to the public the topics discussed at such session and any action to be taken by it in open public session, when in the best interest of the Authority.

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Nesheiwat, Makowski and McKennan.*

**OPPOSED:**

**ABSTAIN:**

#### **Executive Director John Mahon:**

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 NJ.com and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey.

Also in consideration of executive order #103 issues by Governor Murphy in regards to declaring a state of emergency and a public health emergency, following all said provisions of the emergency order. We're calling this meeting to order and please be advised that this public meeting is being recorded.

*Pledge of Allegiance*

*Executive Director John Mahon then called the roll and the following were present:*

*Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Nesheiwat, Makowski, and McKennan.*

*John Mahon reads Consent Agenda resolution number 7091 listed below, sponsored by the Chair:*

- (7091) 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 all routine and un-debated matters; and  
**WHEREAS**, the Authority’s Commissioners have reviewed the items listed on the printed agenda, and determined that all, (except resolutions numbered \_\_\_\_ ) shall be voted on together; 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 7091 – 7095 are hereby adopted, effective immediately.
- (7092) WHEREAS**, the Board of Commissioners held the regular Board meeting on January 21, 2025 meeting which was attended in person by the Commissioners; and,  
**WHEREAS**, the minutes of the meeting must be and have been presented to the Board for review and approval; and,  
**NOW THEREFORE BE IT RESOLVED**, by the Housing Authority of the City of Bayonne Board of Commissioners that the attached minutes of the January 2025 Board of Commissioners regular meeting are approved.
- (7093) WHEREAS**, by Resolution No. **6985**, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on March 12, 2024, a contract was awarded to **A&A Painting and Contracting, Co.** for Apartment Turnover Painting and Plastering in the amount of **\$397,000.00**, and  
**WHEREAS**, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s option, for an additional one year at the same price,  
**NOW, THEREFORE BE IT RESOLVED**, that a renewal contract, as provided for in the Invitation for Bid and permitted by the New Jersey Local Public Contracts Law, for the period of one year commencing on March 12, 2024 and terminating on March 13, 2025 be awarded to **A&A Painting and Contracting, Co.** for Apartment Turnover Painting and Plastering in the amount of **\$397,000.00**.
- (7094) WHEREAS** a contract was awarded by resolution #7083 at the January 2025 Regular Meeting to JD Wood Flooring LLC for Apartment Turnover Hardwood Flooring Repairs and Refinishing in the amount of \$117,000.00, and  
**WHEREAS**, the apparent low bidder Master Build And Design’s bid was deemed deficient for failure to submit certain required documents, and

**WHEREAS**, before the execution of any contracts with JD Wood Flooring LLC, it was discovered that Master Build and Design had included the required documents in a different portion of their bid submission, and

**WHEREAS**, that made the bid of Master Build and Design complete and the lowest responsible bidder.

**NOW THEREFORE BE IT RESOLVED** that resolution #7083 awarding a contract to JD Wood Flooring LLC be rescinded and the contract for Apartment Turnover Hardwood Flooring Repairs and Refinishing be awarded to Master Build and Design in the amount of \$110,500.00.

**(7095) 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:**

Are there any questions from the board or the public? Hearing none, all in favor?

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Nesheiwat, Makowski and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

The consent agenda passes. Mr. Chairman, I turn the meeting over to your attention.

**Chair Lombardo:**

Would anybody like to speak? All I want to say is everybody be safe tonight and tomorrow. We’ll be thinking of our staff, our workers out there. Please have them all be careful. And I look forward to seeing everyone next month.

**Executive Director, John Mahon:**

Okay, do we have a motion to adjourn?

*Motion made by Commissioner Makowski and seconded by Commissioner McKennan.*

**Executive Director, John Mahon:**

Okay, all in favor?

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Nesheiwat, Makowski, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director, John Mahon:**

Thank you everybody.

*The meeting was then adjourned at 5:33 PM.*