

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, October 8, 2024 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, October 8, 2024 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 September 17, 2024.

\* \* \* \* \*

A Bid for Purchasing of Washing Machines and Dryers. Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
CSC ServiceWorks	\$90,992.00

A resolution awarding a contract to CSC ServiceWorks is being prepared for your consideration.

\* \* \* \* \*

A Bid for Purchasing of Fire Alarm Upgrade Materials. Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
Alarmax Distributors	\$121,554.00
Wesco, Inc.	\$139,486.11
Advantage Security	\$147,179.30
Approved Fire Protection Co	\$170,058.91

A resolution awarding a contract to Alarmax Distributors is being prepared for your consideration.

\* \* \* \* \*

**Finance and Personnel Committee**

The committee reviewed the materials presented. The budget to actuals, interest and rates, and overtime were reported on and discussed. Overtime in August was higher than average due to 3 pay periods. The bank balance report was also discussed as well as the potential that HUD may try to recapture interest earned on federal funds.

The salary increases were also discussed. The Wage Study was also discussed, John had an initial call and the contract is being worked on to be executed. The Committee also requested a worksheet detailing employee salary calculations after increases. The law on contributions to medical insurance was also discussed as a way to get more money to employees.

### **Facilities and Tenant Relations Committee**

A long held state law that had not been enforced requires certain constant monitoring of certain types of boilers. In an attempt to satisfy the requirements of the law, we procured a monitoring service that provides services for the intent of the law. The fee is \$7,000 for a start-up and \$1,700/month for all boilers. This satisfies the intent of the law and provides an extra layer of safety. If the state does conduct an inspection, it may require additional personnel be hired, but the Executive Director recommends this as the most prudent way to move forward at the present time. Following proper procurement during ordinary business, this served as an advisory item.

Bids were opened for 8 washers and 8 dryers for a cost of \$90,992. The bid was in line with estimates and the bidder is a vendor we have used and are satisfied with. BHA laundry facilities charge less than private laundry facilities.

Bids were opened for fire alarm and panel upgrades. The lowest responsible bid came in at \$121,554.00 which was under the cost estimate staff developed.

There have been some issues with the municipal garbage collection. Staff has met with the city and the committee will report back with further updates on discussions.

An award of merit from national NAHRO was won for the musical program at Back Bay Gardens. Plans are being made to highlight this award, one of only 60 awarded in the country, during their Halloween party. We are keeping it a secret until the presentation so we can surprise the originators of the program.

Preliminary discussions were held about the possibility of placing signage at the properties not only for identification but for community building. As options are explored the committee will report back.

Respectfully submitted,  
John T. Mahon  
Executive Director

### **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 McKennan.*

*John Mahon reads Consent Agenda resolution number 7049 listed below, sponsored by the Chair*

**(7049) 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 7049 - 7053 are hereby adopted, effective immediately.

**(7050) WHEREAS**, the Board of Commissioners held the regular Board meeting on September 17, 2024 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 September 2024 Board of Commissioners regular meeting are approved.

**(7051) WHEREAS**, the Housing Authority of the City of Bayonne (the "Authority") publicly advertised an Invitation for Bids (the "Invitation") in THE JERSEY JOURNAL for **PURCHASING OF WASHING MACHINES AND DRYERS** the ("Bid") and  
**WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire specifications (the "Specifications") for the Bid and indicated that the bids would be received at 11:15 AM on October 2, 2024 whereupon the bids were opened at the Authority's office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
CSC ServiceWorks	\$90,992.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **CSC ServiceWorks** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced Bid to **CSC ServiceWorks**, 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 **CSC ServiceWorks** to purchase the above referenced vehicles for the amount of **\$90,992.00**.

**(7052) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **PURCHASING OF FIRE ALARM UPGRADE MATERIALS** the (“**Bid**”) and **WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire specifications (the “Specifications”) for the Bid and indicated that the bids would be received at 11:15 AM on October 2, 2024 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
Alarmax Distributors	\$121,554.00
Wesco, Inc.	\$139,486.11
Advantage Security	\$147,179.30
Approved Fire Protection Co	\$170,058.91

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **Alarmax Distributors** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced Bid to **Alarmax Distributors**, 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 **Alarmax Distributors** to purchase the above referenced vehicles for the amount of **\$121,554.00**.

**(7053) 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:**

Do I hear a motion to move?

*Motion by Commissioner Nesheiwat and seconded by Vice Chair Pyke*

**Executive Director John Mahon:**

All in favor?

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

Mr. Chairman, we're done with the regular order of business and I turn the meeting over to you.

**Chair Lombardo:**

Does anyone have anything to say? I think we had a great caucus, we have a lot of exciting things happening, as we know. The buildings look great. What else can I say, you guys are doing a great job. Please share that information with everyone. Let's go Mets. And with that-

**Executive Director John Mahon:**

Motion to adjourn?

*Motion by Commissioner McKennan and seconded by Vice Chair Pyke*

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

We're done.

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