

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, March 12, 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, March 12, 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 January 23, 2024.

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A Resolution authorizing the renewal/extension of Mite Busters LLC of Union City, NJ contract for Pest Control Services for one year is being prepared for your consideration.

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A Resolution authorizing the renewal/extension of Mite Busters LLC of Union City, NJ contract for Exceptional Services for Bed Bug Elimination for one year is being prepared for your consideration.

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A Resolution authorizing the hiring of Philip Constantino as Building Maintenance Worker is being prepared for your consideration.

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A Bid for Two (2) New GMC Savana 2500 Cargo Van RWD (Or Equivalent). Links to the submitted bids are below.

BIDDER	BID AMOUNT
Pellegrino	\$80,290.00
United Ford	\$97,772.00

Pellegrino informed us that the equivalent van is no longer available as we specified out in the Chevy version. United Ford confirmed they can provide the equivalent Ford van. Staff researched prices on the Ford equivalent and while more expensive than the Chevy, it is comparable to advertised prices for the vehicles. A resolution reawarding a contract to United Ford is being prepared for your consideration.

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A Bid for Two (2) New Ford Escape (Or Equivalent). Links to the submitted bids are below.

BIDDER

BID AMOUNT

[Pellegrino](#)

\$60,000.00

[United Ford](#)

\$61,952.00

[Nielsen Ford](#)

\$62,940.00

Pellegrino informed us that they are unable to get the Chevy version or equal. United Ford can get the or equal and at a price close to the former low bidder. A resolution reawarding a contract to United Ford is being prepared for your consideration.

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A Bid for Apartment Turnover Painting and Plastering. Links to the submitted bids are below.

BIDDER

BID AMOUNT

[Billy's Contracting and Restoration](#)

\$534,800.00

[Blackstone Group LLC](#)

\$1,332,000.00

[Aresh Construction Corporation](#)

\$555,600.00

[Hear Construction Inc](#)

\$1,220,000.00

[A&A Painting and Contracting](#)

\$397,000.00

A resolution awarding a contract to A&A Painting and Contracting is being prepared for your consideration.

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A Resolution introducing an amended draft of the HCV Administrative Plan for HOTMA compliance and scheduling of a public hearing prior to its adoption is being prepared for your consideration.

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Finance and Personnel Committee

Reviewed the monthly finance statements. Our revenues are in excess of our budget, about \$650,000. Our expenditures below our budget by \$400,000.

The bank balances and the interest were reviewed. The interest is doing well and the bank balances dropped for the month. There was a large payment for pensions.

For the month of February, the payroll is pretty consistent. It's actually a little on the lower side, but it's only 29 days.

The payroll was discussed and it will be requested that in the future, overtime is reported in hours per employee.

Finally, the bill list was reviewed.

Facilities and Tenant Relations Committee

The Building and Grounds and Tenant Services Committee met and discussed the following highlighted by required changes to the HCV Administrative Plan as a result of HOTMA.

The regular extermination and bed bug extermination contracts are expiring with an option for a one year renewal. Due to the consistent and good service provided by the current contractors we are recommending extending the services for the additional year.

Bids were opened for Apartment Turnover Painting and Plastering were opened and pending legal review, we are recommending an award to A&A Painting and Contracting. Should there be a problem with the low bid it is recommended that the project be re-bid as there is a significant difference in cost with the 2nd low bid.

We are recommending rescinding the two contracts to Pelligrino for 4 vehicles. Pelligrino has informed us that they are unable to obtain the vehicles they bid for. United Ford has confirmed they would be able to honor their bids. Due diligence research by BHA maintenance staff indicated that the prices for the vehicles bid by United Ford are within cost estimates on the vehicles. We are further recommending that United Ford then be awarded the contract for the vehicles.

There are significant changes to both the HCV and Public Housing programs as a result of HOTMA (Housing Opportunity Through Modernization Act).

While the Act was passed in 2016, the regulations have been being drafted since then. The changes are due to go into effect in January 2025, contingent upon the HUD computer systems being ready and working, but the changes to policies and plans needs to be worked on now as per HUD.

Hernan went over the changes to the Administrative Plan for the HCV program and we will be going over the Public Housing Program next month.

The highlights of the changes are as follows:

- The definition of income and associated exclusions including student financial assistance
- Calculating income from assets
- The information needed for the calculation of income including self-certifications
- Procedures for the documenting excluded income
- Interim income reexaminations
- Income determination from other programs
- Elimination of the Earned Income Disregard
- Mandatory deductions
- Changes to health and medical expense deduction
- Hardship extensions
- Child care deductions
- Limitation on Assets
- Exclusion from Assets

Staff has taken some initial training on certain provisions but needs additional training now that the final regulations are being released. The new training not only includes case workers, but support and supervisory staff. It is recommended that the budget for training be increased in the upcoming budget proposal

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 and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. Also in consideration of executive order no. 103, issued by Governor Murphy on March 9, 2020, declaring a state of emergency and a public health emergency in the state of New Jersey, 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, Commissioners Doria, Nesheiwat, McKennan, and Makowski.

Vice Chair Pyke has an excused absence.

John Mahon reads Consent Agenda resolution number 6978 listed below

(6978) 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 6978 - 6987 are hereby adopted, effective immediately.

(6979) WHEREAS, the Board of Commissioners held the regular Board meeting on January 23, 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 January 2024 Board of Commissioners regular meeting are approved.

(6980) WHEREAS, by Resolution No. 6893, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on March 14, 2023, a contract was awarded to Mitebuster, LLC of Union City, N.J. for Pest Control Services in the amount of \$64,740.00, and

WHEREAS, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s sole option, for up to an additional two years 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 April 1, 2024 and terminating on March 31, 2025 be

awarded to Mitebuster, LLC of Union City N. J. for Pest Control Services in the amount of \$64,740.00.

(6981) WHEREAS, by Resolution No. 6894, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on March 14, 2023, a contract was awarded to Mitebuster, LLC of Union City, N. J. for Exceptional Services for Bed Bug Elimination Services in the amount of \$1,750.00 per instance, and **WHEREAS**, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s sole option, for up to an additional two years 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 April 1, 2024 and terminating on March 31, 2025 be awarded to Mitebuster, LLC of Union City, N. J. for Exceptional Services for Bed Bug Elimination Services in the amount of \$1,750.00 per instance.

(6982) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Building Maintenance Worker 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.

Philip Constantino
\$41,420

(6983) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **TWO (2) NEW GMC SAVANA 2500 CARGO VAN RWD (OR EQUIVALENT)** 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 11:00 AM on December 20, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Pellegrino	\$80,290.00
United Ford	\$97,772.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Pellegrino** and determined that bidder was a responsible bidder and awarded a contract for the referenced Bid to **Pellegrino**, and

WHEREAS, Pellegrino informed the Authority that Chevrolet no longer manufactures said vehicles according to BHA specifications (going from 6 to 8 cylinders) which would not only fail to comply with the specifications, but would increase the cost, and

WHEREAS, United Ford can provide an or equal of the specifications, and

WHEREAS, BHA staff has done a cost analysis of the Ford model and found the price to be comparable to advertised retail prices for the Ford product, 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 rescind the resolution awarding the contract to Pellegrino and to enter into a contract with United Ford to purchase the above referenced vehicles for the amount of **\$97,772.00**.

(6984) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **TWO (2) NEW FORD ESCAPE (OR EQUIVALENT) 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 December 20, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Pellegrino	\$60,000.00
United Ford	\$61,952.00
Nielsen Ford	\$62,940.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Pellegrino** and determined that bidder was a responsible bidder and awarded a contract for the referenced Bid to **Pellegrino**, and

WHEREAS, Pellegrino informed the Authority that they can no longer provide the specified vehicle, and

WHEREAS, United Ford can provide an or equal of the specifications, and

WHEREAS, BHA staff has done a cost analysis of the Ford model and found the price to have a marginal increase over the Pellegrino bid, 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 rescind the resolution awarding the contract to Pellegrino and to enter into a contract with United Ford to purchase the above referenced vehicles for the amount of **\$61,952.00**

(6985) 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 PAINTING AND PLASTERING 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 11:30 AM on March 5, 2024 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
<u>Billy's Contracting and Restoration</u>	\$534,800.00
<u>Blackstone Group LLC</u>	\$1,332,000.00
<u>Aresh Construction Corporation</u>	\$555,600.00
<u>Hear Construction Inc</u>	\$1,220,000.00
<u>A&A Painting and Contracting</u>	\$397,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **A&A Painting and Contracting** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **A&A Painting and Contracting**, 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 **A&A Painting and Contracting** to perform the Project in the amount of **\$397,000.00**.

(6986) WHEREAS, HOTMA (Housing Opportunities Through Modernization Act) was passed into law in 2016 and requires changing policies and procedures in the HCV and Public Housing Program, and

WHEREAS, the Housing Authority of the City of Bayonne needs to be in compliance with HOTMA for January of 2025 and policies, plans and procedures need to be amended prior to the effective date.

NOW THEREFORE BE IT RESOLVED, that an amended draft of the HCV Administrative Plan be introduced, and

BE IT FURTHER RESOLVED, at a date of April 16 at 5:30 PM be set as a date for a public hearing prior to the formal adoption of the amended HCV Administrative Plan.

(6987) 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 members on the resolutions? Any questions from the public or staff on the resolutions? Hearing none, do I hear a motion to move the Consent Agenda?

Motion by Commissioner Makowski and seconded by Commissioner McKennan

Executive Director John Mahon:

On the Consent Agenda format resolution, all in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

Motion passes. Commissioner Makowski, would you sign this since you made the motion. Mr. Chairman, I turn the meeting over to you at this point.

Chair Lombardo:

Well, I want to welcome our guest tonight. She just informed us she's a Rutgers graduate student who, as part of her course requirement, is to come and sit in on a public meeting. Would you like to introduce yourself? Maybe if you have any questions for us?

Christine Habib:

My name is Christine Habib. I work at Careforth New Jersey and I work at Rutgers as a Research Assistant and I'm a graduate student.

Multiple Speakers:

Welcome.

Chair Lombardo:

Welcome and we wish you the best of luck in your academics.

Christine Habib:

Thank you.

Chair Lombardo:

As you can see, in about ten seconds our meeting's is going to be adjourned. We do most of our business during the Caucus, so if you'd like to come back, you have an open invitation to come at any time. Evan will post the minutes of the meeting on our website. And anything we can help you move your career along, please feel free.

Christine Habib:

Thank you so much. I appreciate it.

Chair Lombardo:

Having said that, do we have a motion to adjourn?

Executive Director John Mahon:

Nobody has any-

Chair Lombardo:

I'm sorry. Would anybody else like to- Oh, excuse me, did you go to Bayonne High School?

Christine Habib:

No.

Chair Lombardo:

Okay, because we got the Principal of the Bayonne high School. And we have another Principal here. And we have the old timers. And the young people.

Commissioner McKennan:

I'll be that.

Chair Lombardo:

So, any questions for any of us, please feel free.

Christine Habib:

Thank you so much. I appreciate it.

Chair Lombardo:

Now can we have a motion to adjourn?

Executive Director John Mahon:

Motion to adjourn?

Motion by Commissioner Makowski and seconded by Commissioner McKennan

Executive Director John Mahon:

They're in the mood to leave. Must be the extra sunlight. All in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

Thank you very much. Everything's appreciated for what you did tonight.

The meeting was then adjourned at 5:35 PM.