

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, March 18, 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, March 18, 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 February 11, 2025.

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The Authority is required to prepare and submit a Five Year and Annual Plan annually. The work items will be discussed briefly at the public hearing. A Resolution approving the submittal of the Authority's Five Year Plan and Annual Plan to HUD 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 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 Executive Director to enter into an interlocal agreement with the City of Bayonne for the sale of two obsolete vehicles. 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 the vehicles as their fleet is substantially larger than BHA's.

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A Request For Proposals for A/E Services for **Exterior Light Upgrades At All Public Housing Sites**. Links to the submissions are below.

PROPOSER	PROPOSAL AMOUNT
DAL Design Group	\$33,800.00
Lothrop Associates Architects	\$44,400.00

A Resolution awarding a contract to DAL Design Group is being prepared for your consideration.
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A Request For Proposals for A/E Services for **Replacement Of Lobby Flooring At 535 Avenue A (12-8)**. Links to the submissions are below.

PROPOSER	PROPOSAL AMOUNT
Clarke Caton Hintz	\$7,500.00
DAL Design Group	\$18,300.00
Lothrop Associates Architects	\$25,000.00

A Resolution awarding a contract to Clarke Caton Hintz is being prepared for your consideration.
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A Request For Proposals for A/E Services for **Replacement Of Vinyl Windows In Apartments At Bridgeview Manor**. Links to the submissions are below.

PROPOSER	PROPOSAL AMOUNT
DAL Design Group	\$22,400.00
Clarke Caton Hintz	\$55,000.00
Lothrop Associates Architects	\$55,500.00

A Resolution awarding a contract to DAL Design Group is being prepared for your consideration.
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A Request For Proposals for A/E Services for **Replacement Of VCT Tiles At All Public Housing Sites**. Links to the submissions are below.

PROPOSER	PROPOSAL AMOUNT
DAL Design Group	\$24,300.00
Lothrop Associates Architects	\$48,800.00
Clarke Caton Hintz	\$97,500.00

A Resolution awarding a contract to DAL Design Group is being prepared for your consideration.
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A Request For Proposals for A/E Services for **Replacement Of Stair Treads And VCT Tiles At Bridgeview Manor**. Links to the submissions are below.

PROPOSER	PROPOSAL AMOUNT
Lothrop Associates Architects	\$26,600.00
DAL Design Group	\$26,600.00
Clarke Caton Hintz	\$29,900.00

A Resolution awarding a contract to Lothrop Associates Architects is being prepared for your consideration.
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After holding negotiations for Replacement of Bathtubs at Constable Hook Village (12-7) and Kill Van Kull Gardens Annex (12-7A), the Authority received multiple offers less than the previously submitted lowest bid. William J Guarini Inc. came in as the lowest responsible offer. A Resolution awarding a contract to William J Guarini Inc. is being prepared for your consideration.
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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
Blackstone Group, LLC	\$2,790,000.00

Westcraft Builders	\$3,270,300.00
Magic Touch Construction Co., Inc.	\$4,350,000.00

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: PB Stucco and Plaster of Bayonne, NJ / QuickTime Cleaning Property Preservation LLC of ELIZABETH NJ / North America Procurement Council, Inc. PBC of Grand Junction, CO / Construction Information Systems of Kinnelon, NJ / Blackstone Group LLC of Orange, NJ / Constructconnect of Norcross AL / Reliance Home Remodeling LLC of Saddle Brook AL / Magic Touch Construction of Keyport, NJ / MACSUN Construction of Garfield, NJ / onvia of wa, WA / MBD of Long branch NJ / Deltek of herndon, VA / Master Build and Design of Long Branch NJ / Nela carpentry and masonry of saddle brook nj, NJ / HM Company LLC of Fairfield, NJ / BGD Contracting of Park Ridge, NJ / T&A Carpentry and Home Restorations Inc of Clifton, NJ / Antanas Construction Services LLC of EGG HARBOR CITY, NJ / Westcraft Builders Inc of LINCOLN PARK, NJ

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A Resolution authorizing to advertise for bids for Apartment Flooring Installation is being prepared for your consideration.

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A Resolution authorizing the hiring of Russel Ward as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Isaiah Phillips as Laborer is being prepared for your consideration.

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A Resolution authorizing the adoption of the Shared Services Agreement with the City of Bayonne for trash and solid waste collection.

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A Resolution authorizing that the annual audit report was reviewed by the Board and a Group Affidavit was submitted to the Local Finance Board is being prepared for your consideration.

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Finance and Personnel Committee

At the Finance portion of the committee meeting, the budget, bank balances, staff overtime, redevelopment account, and the audit report were discussed. The bank balances are good and still generating interest and splitting out the money was discussed. 4 million was moved to the money market. The audit report was recommended to be accepted. The reconciliation on the monthly financials were ahead of current. An aging accounts receivable report was requested for future finance meetings. Vacant apartments and accrued rent was also discussed.

At the Personnel portion of the committee meeting, it was discussed how the BHA and the law firm were reported to be in good working standards now, with things getting done, and hopeful that they will continue to stay that way.

Facilities and Tenant Relations Committee

The annual/5 year plan is due in April before the meeting. The work items were reviewed and appear in order. As a reminder, any desired, anticipated, unanticipated or potential emergency items try to be listed as that facilitates the enactment process. We recommend adopting the plan and also a reminder that we will have a public hearing prior to the regular scheduled meeting on the Plan.

The RFPs that were received and distributed in your packet were discussed. The recommendation for the one RFP that came in with a tie for a low price, is to award to Lothrop so each of the qualified proposers who proposed receive at least one job assignment.

The negotiation for the plumbing job that was rebid three times was successful. The negotiated amount was \$1.223 million submitted by Guarini. It is recommended to award the contract.

The kitchen and bath job was bid out for the third time and as expected came in over cost estimate. We are recommending to throw that bid out and authorize a negotiation for that job.

It was discussed that the RFQ for A/E services is for two years concluding in May. It is being recommended that we go out for a new round of RFQs.

Our attorney confirmed that we legally can extend the current contract for exterminating services based on the provisions of the original RFP and award. The current exterminators have been very good, responsive and work well with the residents. We are recommending we exercise the option for renewal.

Since NAHRO has indicated they will not return any submitted posters, we are asking that 12 posters be selected for possible use next year's calendar in case we want to use them. This will allow us enough time to prepare before submission to NAHRO.

Respectfully submitted,
John T. Mahon
Executive Director

During the Caucus, an executive session was held.

(7096) 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 negotiations, and be it further

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

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

OPPOSED:
ABSTAIN:

Executive Director John Mahon:

In accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, the “so called” Sunshine Law, a notice was forwarded to the clerk of the City of Bayonne and to the Jersey Journal NJ.com and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. Also in consideration of any executive orders issued by Governor Murphy and following all said provisions of any new orders. We’re calling this meeting to order and please be advised that this public meeting is being recorded.

Pledge of Allegiance

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

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

Executive Director John Mahon:

Do I hear a motion to suspend the regular order of business and open the public hearing on the five year plan?

Motion by Chair Lombardo, seconded by Commissioner Nesheiwat.

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

OPPOSED:
ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

Just a quick presentation, about a minute or so. We put together, working with staff and residents, the work items for the annual/five year plan. They were distributed to you in your packet. The first two years of it are things that we will actively try to address as they have moved up over the previous five years or so.

One thing to please note, especially in years four and five, a lot of those things will change with next year’s plan. But one thing to note is that we have a lot of flexibility with this; with dollars and job items, but if job items are not listed, we then have to go through a retracted process of getting them included in the plan so we try to account for any possible emergencies such as if there’s an underground line or something like that, we put that in now in anticipation of the potential of it just to try and cover all our bases and get things done in an orderly and timely fashion, this is not set in stone, as you said, it’s done on an annual basis.

Were there any questions from the board, the staff, or the public on the five year plan work items? Hearing nothing, if there a motion to close the public hearing?

Motion by Chair Lombardo, seconded by Commissioner McKennan

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

Thank you very much, we will submit accordingly to HUD

Chair Lombardo:

Were we supposed to vote?

Executive Director John Mahon:

No, this is just the public hearing. So this was just if there was any input from the public as this has been a public document for a while. Okay, so then motion to open the regular meeting again?

Motion by Commissioner Doria, seconded by Commissioner Nesheiwat

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

And we did add one more item, which was to accept the audit. That was added to the meeting agenda.

John Mahon reads Consent Agenda resolution number 7097 listed below, sponsored by the Chair:

(7097) 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 7097 – 7115 are hereby adopted, effective immediately.

(7098) WHEREAS, the Board of Commissioners held the regular Board meeting on February 11, 2025 meeting which was attended in person by the Commissioners; and,

WHEREAS, the minutes of the meeting must be and have been presented to the Board for review and approval; and,

NOW THEREFORE BE IT RESOLVED, by the Housing Authority of the City of Bayonne Board of Commissioners that the attached minutes of the February 2025 Board of Commissioners regular meeting are approved.

- (7099) WHEREAS**, the Quality Housing and Work Responsibility Act (“QHWRA”) of 1998 resulted in many requirements and changes for Public Housing Authorities (“PHAs”); and **WHEREAS**, a new requirement was the development of an Annual and Five-Year Plan for the Authority, and **WHEREAS**, the Five-Year Plan was updated and submitted to the U.S. Department of Housing and Urban Development (“HUD”) in 2024 and the Authority has followed the regulations concerning the drafting of the Annual Plan; and **WHEREAS**, on Tuesday, **March 18, 2025**, the Authority conducted a public hearing concerning the Annual Plan; and **WHEREAS**, the Authority’s Board of Commissioners considered all comments on the Annual Plan; and **NOW THEREFORE BE IT RESOLVED** that the Bayonne Housing Authority’s Board of Commissioners hereby accepts updates to the Annual Plan and authorizes its submission to HUD; and **NOW BE IT FURTHER RESOLVED** that the Authority’s staff be directed to follow any and all regulations concerning the Annual Plan.

- (7100) 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 one-year extensions 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, 2025 and terminating on March 31, 2026 be awarded to Mitebuster, LLC of Union City N. J. for Pest Control Services in the amount of \$64,740.00.

- (7101) 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 one-year extensions 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, 2025 and terminating on March 31, 2026 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.

- (7102) 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 **two (2)** vehicles (listed below) should be declared obsolete, and

WHEREAS, the Bayonne Housing Authority will seek to dispose of these vehicles, 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 vehicles 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 two (2) obsolete vehicles to the City of Bayonne, for \$1 per vehicle.

2011 CHEVY 1GCGTBFEXB8123846

2011 CHEVY 1GCHTCFE7B8118713

(7103) WHEREAS, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated May 16, 2023, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the “Authority”) forwarded a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project: **EXTERIOR LIGHT UPGRADES AT ALL PUBLIC HOUSING SITES.**

WHEREAS, as of the **11:00 AM on March 4, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

DAL DESIGN GROUP

LOTHROP ASSOCIATES ARCHITECTS

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 **DAL Design Group** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **DAL Design Group** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for Professional Architects/Engineers Services (the “Agreement”) and the RFP, is not accepted, and

BE IT FURTHER RESOLVED, that the Authority’s appropriate officers are hereby authorized and directed to enter into the Agreement with **DAL Design Group** to perform said A/E Services in the amount of **\$33,800.00**, and

BE IT FURTHER RESOLVED, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **DAL Design Group** to provide the A/E Services, 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 notice.

(7104) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated May 16, 2023, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the “Authority”) forwarded a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project: **REPLACEMENT OF LOBBY FLOORING AT 535 AVENUE A (12-8).**

WHEREAS, as of the **11:00 AM on March 4, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

DAL DESIGN GROUP

LOTHROP ASSOCIATES ARCHITECTS

CLARKE CATON HINTZ

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 **Clarke Caton Hintz** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **Clarke Caton Hintz** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority’s Standard Agreement for Professional Architects/Engineers Services (the “Agreement”) and the RFP, is not accepted, and

BE IT FURTHER RESOLVED, that the Authority’s appropriate officers are hereby authorized and directed to enter into the Agreement with **Clarke Caton Hintz** to perform said A/E Services in the amount of **\$7,500.00**, and

BE IT FURTHER RESOLVED, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **Clarke Caton Hintz** to provide the A/E Services, 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 notice.

(7105) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated May 16, 2023, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the “Authority”) forwarded a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project: **REPLACEMENT OF VINYL WINDOWS IN APARTMENTS AT BRIDGEVIEW MANOR.**

WHEREAS, as of the **11:00 AM on March 4, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

DAL DESIGN GROUP
LOTHROP ASSOCIATES ARCHITECTS
CLARKE CATON HINTZ

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 **DAL Design Group** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **DAL Design Group** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority's Standard Agreement for Professional Architects/Engineers Services (the "Agreement") and the RFP, is not accepted, and

BE IT FURTHER RESOLVED, that the Authority's appropriate officers are hereby authorized and directed to enter into the Agreement with **DAL Design Group** to perform said A/E Services in the amount of **\$22,400.00**, and

BE IT FURTHER RESOLVED, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **DAL Design Group** to provide the A/E Services, 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 notice.

(7106) WHEREAS, in accordance with the United States Department of Housing and Urban Development ("HUD") procurement of professional services, pursuant to the RFQ dated May 16, 2023, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the "Authority") forwarded a Request for Proposals (the "RFP") for Architectural/Engineering Services (the "A/E Services") to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project: **REPLACEMENT OF VCT TILES AT ALL PUBLIC HOUSING SITES.**

WHEREAS, as of the **11:00 AM on March 4, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

DAL DESIGN GROUP
LOTHROP ASSOCIATES ARCHITECTS
CLARKE CATON HINTZ

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 **DAL Design Group** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **DAL Design Group** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority's Standard Agreement for Professional Architects/Engineers Services (the "Agreement") and the RFP, is not accepted, and

BE IT FURTHER RESOLVED, that the Authority's appropriate officers are hereby authorized and directed to enter into the Agreement with **DAL Design Group** to perform said A/E Services in the amount of **\$24,300.00**, and

BE IT FURTHER RESOLVED, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **DAL Design Group** to provide the A/E Services, 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 notice.

(7107) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development ("HUD") procurement of professional services, pursuant to the RFQ dated May 16, 2023, and said RFQ having been publicly advertised in a newspaper of general circulation in the City of Bayonne, and in compliance with the Fair and Open Process as established and further defined by N.J.S.A. 19:44A-20.4, et seq., the Housing Authority of the City of Bayonne (the "Authority") forwarded a Request for Proposals (the "RFP") for Architectural/Engineering Services (the "A/E Services") to properly qualified Architects/Engineers pursuant to said RFQ in connection with the following project: **REPLACEMENT OF STAIR TREADS AND VCT TILES AT BRIDGEVIEW MANOR.**

WHEREAS, as of the **11:00 AM on March 4, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

DAL DESIGN GROUP

LOTHROP ASSOCIATES ARCHITECTS

CLARKE CATON HINTZ

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 **Lothrop Associates Architects** to perform the A/E Services, and

WHEREAS, the award of this contract by resolution for Professional Architectural Services complies with the requirements of N.J.S.A.40A:11-5(1)(a)(i), et seq., and

NOW THEREFORE BE IT RESOLVED, that the proposal of **Lothrop Associates Architects** is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority's Standard Agreement for Professional Architects/Engineers Services (the "Agreement") and the RFP, is not accepted, and

BE IT FURTHER RESOLVED, that the Authority's appropriate officers are hereby authorized and directed to enter into the Agreement with **Lothrop Associates Architects** to perform said A/E Services in the amount of **\$26,600.00**, and

BE IT FURTHER RESOLVED, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of **Lothrop Associates Architects** to provide the A/E Services, 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 notice.

(7108) **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”) 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)** (the “bids”) on three separate occasions (October 23, 2024; December 3, 2024; and January 9, 2025);

WHEREAS, the Authority governing body has rejected the bids submitted on the above referenced dates (October 23, 2024; December 3, 2024; and January 9, 2025) because it has determined that the bid amounts exceeded the bid threshold and were therefore 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 N.J.S.A. 40A:11-5, upon rejection of the bids on two separate occasions, a contract may then be negotiated directly with the bidders and may be awarded upon adoption of a resolution by a two-thirds affirmative vote of the authorized membership of the Authority’s governing body authorizing the contract;

WHEREAS, in the present circumstances, after rejection of the bids on three (3) separate occasions a diligent review and direct negotiation with qualified bidders was undertaken by the Authority;

WHEREAS, the Authority received the following final proposals:

Westcraft Builders, submitted a final proposal on 3/5/25 in the amount of \$1,225,000.00.

William J Guarini, submitted a final proposal on 3/4/25 in the amount of \$1,223,850.00.

Blackstone Group, submitted a final proposal on 3/10/25 in the amount of \$1,350,000.00.

WHEREAS, the Authority has determined that **WILLIAM J. GUARINI** has submitted the lowest fair and reasonable proposal for the project in the amount of **\$1,223,850.00**; and

WHEREAS, **WILLIAM J. GUARINI** possesses the necessary qualifications, experience, and capacity to perform the required bathtub replacements in a timely and cost-effective manner; and

WHEREAS, the Authority’s Board of Commissioners has reviewed and considered the negotiated terms and finds the award to be in compliance with all applicable procurement laws and regulations pursuant to N.J.S.A. 40A:11-5;

WHEREAS, the Authority’s Board of Commissioners have approved the proposal of **WILLIAM J. GUARINI** by a two-thirds affirmative vote of the authorized membership of the Authority’s governing body authorizing the contract;

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

1. The Authority hereby awards a contract to **WILLIAM J. GUARINI** for **REPLACEMENT OF BATHTUBS AT CONSTABLE HOOK VILLAGE (12-7) AND KILL VAN KULL GARDENS ANNEX (12-7A)** in the total amount of **\$1,223,850.00**.
2. The Executive Director or their designee is hereby authorized and directed to execute all necessary documents to formalize the contract with **WILLIAM J. GUARINI** and take all necessary actions to implement the project.
3. This award is made pursuant to **N.J.S.A. 40A:11-5**, following good-faith negotiations to ensure the best possible outcome for the Authority and its residents.

4. A copy of this resolution and contract shall be kept on file with the Authority and made available for public inspection as required by law.

(7109) 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 **KITCHEN AND BATH REPLACEMENTS AND PLUMBING UPGRADES AT EAST SIDE GARDENS (12-6B)** on three separate occasions (November 22, 2024; December 30, 2024, and March 4, 2025);

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 exceeded the bid threshold and are therefore 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.

(7110) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise for bids for:

APARTMENT FLOORING INSTALLATION

(7111) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Laborer 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.

Russel Ward
\$41,600.00

(7112) NOW THEREFORE BE IT RESOLVED, that the following be appointed to the position of Laborer 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.

Isaiah Phillips
\$41,600.00

(7113) **WHEREAS**, pursuant to the Uniform Shared Services and Consolidate Act, N.J.S.A. 40A:65-1 et seq., the City and BHA are authorized to enter into a shared services agreement for the purpose of providing Trash and Solid Waste Collection, and

WHEREAS, the City and the BHA have determined that it would be more efficient, economical and in the best interests of the citizens of Bayonne to utilize the services of the City's resources to provide specific supplemental Trash and Solid Waste Collection at various BHA locations, and

WHEREAS, City and the BHA have identified and set forth various supplemental Trash and Solid Waste Collection services to be provided in the Shared Services Agreement (the "Agreement") as more particularly described on the document titled *Second Amendment To Shared Services Agreement Between The City Of Bayonne And The Bayonne Housing Authority*, attached hereto and made a part hereof; and

WHEREAS, the City and the BHA desire to enter into a Shared Services Agreement setting forth the rights and obligations of both the BHA and the City in connection with said supplemental Trash and Solid Waste Collection at various BHA locations;

NOW, THEREFORE BE IT RESOLVED, by the Housing Authority of the City of Bayonne, that the above referenced Shared Services Agreement with the City of Bayonne concerning Trash and Solid Waste Collection is hereby approved and accepted; and

BE IT FURTHER RESOLVED the Executive Director is hereby authorized to execute any and all documents necessary to effectuate fulfillment of the Shared Services Agreement

(7114) **WHEREAS**, the annual audit report for the fiscal year ending June 30, 2024 has been completed and filed with the New Jersey Department of Community Affairs, pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, the governing body of each authority, within 45 days of receipt of the annual audit, shall certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations".

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Bayonne hereby certifies to the Local Finance Board of the State of New Jersey that each commissioner has personally reviewed the annual audit report for the fiscal year ending June 30, 2024 and specifically had reviewed the sections of the audit report entitled "General Comments" and "Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the Executive Director of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

**LOCAL AUTHORITIES GROUP AFFIDAVIT FORM
PRESCRIBED BY THE
NEW JERSEY LOCAL FINANCE BOARD
AUDIT REVIEW CERTIFICATE**

We, the Board of Commissioners of the Housing Authority of the City of Bayonne, being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Housing Authority of the City of Bayonne.
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year end June 30, 2024, and specifically the sections of the audit report entitled "General Comments" and "Recommendations".

PRINT NAME

SIGNATURE

Vincent Lombardo

Irene Rose Pyke

Robert Doria

Shanna McKennan

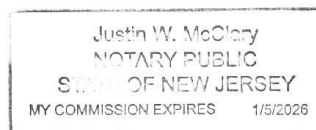
Jubrial J. Nesheiwat

Keith Makowski

[Handwritten signatures of Vincent Lombardo, Irene Rose Pyke, Robert Doria, Shanna McKennan, Jubrial J. Nesheiwat, and Keith Makowski]

Subscribed and sworn to before me
this 18 day of March, 2025

[Handwritten signature of Justin W. McClary]
Notary Public of New Jersey



(7115) 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 the public on the agenda? Hearing none, do I hear a motion to accept the consent agenda?

Motion made by Chair Lombardo and seconded by Commissioner Makowski.

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

Mr. Chairman, we're done with the normal course of business and turn the meeting over to your attention.

Chair Lombardo:

At this time if anyone would like to speak to the Board, you have three minutes. All I would like to say is once again the Board, the committees, the staff, everyone has worked very hard this last month. You can see by the number of resolutions we have. I just want everyone to enjoy the last day of winter. See everyone in April. Anyone else on the Board? Motion to adjourn.

Motion made by Chair Lombardo and seconded by Vice Chair Pyke.

Executive Director, John Mahon:

Okay, all in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director, John Mahon:

Thank you very much.

The meeting was then adjourned at 5:36 PM.