

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, January 21, 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, January 21, 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 December 10, 2024.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners special meeting held on January 14, 2024.

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A Resolution authorizing to advertise and for the 5 Year Plan and FY 2025 Annual Plan is being prepared for your consideration.

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A Resolution appointing **Brown and Brown Metro, Inc. as Risk Management Consultants** with the Authority's membership in the NJ Public Housing Authority Joint Insurance Fund for the year 2025 is being prepared for your consideration.

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A Bid for Apartment Turnover Hardwood Flooring Repairs And Refinishing. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Master Build and Design	\$110,500.00
JD Wood Flooring LLC	\$117,000.00
Billy Contracting and Restoration Inc.	\$123,000.00
Maruti Construction LLC	\$236,000.00

A resolution awarding a contract to JD Wood Flooring LLC is being prepared for your consideration.

Pickups: Ims of San Diego, CA | Master Build & Design of Long Branch, NJ | Do it all llc of Trenton, NJ | onvia of Seattle, WA | PWXPress of Jacksonville, FL | Catcord construction of Paramus, NJ | North America Procurement Council, Inc. PBC of Grand Junction, CO | Construction Information Systems of Kinnelon, NJ | ConstructConnect of Cincinnati, OH | JD WOOD FLOORING LLC of OLD BRIDGE, NJ | Billy Contracting & Restoration Inc. of Paterson, NJ | PMY Construction Corp. of Lyndhurst, NJ | Deltek of AL, AL

A Bid for Roof Replacement at Pamrapo Gardens Annex (12-6A). Links to the submitted bids are below.

BIDDER	BID AMOUNT
Master Build & Design	\$97,420.00
Billy Contracting and Restoration Inc.	\$314,000.00
ARCO Construction	Unopened (Late)

Master Build & Design rescinded their bid via email due to calculation error. A third bid by ARCO Construction, Inc. was submitted late and was not opened. A resolution awarding a contract to Billy Contracting and Restoration Inc. is being prepared for your consideration.

Pickups: Master Build & Design | constructconnect | Onvia | Arco Construction, Inc | G.C. DYNATECH CONSTRUCTION, LLC | Baran & Son Roofing | Reliance Home Remodeling | Deltek | Billy Contracting & Restoration Inc.

A Bid for Replacement of Bathtubs at Constable Hook Village (12-7) and Kill Van Kull Gardens Annex (12-7A). Links to the submitted bids are below.

BIDDER	BID AMOUNT
Reliance Home Remodeling	\$1,582,039.00
William J Guarini, Inc	\$1,650,000.00
PMY Construction	\$2,550,000.00
Magic Touch Construction	\$3,250,000.00

A resolution rejecting the bids received and authorizing entering into negotiations is being prepared for your consideration. We bid three times and the bids came in over cost estimates significantly three times. We are allowed to negotiate with the previous bidders to try and get a better price

Pickups: CKS Industries of Oceanport, NJ | IMS Bid Research of San Diego, CA | Master Build & Design of Long Branch, NJ | PMY Construction Corp. of Lyndhurst, NJ | North America Procurement Council, Inc. PBC of Grand Junction, CO | Magic Touch Construction Co., Inc. of Keyport, NJ | Maruti Construction LLC of Jersey City, NJ | First Construction of Katy, TX | William J.Guarini Inc of Jersey City, NJ | Reliance Home Remodeling of Saddle Brook NJ, AL | Tekcon Construction Inc of Somerset, NJ | Deltek of Seattle, WA | Onvia of Seattle, WA | Nela carpentry and masonry of saddle brook nj, NJ | ConstructConnect of Cincinnati, OH | Billy Contracting & Restoration Inc. of Paterson, NJ | Blackstone 360 LLC of Orange NJ

A Bid for Kitchen and Bath Replacements and Plumbing Upgrades at Eastside Gardens (12-6B). Links to the submitted bids are below.

BIDDER	BID AMOUNT
PMY Construction	\$3,910,999.00
Magic Touch Construction	\$4,430,000.00

A resolution rejecting the bids received is being prepared for your consideration. The bids came in over cost estimates. We are researching the price submitted as well as the lack of response and will make any adjustments accordingly if warranted.

Pickups: Master Build & Design of Long Branch, NJ | PMY Construction Corp. of Lyndhurst, NJ | Magic Touch Construction of 59 W Front St, NJ | onvia of wa, WA | First Construction of Katy, T | Reliance Home Remodeling of Sadelbrook, NJ | Deltek of Seattle, WA | Billy Contracting & Restoration Inc. of Paterson, NJ | Blackstone 360 LLC of Orange NJ | PMY Construction Corp. of Lyndhurst, NJ

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A Resolution approving a Leave of Absence for an employee is being prepared for your consideration.

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A Resolution authorizing the hiring of Cynthia Gubrail as Keyboarding Clerk I is being prepared for your consideration.

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Finance and Personnel Committee

The budget was discussed and determined to be doing well. The bank balances were discussed. The overtime breakdowns were gone over, and noted that they have increased in line with the recent salary increases.

The interest on the redevelopment account was discussed. It was noted that the rate dropped from 4.4% to 3.25%. It was recommended to conduct a study of excess funds to look for better rates, perhaps suing CDs.

Facilities and Tenant Relations Committee

The Committee discussed bids that were opened. The KITCHEN AND BATHROOM REPLACEMENTS AND PLUMBING IMPROVEMENTS AT EASTSIDE GARDENS was over cost estimates and we are recommending that we reject the bids and re-advertise.

The REPLACEMENT OF BATHTUBS AT CONSTABLE HOOK VILLAGE (12-7) AND KILL VAN KULL GARDENS ANNEX was over cost estimates for the third time so we are recommending rejecting the bids and following regulations that allow for the job to be negotiated. After this report we would like Paul to give a brief overview of that process as we have not had to do it for 30 years.

We reviewed the roof replacement for 30 East 50 St. The low bidder withdrew his bid for calculation errors. We had concerns the bid was too low anyway. The second low bid was within the cost estimate and we are recommending to award that bid.

You have draft copies of the “What makes me Happy” calendars, please give them a look as we would like to get them to the printer by the end of the week. Mike Olesky did a great job organizing what we asked and the kids did an even better job with their artwork.

We also discussed the possibility of recognizing notable past and present tenants and will continue that discussion and bring any finished ideas to the board. We also briefly discussed the possibility of partnering with the Board of Ed to possibly paint an outdoor mural at one of our properties. HUD has changed scoring criteria on properties in relation to such activities so it is worth exploring. Thanks to Commissioner Makowski as we made him an initial point of contact (the director volunteered him).

Respectfully submitted,
John T. Mahon
Executive Director

During the Caucus, an executive session was held.

(7077) 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 contract negotiation, 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, and Makowski.*

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, and Makowski. Commissioner McKennan asked for an excused absence.

John Mahon reads Consent Agenda resolution number 7078 listed below, sponsored by the Chair:

(7078) 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 7078 – 7089 are hereby adopted, effective immediately.

- (7079) **WHEREAS**, the Board of Commissioners held the regular Board meeting on December 10, 2024 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 December 2024 Board of Commissioners regular meeting are approved.
- (7080) **WHEREAS**, the Board of Commissioners held the special Board meeting on January 14, 2025 meeting which was attended remotely via Zoom 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 special meeting are approved.
- (7081) **RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise in the Jersey Journal for the 5 Year Plan and the FY 2025 Annual Plan.
- (7082) **WHEREAS**, by Resolution No. 5154, adopted September 14, 2004, the Housing Authority of the City of Bayonne (the “Authority”) determined to become a member of the New Jersey Public Housing Authority Joint Insurance Fund (the “Fund”), and **WHEREAS**, the Authority is permitted to appoint a Risk Management consultant (the “Consultant”) to assist the Authority in activities related to the Fund, with compensation for the consultant to be paid by the Fund, now therefore be it **RESOLVED**, that **Brown and Brown Metro, Inc.**, doing business as Risk and Insurance Consulting Services, be reappointed as Risk Manager with respect to the Authority’s membership in the Fund, for the year commencing January 1, 2025 and be it further **RESOLVED** that the form of Agreement with the consultant (the “Agreement”), as presented to this meeting of the Board of Commissioners of the Authority and reviewed by them, be approved and executed by the appropriate Officers of the Authority, and be it further **RESOLVED** that, in accordance with the New Jersey Local Public Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of the Consultant to provide the services contemplated in the Agreement, 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 notices.
- (7083) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **APARTMENT TURNOVER HARDWOOD FLOORING REPAIRS AND REFINISHING** the (“Project”) and

WHEREAS, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the “Specifications”) for the Project and indicated that the bids would be received at 11:15 AM on January 14, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Master Build and Design	\$110,500.00
JD Wood Flooring LLC	\$117,000.00
Billy Contracting and Restoration Inc.	\$123,000.00
Maruti Construction LLC	\$236,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by Master Build and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to 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, and

BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Master Build and Design** to perform the Project in the amount of \$ **\$110,500.**

(7084) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **ROOF REPLACEMENT AT PAMRAPO GARDENS ANNEX (12-6A) the (“Project”)** and **WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the “Specifications”) for the Project and indicated that the bids would be received at 11:00 AM on January 14, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Master Build & Design	\$97,420.00
Billy Contracting and Restoration Inc	\$314,000.00
ARCO Construction	<i>Unopened (Late)</i>

WHEREAS the low bid made by Master Build & Design was rescinded due to a calculation error, and

WHEREAS the bid submitted by ARCO Construction was submitted late, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **Billy Contracting and Restoration Inc** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Billy Contracting and Restoration Inc**, 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, and

BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Billy Contracting and Restoration Inc** to perform the Project in the amount of **\$314,000.00.**

(7085) WHEREAS, the Housing Authority of the City of Bayonne advertised bids pursuant to section 4 of P.L.1971, c.198 (C.40A:11-4) for **REPLACEMENT OF BATHTUBS AT CONSTABLE HOOK VILLAGE (12-7) AND KILL VAN KULL GARDENS ANNEX (12-7A)** on three separate occasions;

WHEREAS, the Housing Authority of the City of Bayonne governing body has rejected the bids on three separate occasions because it has determined that they are not reasonable as to price, on the basis of cost estimates prepared for or by the contracting agent prior to the advertising therefor,

WHEREAS, pursuant to NJSA 40A:11-5, a contract may then be negotiated and may be awarded upon adoption of a resolution by a two-thirds affirmative vote of the authorized membership of the governing body authorizing the contract

NOW THEREFORE BE IT RESOLVED, the Housing Authority of the City of Bayonne is hereby authorized to negotiate directly with bidders in conformity with NJSA 40A:11-5 and a contract may be awarded only upon approval by two-thirds affirmative vote of the Bayonne Housing Authority board of commissioners.

(7086) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **KITCHEN AND BATH REPLACEMENTS AND PLUMBING UPGRADES AT EASTSIDE GARDENS (12-6B) the (“Project”) and**

WHEREAS, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the “Specifications”) for the Project and indicated that the bids would be received at 11:15 AM on January 9, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
PMY Construction	\$3,910,999.00
Magic Touch Construction	\$4,430,000.00

WHEREAS, all submitted bids are over the cost estimate,

NOW THEREFORE BE IT RESOLVED that the bids for the above mentioned job are hereby rejected and,

BE IT FURTHER RESOLVED that any necessary adjustments be made to the plans and specifications and they be re-advertised.

(7087) WHEREAS, the Housing Authority of the City of Bayonne has received a request from Caroline Walsh (Keyboarding Clerk I) for a Leave of Absence due to illness in accordance with the Authority’s Family Medical Leave Act Policy and applicable N.J. & Federal Law, now therefore be it

RESOLVED, that Caroline Walsh be granted a Leave of Absence in accordance with applicable State and Federal laws and regulations.

(7088) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Keyboarding Clerk I 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.

(7089) 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, staff, or public? Okay. And this once again, this is sponsored by the chair. Hearing none, all in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

Mr. Chairman, I turn the meeting over to you for your attention.

Chair Lombardo:

I had like to read for the record the following, the Public Housing Authority Directors Association recently announced that their nominations and elections committee meant to designate the slate for the new leadership, beginning at the annual conference in May. John Mahon, Executive Director of the Bayonne Housing Authority has been voted by the committee as designee for the position of President of the Public Housing Authority Directors Association. This position is voted upon by the executive board in the spring. John, on behalf of the board, congratulations. We know you'll do a great job.

Executive Director, John Mahon:

Thank you. Appreciate your support.

Chair Lombardo:

Any comments from the public?

Executive Director, John Mahon:

Okay, do we have a motion to adjourn?

Motion made by Commissioner Makowski and seconded by Commissioner Nesheiwat.

Executive Director, John Mahon:

Okay, all in favor?

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

OPPOSED:
ABSTAIN:

MOTION CARRIED.

Executive Director, John Mahon:

Thank you very much. We will see you on the 11th of February.

The meeting was then adjourned at 5:35 PM.