

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, December 10, 2024 at 4:30 PM in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

The following correspondence was received from the Executive Director, John T. Mahon.

Honorable Vincent Lombardo

Honorable Irene Rose Pyke

Honorable Robert Doria

Honorable Shanna McKennan

Honorable Jubrial J. Nesheiwat

Honorable Keith Makowski

Raff, Masone & Weeks, Counsel

Members of the Board:

In accordance with the By-laws of the Housing Authority of the City of Bayonne, after consulting with the other Commissioners of the Authority, I have determined to call Caucus Meetings of the Authority, generally to be held one hour directly before the Regular Meetings.

Very truly yours,
Vincent Lombardo
Chairman

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, December 10, 2024 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

Members of the Board:

Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on November 12, 2024.

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A Resolution authorizing the Executive Director to negotiate with the Housing Authority of the City of Perth Amboy to provide services of a Computer Technician is being prepared for your consideration.

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A Bid for Exterior Panel Improvements at Back Bay Gardens (12-8). Links to the submitted bids are below.

BIDDER	BID AMOUNT
GM Builders Group	\$2,628,560.00
ATG Restoration Specialists	\$3,395,000.00

A resolution awarding a contract to GM Builders Group is being prepared for your consideration.

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A Bid for Exterior Renovations and Roof Replacement at Bridgeview Manor. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Blackstone Group	\$2,400,000.00
Madina Restoration	\$2,874,936.00
ATG Restoration Specialists	\$2,961,000.00
Detwiler Roofing	\$5,896,000.00

A resolution awarding a contract to Blackstone Group is being prepared for your consideration.

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A Bid for Bathtub Replacements at Constable Hook Village (12-7) and Kill Van Kull Gardens Annex (12-7A). Links to the submitted bids are below.

BIDDER	BID AMOUNT
PMY Construction Corp	\$1,880,800.00
Magic Touch Construction	\$3,254,542.50

A resolution rejecting the bid received is being prepared for your consideration. The bids came in over cost estimates. We are researching the price submitted as well as the lack of response and will make any adjustments accordingly if warranted.

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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
Magic Touch Construction	\$3,300,000.00
PMY Construction Corp	\$4,460,200.00

A resolution rejecting the bid received is being prepared for your consideration. The bids came in over cost estimates. We are researching the price submitted as well as the lack of response and will make any adjustments accordingly if warranted.

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A Resolution recognizing the Sing-Along with Sal and Lee.

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A Resolution recognizing the achievements of Akayla Morrison for the NAHRO Poster Contest.

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Finance and Personnel Committee

The committee reviewed the materials presented. The budget to actuals, interest and rates, and overtime were reported on and discussed.

The committee reviewed the monthly reports and found them to be consistent with prior months. The committee discussed the retro pay that the staff was to receive along with the wage study being conducted. The redevelopment class scheduling was discussed. Finally, the Legal contract moving forward was discussed.

Facilities and Tenant Relations Committee

Rejecting two bid and rebidding, A Bid for Bathtub Replacements at Constable Hook Village (12-7) and Kill Van Kull Gardens Annex (12-7A) and a Bid for Kitchen and Bath Replacements and Plumbing Upgrades at Eastside Gardens (12-6B). Both bids were over cost estimates. The Director asked the attorney to research the conditions under which a project can be negotiated as this is the second time the Eastside bids came over cost estimates and we are waiting for that answer.

Recommending to award a contract to GM Builders Group for Exterior Panel Improvements at Back Bay Gardens. Since the meeting and when the packets were sent out further communication was had with the contractor based on some financial concerns, but the bidder responded in writing that they understood and would follow the procedures established by BHA. Staff and professionals will monitor financial submissions and requisitions closely.

We will be honoring our NAHRO award winners, Sal and Lee for their Sing-A-Long program and Akayla for her winning poster and being selected for the NAHRO “What Home Means To Me” 2025 calendar. It was recommended that we match the \$100 Akayla will be receiving from

NAHRO and also recognize Sal and Lee with \$100 gift cards. BHA also purchased and new Karaoke machine for the Sing A Longs which we will present to Sal and Lee for the residents use. Mike Olesky selected “What makes me happy” as the topic for the BHA poster contest. The children were a little slow getting the posters to him so we may not have them tonight.

Staff tried to get a couple of cars moved in the back of 21st street to assist the garbage trucks. It was found that apparently the building in back of 21st st may be renting spaces. Upon further investigation, it was discovered that the spaces being used by the private building may be in fact BHA property. After discussions with the director we are recommending that a survey be done to establish legal property lines.

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

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

Pledge of Allegiance

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

John Mahon reads Consent Agenda resolution number 7066 listed below, sponsored by the Chair:

(7066) 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 7066, 7067, 7068, 7072, 7075 are hereby adopted, effective immediately.

(7067) WHEREAS, the Board of Commissioners held the regular Board meeting on November 12, 2024 meeting which was attended in person by the Commissioners; and,

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

NOW THEREFORE BE IT RESOLVED, by the Housing Authority of the City of Bayonne Board of Commissioners that the attached minutes of the November 2024 Board of Commissioners regular meeting are approved.

(7068) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) and the Housing Authority of the City of Perth Amboy (the “PAHA”) are both local units as defined in the Interlocal Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, have contracted for the joint provision within their several jurisdictions of any service which either one is empowered within its own jurisdiction to provide without the need for public bidding; and

WHEREAS, the Authority requires the continued services of a Computer Technician Service.

NOW, THEREFORE BE IT RESOLVED that the Executive Director be authorized to negotiate with the Housing Authority of the City of Perth Amboy to provide services of a Computer Technician.

(7069) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **EXTERIOR PANEL IMPROVEMENTS AT BACK BAY GARDENS (12-8) the (“Project”)** and

WHEREAS, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the “Specifications”) for the Project and indicated that the bids would be received at 12:00 PM on December 3, 2024 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
GM Builders Group	\$2,628,560.00
ATG Restoration Specialists	\$3,395,000.00

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

WHEREAS, the award of this contract has complied with the fair and open process, established and further defined by N.J.S.A. 19:44A-20.7. Consequently, the provisions of N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A-20.26, as to campaign contributions, do not apply to the contract, and

BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **GM Builders Group** to perform the Project in the amount of **\$2,628,560.00**.

(7070) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **EXTERIOR RENOVATIONS AND ROOF REPLACEMENT AT BRIDGEVIEW MANOR the (“Project”)** and

WHEREAS, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the “Specifications”) for the Project and indicated that

the bids would be received at 11:40 AM on December 3, 2024 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Blackstone Group	\$2,400,000.00
Madina Restoration	\$2,874,936.00
ATG Restoration Specialists	\$2,961,000.00
Detwiler Roofing	\$5,896,000.00

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

WHEREAS, the award of this contract has complied with the fair and open process, established and further defined by N.J.S.A. 19:44A-20.7. Consequently, the provisions of N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A-20.26, as to campaign contributions, do not apply to the contract, and

BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Blackstone Group** to perform the Project in the amount of **\$2,400,000.00**.

(7071) **WHEREAS**, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for Bathtub Replacements at Constable Hook Village (12-7) and Kill Van Kull Gardens Annex (12-7A) and,

WHEREAS, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the "Specifications") for the Project and indicated that the bids would be received at 11:00 AM on December 3, 2024 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
PMY Construction Corp	\$1,880,800.00
Magic Touch Construction	\$3,254,542.50

WHEREAS, all submitted bids are over the cost estimate,

NOW THEREFORE BE IT RESOLVED that the bids for the above mentioned job are hereby rejected and,

BE IT FURTHER RESOLVED that any necessary adjustments be made to the plans and specifications and they be re-advertised.

(7072) **WHEREAS**, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for Kitchen and Bath Replacements and Plumbing Upgrades at Eastside Gardens (12-6B) and,

WHEREAS, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the "Specifications") for the Project and indicated that the bids would be received at 11:20 AM on December 3, 2024 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Magic Touch Construction	\$3,300,000.00
PMY Construction Corp	\$4,460,200.00

WHEREAS, all submitted bids are over the cost estimate,

NOW THEREFORE BE IT RESOLVED that the bids for the above mentioned job are hereby rejected and,

BE IT FURTHER RESOLVED that any necessary adjustments be made to the plans and specifications and they be re-advertised.

(7073) *Voted on individually (See below)*

(7074) *Voted on individually (See below)*

(7075) 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:

We have a sponsor. Do I hear a motion?

Motion by Commissioner Nesheiwat and seconded by Commissioner McKennan

Executive Director John Mahon:

All in favor? Oh, any discussion? Okay. All in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Commissioner McKennan:

Someone's here.

Evan Pacyna:

You can come in. You can take a seat.

Executive Director, John Mahon:

Yeah, absolutely. Sorry. Okay. Also, we're going to be honoring... We are very proud at the Authority. We have some award winners for a program that's run at the Back Bay Gardens building, and one of our residents also won a poster contest vote by National NAHRO, and the poster contest winner is going to be on their calendar for 2025.

I'm not sure what month yet. We're waiting for them. They didn't get delivered. But we have two resolutions that we want to do, and then we would also ask that when we conclude the meeting, if our honorees would stay for a couple minutes, we'd like to take a couple pictures with you with what's going on.

Chair Lombardo:

If it's alright with the commissioners, I'd like them moved as a whole.

Executive Director, John Mahon:

Sure. Okay. And seconded?

Commissioner Nesheiwat:

Second.

Executive Director, John Mahon:

Okay. The resolution sponsored first one by Commissioner McKennan. Just need to make sure it's the right one.

John Mahon reads resolution number 7073 listed below:

(7073) WHEREAS, the Housing Authority of the City of Bayonne strives to provide a community environment for its residents, and
WHEREAS, this includes encouraging residents, especially in the Authority's Senior/Disabled buildings to engage in community activities, and
WHEREAS, Back Bay Gardens residents Salvatore Simone and Harriet Lee Weening volunteered their talents and organized the weekly Sing-A-Long with Sal and Lee much to the delight of the residents, and
WHEREAS, Sal sets the pace with his piano playing and Lee leads the audience with her stage presence as a singer, and
WHEREAS, Sing-A-Long with Sal and Lee provides a weekly dose of familiar fun songs as well as special events for holidays throughout the year, and
WHEREAS, the Authority is a long standing member of the National Association of Housing and Redevelopment Officials (NAHRO), a national organization that among other goals, recognizes achievements by public housing residents, and
WHEREAS, Sing-A-Long with Sal and Lee has been recognized as an Award of Merit winner from NAHRO.
NOW THEREFORE BE IT RESOLVED that Salvatore Simone and Harriet Lee Weening be recognized and commended for the winning of an Award of Merit for their creation, Sing-A-Long with Sal and Lee, and
BE IT FURTHER RESOLVED that the Board of Commissioners and the entire Housing Authority of the City of Bayonne congratulate and thank Sal and Lee for their award and volunteerism and desire to give to their community, and
BE IT FURTHER RESOLVED that a certified copy of this resolution be given to Sal and Lee in recognition of their accomplishment.

Executive Director, John Mahon:

Any comments? Or do the vote first and then comments? Okay. Roll call. Commissioner Makowski?

Commissioner Makowski:

Yes.

Executive Director, John Mahon:

Commissioner Nesheiwat.

Commissioner Nesheiwat:

Yes.

Executive Director, John Mahon:

Commissioner McKennan?

Commissioner McKennan:

Here.

Executive Director, John Mahon:

Commissioner Doria.

Commissioner Doria:

Yes.

Executive Director, John Mahon:

Vice Chair Pyke?

Vice Chair Pyke:

Yes.

Executive Director, John Mahon:

Commissioner Lombardo.

Chair Lombardo:

I'm going to use my privilege as chairman to personally, on behalf of the commissioners, thank Sal and Lee for the wonderful job you do. Unfortunately, I could not be at one of the programs, but it got great reviews. It's not only throughout the city but through the state and further, so thank you both very much on behalf of the commissioners, the residents. And with that I vote Aye.

Executive Director, John Mahon:

Okay. Just one second. Congratulations. Before we move on to the next one, Mr. Wilson, would you be so kind?

Housing Coordinator, John Wilson:

Yes.

Executive Director, John Mahon:

Lee, you asked for something the last time we were with you for Halloween, so you now have a two-mic karaoke machine that you can use for amplification. You don't have to worry about the system.

Housing Coordinator, John Wilson:

Even I can join the band at one point. We got two mics.

Executive Director, John Mahon:

It's compliments of the Authority, and thank you again. Yeah, and please stick around. With both our resident acknowledgements, we're going to be taking some pictures and have a little other presentation for you, so please stick around.

Executive Director, John Mahon:

Yes. Okay. This is moved as a whole by the board.

John Mahon reads resolution number 7074 listed below:

(7074) WHEREAS, the Housing Authority of the City of Bayonne strives to provide not only a nice place to live, but a place families can call home, and
WHEREAS, the Authority has a long standing successful afterschool program for Bayonne Housing Authority youth, and
WHEREAS, the Authority is a long standing member of the National Association of Housing and Redevelopment Officials (NAHRO), a national organization that among other activities sponsors the annual “What Home Means to Me” poster contest, and
WHEREAS, Bayonne Housing Authority resident Akayla Morrison submitted a poster that won state and regional recognition, and
WHEREAS, Akayla’s poster was selected as one of the top 12 posters from the nation and will be featured on the NAHRO 2025 “What Home Means to Me” calendar.
NOW THEREFORE BE IT RESOLVED that Akayla be recognized and commended for the winning of a coveted spot on the 2025 NAHRO “What Home Means to Me” calendar, and
BE IT FURTHER RESOLVED that the Board of Commissioners and the entire Housing Authority of the City of Bayonne congratulate Akayla for her accomplishment, and
BE IT FURTHER RESOLVED that a certified copy of this resolution be given to Akayla and her family in recognition of her accomplishment.

Executive Director, John Mahon:

On that resolution, Commissioner Makowski?

Commissioner Makowski:

Absolutely, yes.

Executive Director, John Mahon:

Commissioner Nesheiwat.

Commissioner Nesheiwat:

Thousand percent yes.

Executive Director, John Mahon:

Commissioner McKennan?

Commissioner McKennan:

Yes, yes.

Executive Director, John Mahon:

Commissioner Doria.

Commissioner Doria:

Yes.

Executive Director, John Mahon:

Vice Chair Pyke.

Vice Chair Pyke:

Absolutely.

Executive Director, John Mahon:

And Chairman Lombardo.

Chair Lombardo:

Once again, I'll use my privilege as the chair. Akayla, you can't go anywhere in this country without anybody knowing about the city of Bayonne. This recognition is just one more feather in the cap of the City, and I want to thank you personally, and we're very proud of what you've accomplished.

Executive Director, John Mahon:

Once again, please stay after we conclude the meeting. We're going to do some pictures, and we have a little more presentation. Yeah. Okay. Mr. Chairman, done with the regular order of business. We turn the meeting over to you.

Chair Lombardo:

Do we have any public comments? Anybody like to speak?

Maintenance Supervisor, Robert Serafino:

I do.

Chair Lombardo:

You have five minutes.

Maintenance Supervisor, Robert Serafino:

Thank you, Supervisor. Five minutes. We just wanted to take the opportunity to thank the board for the raises that you gave all of us. Everyone is happy about that. John and Mike, I wish Mike was here to say it, but yeah. Everyone in the maintenance department says thank you.

Chair Lombardo:

Well, it was our pleasure. It was long overdue. We recognize the good work. When you go through the town and you see our buildings, you see our residents, you see the support that this administrative staff gives, and the leadership of the organization. Thanks aren't needed. It was our honor and privilege to do that.

Maintenance Supervisor, Robert Serafino:

Thank you.

Chair Lombardo:

Thank you.

Maintenance Supervisor, Robert Serafino:

Thank you.

Chair Lombardo:

No one else? Unless any of the commissioners have anything to say?

Commissioner McKennan:

No.

Chair Lombardo:

Then, at this point, I would just want to wish everybody a healthy and happy holiday season, whatever holiday you celebrate, and our sincere thanks to the staff that's here for the great job you do for us throughout the year. Having said that?

Executive Director, John Mahon:

Motion to adjourn.

Chair Lombardo:

Motion to adjourn.

Executive Director, John Mahon:

Motion.

Commissioner Makowski:

I'll move.

Executive Director, John Mahon:

Second?

Vice Chair Pyke:

Second.

Executive Director, John Mahon:

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 5:40 PM.