

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, February 10, 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

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, February 10, 2026 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 10, 2026.

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

BIDDER	BID AMOUNT
A&A Painting	\$376,240.00
GM Builders Group	\$439,600.00
Best Restoration Services	\$547,200.00
Hi Point	\$604,000.00
Master Build and Design	\$703,000.00
Vel Construction	\$816,120.00
Tundra Contracting	\$1,028,000.00

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

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A Resolution for promotions for Michal Rutkowski, Jack Attisano, Russel Ward, Oscar Hernandez, Corey Kass, Marcos Pineiro, Evan Karlicki, Marian Hlava, Philip Sanzone, and James Liardi in the Maintenance Department.

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A Resolution approving revised maintenance repair charges for the Tenant Handbook.

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Finance and Personnel Committee

The committee reviewed the regular financial reports in their standard package and found them in order. Soon we'll be starting to spend the \$3 million we've earned on some of the projects that we're entering into so we can keep the fund balance down to protect the fund balance if anything happens on the federal level. The interest rates are still minimal at 3.5%.

The status of the Assumption and Oak Street projects were also discussed. Overtime was discussed, with the high number of hours being attributed to more than average snowfall.

Potential promotions for the maintenance department were discussed, which had been put off temporarily previously. A handful of Laborers are advancing to Building Maintenance Workers, as well as some advancements with supervisory positions.

The wage and compensation study was also briefly talked about, especially considering rising costs with the state benefits program.

Facilities and Tenant Relations Committee

Staff periodically reviews maintenance charges and the schedule of prices was amended to reflect current costs and conditions. The information presented was fair and reasonable and reflected current costs. The costs are applied for tenant caused damages, wear and tear outside normal use or extraordinary charges such as lock outs which reflect charges during normal working hours and outside normal working hours. The committee recommends adopting the changes and amending the tenant handbook. Apartment turnaround bids were accepted on Thursday. A&A Painting the current contractor came in low at \$376,240. The bid was deemed responsive and we are recommending award.

We reviewed and recommend two change orders. The first is in relation to the new kitchen for BEOF at Back Bay Gardens. Initially, BHA was going to purchase and install the stove unit but it was decided to let the contractor take care of the purchase and installation. The change order is for \$45,400 on a \$269,000 job.

The second change order is for the bathtub replacement at Kill Van Kull Gardens Annex and Constable Hook Village. Upon starting the replacement it was discovered that for a nominal cost we could align the diverters with the current equipment used by the BHA for plumbing. The change order is for \$29,260 on a \$1,297,418 contract.

The Committee also discussed the environmental assessment done on the Assumption property. Nothing unexpected was discovered. The consultant met with the Director and Counsel to go over the report and will follow up with possible options on how to proceed when the BHA has further direction on its' development.

After the meeting, the Director received the standard mailing from the City for anticipated property tax on the Assumption property. The Director called the Assessor to remind her that the BHA has purchased the property and the BHA is tax exempt. The paperwork is catching up and was notified that the tax exempt status will be added to the February council meeting.

During the Caucus, an executive session was held.

(7234) 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 discussing legal matters, and be it further

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

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

OPPOSED:

ABSTAIN:

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

In accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, the “so called” Sunshine Law, a notice was forwarded to the clerk of the City of Bayonne and to the Jersey Journal NJ.com and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. Also in consideration of executive order #103 issues by Governor Murphy in regards to declaring a state of emergency and a public health emergency, following all said provisions of such orders. We call this meeting to order and please be advised that this public meeting is being recorded.

Pledge of Allegiance

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

Commissioner McKennan has an excused absence.

Executive Director John Mahon:

Do I have a motion to do the consent agenda?

Motion made by Commissioner Nesheiwat and Seconded by Commissioner Makowski

John Mahon reads Consent Agenda resolution number 7235 listed below

(7235) 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 ____ are hereby adopted, effective immediately.

(7236) **WHEREAS**, the Board of Commissioners held the regular Board meeting on January 13, 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 January 2026 Board of Commissioners regular meeting are approved.

(7237) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **APARTMENT TURNOVER PAINTING AND PLASTERING, 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 February 5, 2026 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
A&A Painting	\$376,240.00
GM Builders Group	\$439,600.00
Best Restoration Services	\$547,200.00
Hi Point	\$604,000.00
Master Build and Design	\$703,000.00
Vel Construction	\$816,120.00
Tundra Contracting	\$1,028,000.00

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

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 **A&A Painting** to perform the Project in the amount of **\$376,240.00**.

(7238) **RESOLVED**, that the following be appointed to the permanent positions in accordance with the rules and regulations of the New Jersey Department of Personnel and the Personnel Policy of the City of Bayonne effective February 10, 2026.

Michal Rutkowski Laborer to Building Maintenance Worker

Jack Attisano	Laborer to Building Maintenance Worker
Russel Ward	Laborer to Building Maintenance Worker
Oscar Hernandez	Laborer to Building Maintenance Worker
Corey Kass	Laborer to Building Maintenance Worker
Marcos Pineiro	Laborer to Building Maintenance Worker
Evan Karlicki	Laborer to Building Maintenance Worker
Marian Hlava	Building Maintenance Worker to Maintenance Repairer
James Liardi	Maintenance Repairer to Senior Maintenance Repairer
Philip Sanzone	Maintenance Repairer to Senior Maintenance Repairer

(7239) WHEREAS, from time to time the Bayonne Housing Authority, through regulation, law, or necessity, is required to update and amend its policies;

NOW THEREFORE BE IT RESOLVED that the following policy be updated or adopted.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorizes and directs the appropriate Housing Authority staff to enforce and execute the Policy:

REVISING THE MAINTENANCE REPAIR CHARGES IN THE TENANT HANDBOOK (APPENDIX A OF DWELLING LEASE)

(7240) 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 on the resolution from commissioners or attendees? Hearing none, all in favor?

Chair Lombardo:

You have to read the motion.

Executive Director John Mahon:

No, we did that already. Yeah, I did it a little reverse because I thought you were a little rushed.

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Consent agenda passed. And turn the rest of the meeting over to you, Mr. Chair.

Chair Lombardo:

I'll be very brief. I want to commend our staff for doing a great job with the snow removal. Properties looks great. I think we did a better job clearing our spots than some other entities in this town. So please share that with the rank and file.

Executive Director John Mahon:

All right, thank you.

Chair Lombardo:

We appreciate that. Other than that, I don't have anything else. Commissioners, anything? Anyone from the public?

Executive Director John Mahon:

Do I hear a motion to adjourn?

Motion made by Commissioner Makowski and Seconded by Commissioner Nesheiwat

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. Thank you very much.

The meeting was then adjourned at 5:35 PM.