

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, September 22, 2026 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

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, September 22, 2026 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

Members of the Board:

A Resolution authorizing the Re-organization of the Housing Authority of the City of Bayonne for the year 2026/2027 is being prepared for your consideration. Template attached.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on July 14, 2026.

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A Resolution authorizing the Executive Director to enter into an interlocal agreement with the City of Bayonne for the sale of one obsolete vehicle. Historically, in the spirit of cooperation and collaboration BHA has with the City, when the BHA determines that vehicles are obsolete for our purposes, we have contacted the City to establish if they have a need for such vehicles. The Director of Public works has indicated that the City would be interested in this vehicle as their fleet is substantially larger than BHA's.

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A resolution approving the submission of the SEMAP section 8 indicators to be ratified.

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A Request For Proposals for A/E Services for **General Legal Counsel Services**.

PROPOSER

Scarinci Hollenbeck Attorneys At Law

The Finance Committee will report its' recommendations for the General Legal Counsel RFP. Action may be taken on this matter.

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A Request For Proposals for A/E Services for **Tenancy Legal Counsel Services**.

PROPOSER

Scarinci Hollenbeck Attorneys At Law
Law Offices of Stephen J. Natoli
Decotis, Fitzpatrick & Cole, LLP

The Finance Committee will report its' recommendations for the Tenancy Legal Counsel RFP. Action may be taken on this matter.

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A Request For Proposals for A/E Services for **Redevelopment Legal Counsel Services**.

PROPOSER

Scarinci Hollenbeck Attorneys At Law

The Finance Committee will report its' recommendations for the Redevelopment Legal Counsel RFP. Action may be taken on this matter.

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An RFP for Auditing Services. Links to the submitted proposals are below.

PROPOSER

Polcari & Co.

PROPOSAL AMOUNT

\$20,500.00

A resolution awarding a contract to Polcari & Co. is being prepared for your consideration.

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The contractor for the Kitchen and Bath Replacements and Plumbing Upgrades at 45 East 18th Street project, William J. Guarini Inc, has prepared a change order to provide additional work beyond the original contract scope of work. A Resolution approving this change order #1 is being prepared for your consideration.

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The contractor for the Exterior Light Upgrades at All Public Housing Sites project, TSUJ, has prepared a change order to provide additional work beyond the original contract scope of work. A Resolution approving this change order #1 is being prepared for your consideration.

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The contractor for the Replacement of Peaked Roofs at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville gardens (12-3), and La Tourette Gardens (12-4) project, High Caliber Renovations, has prepared a change order to provide additional work beyond the original contract scope of work. A Resolution approving this change order #1 is being prepared for your consideration.

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A Bid for **Replacement of Flat Roofs at Kill Van Kull Gardens**. Links to the submitted bids are below.

BIDDER

[White Rock Corp](#)

[BD Team Group Inc](#)

[CMM Roofing](#)

[Blackstone Group LLC](#)

[In-Line Architectural](#)

[P. Cipollini Inc](#)

[VMG Group](#)

[Mak Group LLC](#)

[Northeast Maintenance Inc](#)

[Marshall LLC](#)

[USA General Contractors Corp](#)

BID AMOUNT

\$494,000.00

\$583,200.00

\$588,422.00

\$870,000.00

\$888,000.00

\$900,000.00

\$936,000.00

\$987,758.00

\$1,046,000.00

\$1,237,400.00

\$1,422,000.00

A Resolution awarding a contract to White Rock Corp is being prepared for your consideration.

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A Bid for **Replacement of Hot Water Heaters and Storage Tanks at Various Sites**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
William J Guarini Inc.	\$1,882,000.00
Grove Contracting	\$2,350,000.00
Excelsior Plumbing Inc	\$2,694,000.00
Silvo's Mechanical Services	\$3,936,532.00
K&D Contractors LLC	\$5,544,000.00

A Resolution awarding a contract to William J. Guarini Inc. is being prepared for your consideration.

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A Bid for **Replacement of Apartment Doors at Kill Van Kull Gardens and East Side Gardens**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Glasscare Inc	\$202,500.00
Daskon Group	\$907,777.00
Masterbuild	\$1,172,000.00

A resolution rejecting the submitted bid and going out for re-bid is being prepared for your consideration.

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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 award of a professional services contract for As-Needed Legal Services is being prepared for your consideration.

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Finance and Personnel Committee

The committee discussed the following topics:

- A \$2.5 million reduction in reserve funds, considering potential HUD penalties or offset policies regarding the reserve levels.
- A drop in the redevelopment account balance due to planned investments, including around \$1.575 million allocated to senior supportive housing projects and anticipating lower interest earnings moving forward as total account balances decrease.
- A temporary increase in overtime costs related to an in-house project replacing light fixtures in common areas.
- An upcoming 17% increase in benefit costs scheduled for January 1st, estimated at approximately \$60,000.

Facilities and Tenant Relations Committee

The committee discussed the following topics:

- The committee discussed hiring a third party to inspect window installations at Back Bay Gardens.

- Approving a \$35,936 change order with TSUJ to add 70 lights in dark areas citywide, raising the total contract to \$220,706 within allowable thresholds.
- Approving a \$186,557 change order to the roof replacement project based on the architect-engineer's recommendation to add panel bends for mechanical fastening, aiming to prevent long-term maintenance issues.
- Awarding a contract to White Rock as the lowest bidder at \$494,000 despite a much higher initial estimate, noting supply chain and tariff unpredictability.
- Recommending a contract award to Guarini Plumbing for \$1.882 million for hot water heater and storage tank replacements.
- Rejecting all bids for door replacements at Eastside Gardens and Kill Van Kull Gardens, excluding an abnormally low bid that wouldn't cover materials and finding the next lowest bid too far over estimate, and recommended re-bidding the project.

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

Pledge of Allegiance

*Executive Director John Mahon then called the roll and the following were present:
Chair Lombardo, Vice Chair Pyke, Commissioners Doria and McKennan.*

Commissioner Nesheiwat has an excused absence.

Executive Director John Mahon:

Do I hear a motion to suspend the regular order of business for the purpose of reorganization?

Motion by Commissioner McKennan and Second by Vice Chair Pyke

Executive Director John Mahon:

All in favor?

(7292) *Reorganization resolution, see indented transcript below.*

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you.

REORGANIZATION

Commissioner McKennan:

I move that Vincent Lombardo serve as Temporary Chair to conduct the election of officers for the year beginning September 22, 2026.

Seconded by Commissioner Doria

Executive Director John Mahon:

All in favor?

AYES: *Commissioners Lombardo, Pyke, Doria, and McKennan.*

OPPOSED:

ABSTAIN:

Temporary Chair Lombardo:

Okay, and thank you. The Chair will now receive nominations for the office of chair of the Bayonne Housing Authority for the year of beginning September 22, 2026.

Commissioner Doria:

I would like to nominate Irene Pyke for the office of Chair of the Housing Authority of the City of Bayonne.

Seconded by Commissioner McKennan

Temporary Chair Lombardo:

I move that the nominations be closed for the office of Chair of the Housing Authority of the City of Bayonne.

Seconded by Commissioner McKennan

AYES: *Commissioners Lombardo, Pyke, Doria, and McKennan.*

OPPOSED:

ABSTAIN:

Temporary Chair Lombardo:

The Chair will now receive nominations for the office of Vice Chair of the Housing Authority of the City of Bayonne for the year beginning September the 22, 2026.

Commissioner Pyke:

I would like to nominate Bob Doria for the Office of Vice Chair of the Housing Authority of the City of Bayonne for the year beginning September 22, 2026.

Seconded by Commissioner McKennan

Temporary Chair Lombardo:

I move that the nominations be closed for the office of Vice Chair of the Housing Authority of the City of Bayonne.

Seconded by Commissioner McKennan

Temporary Chair Lombardo:

All in favor?

AYES: *Commissioners Lombardo, Pyke, Doria, and McKennan.*

OPPOSED:

ABSTAIN:

Temporary Chair Lombardo:

Motion carried. We have nominated for the year beginning September 22, 2026, Irene Pyke for Chair and Robert Doria for Vice Chair. On the election of these commissioners to the offices for which they were nominated, all in favor?

AYES: *Commissioners Lombardo, Pyke, Doria, and McKennan.*

OPPOSED:

ABSTAIN:

Temporary Chair Lombardo:

Moved. Congratulations. I make a motion to return to the regular meeting.

Seconded by Chair Pyke

Temporary Chair Lombardo:

All in favor?

AYES: *Commissioners Lombardo, Pyke, Doria, and McKennan.*

OPPOSED:

ABSTAIN:

Commissioner Lombardo:

Thank you. Madame Chair?

Chair Pyke:

At this time, I see that we have some visitors.

Executive Director John Mahon:

We still have to do the agenda, if you want to say some words about the election.

Chair Pyke:

First, I'd like to thank everyone for nominating me as the Chair for the upcoming year of 2026-2027. I look forward to working with Mr. Doria as we move further. Vinnie, again, thank you so much for all of your endeavors in bringing us to this point. We truly appreciate your hard work and your diligence.

Commissioner Lombardo:

Thank you.

Executive Director John Mahon:

On behalf of the staff, we'd like to congratulate the leadership, past and present, and continue the pledge to work with you. Thank you for all your concern for the residents, number one, and then the staff also.

Chair Pyke:

Thank you. So now I just go over-

Executive Director John Mahon:

I would do the- We have the consent agenda. So it would be...

John Mahon reads Consent Agenda resolution number 7291 listed below

(7291) 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 7291 - 7308 are hereby adopted, effective immediately.

(7292) *(See Reorganization resolution above)*

(7293) WHEREAS, the Board of Commissioners held the regular Board meeting on July 14, 2026 which was attended 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 July 2026 Board of Commissioners regular meeting are approved.

(7294) WHEREAS, the Bayonne Housing Authority may periodically review its automotive fleet to determine the viability of vehicles, and

WHEREAS, after a review, it has been determined that one (1) vehicle (listed below) should be declared obsolete, and

WHEREAS, the Bayonne Housing Authority will seek to dispose of this vehicle, and

WHEREAS, the Bayonne Housing Authority cooperates with the City of Bayonne on numerous matters and the City has expressed interest in acquiring the obsolete vehicle for their purposes.

NOW THEREFORE BE IT RESOLVED that the Executive Director is authorized and directed to execute an interlocal agreement with the City of Bayonne for the sale of one (1) obsolete vehicle to the City of Bayonne, for \$1.

2003 GMC TRUCK J8DC4B14137003174

(7295) **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 29, 2026, 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.

(7296) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) published a notice to their official website requesting attorneys and law firms to submit proposals for General Legal Counsel Services to the Authority (“RFP”); and **WHEREAS**, as of the **11:30 AM on September 22, 2026** deadline for receipt of proposals in response to the RFP, the following attorneys and law firms submitted proposals as follows:

PROPOSERS

Scarinci Hollenbeck Attorneys At Law

WHEREAS, the Board of Commissioners have reviewed the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of *Scarinci Hollenbeck Attorneys At Law* to perform the Services, and

WHEREAS, it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by *Scarinci Hollenbeck Attorneys At Law* to provide the Authority’s General Legal Counsel Services, the selection of *Scarinci Hollenbeck Attorneys At Law* is in the best interest of the Authority; 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

WHEREAS, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of a contract for “Professional Services” without competitive bids and the contract itself must be available for public inspections;

NOW THEREFORE BE IT RESOLVED, that the appropriate officers of the Authority are authorized and directed to execute the form of contract providing for a 1 year contract for General Legal Counsel Services with *Scarinci Hollenbeck Attorneys At Law* as Counsel for the Authority for the period from October 1, 2026 to September 30, 2027, at the following rate:

- \$175.00/hour for all Counsel/Partners and Associates, and \$100.00 for work performed by paralegals and law clerks.

BE IT FURTHER RESOLVED, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 83.36 and PIH Notice 2003-24, and as a “Professional Services” was not required to be bid under New Jersey Local Public Contract Law” and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

(7297) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) published a notice to their official website requesting attorneys and law firms to submit proposals for Tenancy Legal Counsel Services to the Authority (“RFP”); and
WHEREAS, as of the **11:30 AM on September 22, 2026** deadline for receipt of proposals in response to the RFP, the following attorneys and law firms submitted proposals as follows:

PROPOSERS

Scarinci Hollenbeck Attorneys At Law
Law Offices of Stephen J. Natoli
Decotis, Fitzpatrick & Cole, LLP

WHEREAS, the Board of Commissioners have reviewed the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of *Scarinci Hollenbeck Attorneys At Law* to perform the Services, and

WHEREAS, it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by *Scarinci Hollenbeck Attorneys At Law* to provide the Authority’s Tenancy Legal Counsel Services, the selection of *Scarinci Hollenbeck Attorneys At Law* is in the best interest of the Authority; 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

WHEREAS, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of a contract for “Professional Services” without competitive bids and the contract itself must be available for public inspections;

NOW THEREFORE BE IT RESOLVED, that the appropriate officers of the Authority are authorized and directed to execute the form of contract providing for a 1 year contract for Tenancy Legal Counsel Services with *Scarinci Hollenbeck Attorneys At Law* as Counsel for the Authority for the period from October 1, 2026 to September 30, 2027, at the following rate:

- \$175.00/hour for all Counsel/Partners and Associates, and \$100.00 for work performed by paralegals and law clerks

BE IT FURTHER RESOLVED, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 83.36 and PIH Notice 2003-24, and as a “Professional Services” was not required to be bid under New Jersey Local Public Contract Law” and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

(7298) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) published a notice to their official website requesting attorneys and law firms to submit proposals for Redevelopment Legal Counsel Services to the Authority (“RFP”); and

WHEREAS, as of the **11:30 AM on September 22, 2026** deadline for receipt of proposals in response to the RFP, the following attorneys and law firms submitted proposals as follows:

PROPOSERS

Scarinci Hollenbeck Attorneys At Law

WHEREAS, the Board of Commissioners have reviewed the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of *Scarinci Hollenbeck Attorneys At Law* to perform the Services, and

WHEREAS, it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by *Scarinci Hollenbeck Attorneys At Law* to provide the Authority's Redevelopment Legal Counsel Services, the selection of *Scarinci Hollenbeck Attorneys At Law* is in the best interest of the Authority; 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

WHEREAS, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of a contract for "Professional Services" without competitive bids and the contract itself must be available for public inspections;

NOW THEREFORE BE IT RESOLVED, that the appropriate officers of the Authority are authorized and directed to execute the form of contract providing for a 1 year contract for Redevelopment Legal Counsel Services with *Scarinci Hollenbeck Attorneys At Law* as Counsel for the Authority for the period from October 1, 2026 to September 30, 2027, at the following rate:

- For general matters \$250/hour for all Counsel/Partners and Associates, and \$175/hour for work performed by paralegals and law clerks.
- For Projects with Developer escrows \$395/hour for all Counsel/Partners and Associates, and \$175/hour for work performed by paralegals and law clerks.

BE IT FURTHER RESOLVED, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 83.36 and PIH Notice 2003-24, and as a "Professional Services" was not required to be bid under New Jersey Local Public Contract Law" and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

(7299) **WHEREAS**, proposals for Fiscal Auditing Services by Independent Public accountants to be rendered to the Housing Authority of the City of Bayonne (the "Authority") were received on July 7, 2026 at 11:00 AM from the following:

PROPOSERS

Polcari & Co.

WHEREAS, in order to comply with the professional procurement requirements of 24 CFR and HUD's PIH Notice 90-47, the Authority published a notice on the BHA's official website requesting auditors to submit proposals to provide auditing services to the Authority ("RFP"); 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

WHEREAS, Polcari & Co., based on the evaluation criteria, as prepared by the Executive Director and on file at the Authority, has submitted the only proposal and,

WHEREAS, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11 et seq., requires that the resolution authorizing the award of a contract for "Professional Services" without competitive bids and the contract itself must be available for public inspections;

NOW THEREFORE BE IT RESOLVED that the proposal submitted by Polcari & Co. be accepted to conduct the fiscal Audit of the Housing Authority for twelve (12) month period ending June 30, 2026 and be it further

RESOLVED that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 2003-24, and as a “Professional Service” was not required to be bid under New Jersey Local Public Contract Law, and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

(7300) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) on October 21, 2025 adopted Resolution No. 7181 authorizing a contract with William J Guarini Inc. for Kitchen and Bath Replacements and Plumbing Upgrades at 45 East 18th Street in the amount of \$945,000.00, and

WHEREAS, during the prosecution of the work, the Authority determined that additional upgrades beyond the original scope of work is needed, and

WHEREAS, in order to make the required additional work and revision, Change Order No. 1 to the Project at a total additional cost to the Authority of \$4,200.00 is requested by the Authority with respect to the original contract for Kitchen and Bath Replacements and Plumbing Upgrades at 45 East 18th Street,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of **\$4,200.00** to William J Guarini Inc. for these services.

(7301) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) on November 11, 2025 adopted Resolution No. 7194 authorizing a contract with TSUJ for Exterior Light Upgrades at All Public Housing Sites in the amount of \$184,770.00, and

WHEREAS, during the prosecution of the work, the Authority determined that additional upgrades beyond the original scope of work is needed, and

WHEREAS, in order to make the required additional work and revision, Change Order No. 1 to the Project at a total additional cost to the Authority of \$35,936.00 is requested by the Authority with respect to the original contract for Exterior Light Upgrades at All Public Housing Sites,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of **\$35,936.00** to TSUJ for these services.

(7302) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) on November 11, 2025 adopted Resolution No. 7197 authorizing a contract with High Caliber Renovations for Replacement of Peaked Roofs at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville gardens (12-3), and La Tourette Gardens (12-4) in the amount of \$1,350,000.00, and

WHEREAS, during the prosecution of the work, the Authority determined that additional upgrades beyond the original scope of work is needed, and

WHEREAS, in order to make the required additional work and revision, Change Order No. 1 to the Project at a total additional cost to the Authority of \$186,557.04 is requested by the Authority with respect to the original contract for Replacement of Peaked Roofs at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville gardens (12-3), and La Tourette Gardens (12-4),

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of **\$186,557.04** to High Caliber Renovations for these services.

- (7303) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) on the Authority’s official website for **Replacement of Flat Roofs at Kill Van Kull Gardens, the (“Project”)** and **WHEREAS**, the Invitation 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 September 1, 2026 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
White Rock Corp	\$494,000.00
BD Team Group Inc	\$583,200.00
CMM Roofing	\$588,422.00
Blackstone Group LLC	\$870,000.00
In-Line Architectural	\$888,000.00
P. Cipollini Inc	\$900,000.00
VMG Group	\$936,000.00
Mak Group LLC	\$987,758.00
Northeast Maintenance Inc	\$1,046,000.00
Marshall LLC	\$1,237,400.00
USA General Contractors Corp	\$1,422,000.00

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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **White Rock Corp** to perform the Project in the amount of **\$494,000.00**.

- (7304) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) on the Authority’s official website for **Replacement of Hot Water Heaters and Storage Tanks at Various Sites, the (“Project”)** and

WHEREAS, the Invitation 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 11:45 AM on September 1, 2026 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
William J Guarini Inc.	\$1,882,000.00
Grove Contracting	\$2,350,000.00
Excelsior Plumbing Inc	\$2,694,000.00
Silvo's Mechanical Services	\$3,936,532.00
K&D Contractors LLC	\$5,544,000.00

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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **William J. Guarini, Inc.** to perform the Project in the amount of **\$1,882,000.00**.

(7305) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) is responsible for maintaining safe and adequate housing for its residents, including the maintenance and replacement of essential fixtures such as bathtubs; and

WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) solicited public bids for the replacement of apartment doors at Kill Van Kull Gardens, pursuant to plans and specifications prepared for the Authority by its architect; and

WHEREAS, three (3) bids were received and publicly opened on September 1, 2026, for the above-referenced project; and

WHEREAS, the Authority’s architect prepared a cost estimate for the work prior to the receipt of bids; and

WHEREAS, upon review of the bids received, the Authority determined that there was a substantial disparity between the bids and the architect’s cost estimate, with one (1) of the three (3) bids being significantly below the architect’s estimated project cost and two (2) bids being significantly in excess of the architect’s estimated project cost; and

WHEREAS, the substantial disparity among the bids, together with the significant deviations of the bids from the architect’s cost estimate, has caused the Authority to determine that the existing project specifications, scope of work, and/or cost assumptions should be reviewed by the Authority and its architect before the project is rebid; and

WHEREAS, N.J.S.A. 40A:11-13.2 provides that a contracting unit may reject all bids for certain publicly stated bona fide reasons, including where “the contracting unit wants to substantially revise the specifications for the goods or services”; and

WHEREAS, the Board of Commissioners of the Authority has determined that, in light of the substantial disparity in the bids received and the significant variance between the bids and the architect’s cost estimate, it is in the Authority’s best interest to reject all bids received, direct its architect to review the project scope, specifications and cost estimate, and, if appropriate, revise the specifications and rebid the project; and

WHEREAS, the rejection of all bids is being undertaken pursuant to the Authority’s statutory authority under N.J.S.A. 40A:11-13.2(d) and is based upon the Authority’s determination that the project specifications and related cost assumptions should be reviewed and potentially substantially revised before the project is rebid;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Bayonne, as follows:

1. **Rejection of Bids.** The Board of Commissioners hereby rejects and declares null and void all three (3) bids received on September 1, 2026, for the replacement of apartment doors at Kill Van Kull Gardens.
2. **Statutory Authority.** The rejection of all bids is authorized pursuant to N.J.S.A.

40A:11-13.2(d), based upon the Authority's determination that the project specifications, scope of work, and related cost assumptions should be reviewed and, as appropriate, substantially revised in light of the substantial disparity among the bids received and the significant variance between the bids and the architect's cost estimate.

3. **Architect's Review.** The Authority's architect is hereby authorized and directed to review the project plans, specifications, scope of work and cost estimate and to make such recommendations to the Authority as may be appropriate concerning revisions to the project and the estimated cost thereof.

4. **Rebid.** Following completion of the architect's review and any necessary revision of the plans and specifications, the Authority may, subject to applicable law and further authorization as required, solicit new bids for the project.

5. **No Bidder Entitled to Award.** No bidder submitting a bid on September 1, 2026, shall have any right or entitlement to an award of the contract as a result of the rejected bid process.

6. **Further Authorization.** The Executive Director, Authority Counsel, Purchasing Agent and the Authority's architect are hereby authorized to take all actions necessary and appropriate to effectuate the purposes of this Resolution, including the preparation of revised plans and specifications and the subsequent rebidding of the project, subject to applicable law and the required approvals of the Board.

7. **Effective Date.** This Resolution shall take effect immediately upon adoption.

(7306) WHEREAS, the Housing Authority of the City of Bayonne has received a request from Andre Williams (Laborer) for a Family Medical Leave due to illness in accordance with the Authority's Family Medical Leave Act Policy and applicable N.J. & Federal Law.

NOW THEREFORE BE IT ESOLVED, that Andre Williams be granted a 12 week Family Medical Leave from July 23, 2026 to October 15, 2026.

(7307) WHEREAS, the Bayonne Housing Authority (the "Authority") requires legal counsel to provide legal services to the Authority on an as-needed basis, including, without limitation, advice and representation concerning the Authority's operations, housing programs, personnel matters, procurement matters, real estate matters, landlord-tenant matters, litigation, administrative proceedings, regulatory compliance, contracts, and other legal matters as may be assigned by the Authority; and

WHEREAS, Raff, Masone and Weeks, P.A. ("RMW") is a law firm duly authorized to practice law in the State of New Jersey and possesses the requisite knowledge, experience, qualifications and professional expertise to provide such legal services to the Authority; and

WHEREAS, legal services constitute professional services within the meaning of N.J.S.A. 40A:11-2(1), and contracts for professional services are exempt from public bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, pursuant to N.J.S.A. 40A:11-5(1)(a)(i), the Authority may negotiate and award a contract for professional legal services without public advertising for bids and bidding therefor, provided that the Authority states the supporting reasons for the award in its resolution; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority and its residents to retain RMW to provide legal services on an as-needed basis because of

RMW's knowledge of the Authority, its familiarity with the legal and regulatory requirements applicable to public housing authorities, its experience in representing governmental entities and public housing authorities, its availability to provide legal advice and representation when required, and its ability to provide the Authority with competent and responsive legal services; and

WHEREAS, the Authority has determined that RMW's retention will promote the efficient and effective administration of the Authority's legal affairs and will provide the Authority with access to legal counsel as particular legal needs arise without the necessity of maintaining such services on a full-time basis; and

WHEREAS, the Authority desires to enter into a professional services agreement with RMW for a term commencing October 1, 2026 and terminating December 31, 2026; and

WHEREAS, the maximum aggregate amount payable to RMW under the professional services agreement shall not exceed **Fifty-Three Thousand Dollars (\$53,000.00)** during the contract term, unless otherwise authorized by a subsequent resolution and written amendment to the agreement in accordance with applicable law; and

WHEREAS, compensation shall be based upon the hourly rates and/or other fees set forth in the written professional services agreement, and the Authority shall have no obligation to pay fees or expenses in excess of the authorized contract amount; and

WHEREAS, the Authority has determined that the award of this contract is in compliance with the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and all other applicable federal, State and local laws, regulations and Authority policies.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Bayonne Housing Authority, County of Hudson, State of New Jersey, as follows:

1. **Award of Contract.** The Authority hereby awards a professional services contract to **Raff, Masone and Weeks, P.A.** for the provision of legal services to the Authority on an as-needed basis, pursuant to N.J.S.A. 40A:11-5(1)(a)(i).
2. **Term.** The term of the contract shall commence on October 1, 2026 and shall terminate on December 31, 2026, and shall not exceed twelve (12) consecutive months.
3. **Maximum Compensation.** The maximum aggregate amount authorized to be paid to RMW under this contract shall not exceed **\$53,000.00**, inclusive of legal fees and authorized reimbursable expenses, during the contract term, unless additional compensation is separately authorized by the Board of Commissioners through a subsequent resolution and written amendment to the contract, to the extent permitted by law.
4. **Scope of Services.** RMW shall provide legal advice, consultation, document preparation, negotiation, representation and other legal services as may be requested by the Executive Director, Board of Commissioners, or their authorized designee, including matters involving the Authority's housing programs, procurement, contracts, personnel, real estate, landlord-tenant matters, litigation, administrative proceedings, regulatory compliance and other matters within the scope of the Authority's operations.
5. **Supporting Reasons.** The Board of Commissioners finds that the award is justified by RMW's professional qualifications, legal experience, familiarity with the Authority and the laws and regulations governing public housing authorities, demonstrated ability to provide timely and competent legal services, and the Authority's need for responsive legal counsel on an as-needed basis.
6. **Execution of Agreement.** The Chairman, Executive Director and/or other appropriate officer of the Authority, as authorized by the Board, are hereby authorized to execute the professional services agreement with RMW and such other documents as may be necessary to effectuate this Resolution.

7. **Certification of Funds.** The Executive Director and/or Chief Financial Officer is authorized and directed to certify the availability of funds for this contract from the appropriate Authority operating funds, subject to the availability and appropriation of funds.
8. **No Guarantee of Work.** Nothing contained herein shall be construed as guaranteeing RMW any minimum amount of work, fees or compensation. Legal services shall be requested by the Authority on an as-needed basis, and compensation shall be limited to services actually authorized and performed and expenses properly incurred pursuant to the agreement.
9. **Compliance with Applicable Law.** The contract shall be subject to all applicable provisions of the New Jersey Local Public Contracts Law, applicable regulations, HUD requirements, federal procurement requirements to the extent applicable, and the Authority's policies and procedures.
10. **Public Notice.** The Authority's designated officer is hereby authorized and directed to cause the required notice of award of the professional services contract to be made in accordance with N.J.S.A. 40A:11-5(1)(a)(i) and all applicable amendments to New Jersey law governing publication and public access to legal notices.
11. **Effective Date.** This Resolution shall take effect immediately.

(7308) 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 and a second on that?

Motion made by Commissioner Lombardo and seconded by Commissioner McKennan

Executive Director John Mahon:

Are there any questions? Hearing no questions, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you. The consent agenda is passed. I was remiss in something, let me do that now.

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.

Now over to Madame Chair, sorry about that.

Chair Pyke:

At this time I see that we do have some visitors with us this evening. If you'd like to state your name, and again, you have three minutes to make your statement.

Mr. Betancourt:

Yes. Before I make the comment, congratulations.

Chair Pyke:

Thank you.

Mr. Betancourt:

Real quick, on the website, it says that we have five minutes for comment. It states here that "Reading all written comments shall be subject to the same time limitations imposed on in-person participation at five minutes." I'm only asking the board, Chair, if you could grant me the five minutes. I'd really appreciate it.

Chair Pyke:

Should we advise legal counsel on this? Is it three minutes? Is it five minutes? What is it? It's up to the board?

Commissioner Lombardo:

It's a matter of the board.

Executive Director John Mahon:

There's a discrepancy on the website

Mr. Betancourt:

I have a copy here if you want to see it.

Chair Pyke:

Well, being that you see that in written, we'll accept your five minutes.

Mr. Betancourt:

Awesome. All right. I can start?

Chair Pyke:

Yes.

Mr. Betancourt:

Okay. Good evening everybody. My name is Roberto Feliz Betancourt and tonight I am asking for a clear public record of title and authority.

Titles matter. We do not call keyboarding clerks executive directors, and we do not call executive directors a keyboarding clerk. Positions matter. This right here is New Jersey's Civil Service lists Director of Security as a local title code 06268 and Security System Operator as local title code 08040. Those are separate titles.

On September 9th, 2014, Resolution 6157 hired Raymond Skalski part-time as a Director of Security. Then effective September 15, six days later, Resolution 6169 changed his title from Director of Security, a competitive title, to a Security Systems Operator, non-competitive title, and that's BHA's own record.

Now I want you to look at this right here. This is the resident's letter that Mr. Skalski sent out. From a resident's perspective, BHA letter requested an in-person tenancy meeting and was signed Ray Skalski, Director of Security. To a resident, that title communicates authority. A resident should not have to guess what position is actually exercising authority over tenancy matters.

My August 8th OPRA, of last year, request sought his title, his history, duty, salary, benefits, and authority. BHA's counsel finally got back to me December 1st in response and described him as the Director of Security, stated, Director of Security, \$32 an hour, and included resolution 6157, but it did not include resolution 6169, the later title change resolution. I am not assigning motive. I am asking why the complete title history was not reflected.

This right here, on November 10th, 2021, Bayonne Housing Authority vs. Orasha Wilkes, docket number HUD-LT-99-21. Skalski was sworn in and BHA counsel at the time asked Mr. Skalski his position. He answered as Director of Security. Counsel continued questioning him in that capacity. Then it reached my tenancy. On April 8th, 2026, Mr. Skalski told me a maintenance charge had been placed on my account and requested a meeting on April 17th. He stated what BHA said. The communications were signed Director of Security.

On June 3rd, the same matter, he asked, "Has the notice to cease been issued"? The formal notice to cease letter was signed by BHA counsel, Mr. Paul Weeks, not Mr. Skalski, but for the record it shows participation in tenant enforcement sequence while using Director of Security title.

On September 3rd, I submitted a OPRA request, a targeted OPRA request requesting Mr. Skalski's current position, classification, civil service title code, title change, payroll, and times keeping. After that request, I preserved two BHA rosters, both marked updated September 2026. The earlier preserved version lists him as Director of Security. The later preserved version lists him as Security Systems Operator.

I'm not saying that my OPRA caused that change, I'm asking why the public-facing title changed and what official record explains it. If Director of Security was later restored and separately authorized, identify the record. If Security Systems Operator remained the official title, explain the repeated use of Director of Security in court, resident communications, tenancy matters, open responses, and public rosters.

Chair Pyke:

Mr. Betancourt, you're five minutes is up. Thank you.

Mr. Betancourt:

Thank you.

Chair Pyke:

Anyone else would like to speak at this time? None?

Executive Director, John Mahon:

If there's no other questions at this point, anything else from the board?

Chair Pyke:

Do you have a question?

Member of the Public:

I do not. Thank you.

Chair Pyke:

Okay, do I hear a motion to adjourn?

Commissioner Lombardo:

One second. I just want to thank my colleagues for the great partnership we've had in the last five years. As we move forward, we're going to continue to do great things for the agency. Irene, I'm here to support you in any way I can.

Chair Pyke:

Thank you.

Executive Director John Mahon:

Motion to adjourn?

Motion made by Chair Pyke and seconded by Commissioner McKennan

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much everyone. Have a good evening.

The meeting was then adjourned at 5:40 PM.