

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, January 13, 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, January 13, 2026 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

Members of the Board:

A Bid for **Kitchen and Bath Replacements at 49 East 18th Street**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Suliman Construction	\$751,450
Westcraft Builders	\$1,089,000
Master Build and Design	\$1,168,600
BGD	\$1,236,000
Madina Restoration	\$1,485,786
Cypreco Industries	\$2,263,000

A resolution awarding a contract to **Master Build & Design** is being prepared for your consideration.

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A Bid for **Stair Tread Replacement at Kill Van Kull Gardens & Pamrapo Gardens Annex**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Hi Point Restoration	\$150,000.00
Atmiya Group	\$259,369.00
The Gillespie Group	\$449,898.00
Continental Flooring	\$888,888.00

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

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A Bid for **Installation of Generators at Various Bayonne Housing Authority Sites**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
TSUJ	\$298,770.00
Power with Prestige	\$488,000.00
William J Guarini	\$590,000.00
RNM Construction	\$800,000.00
Vanore Electric	\$1,100,000.00

A resolution awarding a contract to **TSUJ** is being prepared for your consideration.
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A Bid for **Purchasing of Lighting Fixtures**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
IKIO LED Lighting	\$43,311.35
Jewel Electric	\$70,930.00
Grant Supplies	\$75,558.55
Service Lamp Corp	\$77,635.00
Ferguson Enterprises	\$95,430.00

A resolution awarding a contract to **Jewel Electric** is being prepared for your consideration.
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A Resolution authorizing to advertise and for the 5 Year Plan and FY 2026 Annual Plan is being prepared for your consideration.

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A Resolution authorizing the renewal of the Master Build & Design contract for Apartment Turnover Hardwood Flooring Repair and Refinishing.

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A Resolution appointing **Brown and Brown Metro, Inc. as Risk Management Consultants** with the Authority's membership in the NJ Public Housing Authority Joint Insurance Fund for the year 2026 is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit proposals for Apartment Turnover Painting and Plastering is being prepared for your consideration.

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Finance and Personnel Committee

The committee reviewed the regular financial reports and found them in order. Everything was found to be consistent with previous months, including overtime reports, accounts, and interest. The status of the redevelopment account was also discussed. A bills and paid list from the redevelopment account going forward was also requested.

Facilities and Tenant Relations Committee

The committee met and discussed the agenda items that were supplied and recommends approval of said agenda items. The committee also requested legal counsel, Paul Weeks, to summarize the objections received concerning the Stair Treads bid and his determination.

During the Caucus, an executive session was held.

(7222) 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 contract negotiation, 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:

We have a consent agenda.

John Mahon reads Consent Agenda resolution number 7223 listed below

(7223) 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.

(7224) **WHEREAS**, the Board of Commissioners held the regular Board meeting on December 9, 2025 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 December 2025 Board of Commissioners regular meeting are approved.

(7225) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Kitchen and Bath Replacements at 49 East 18th Street, 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 11:00 AM on November 13, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Suliman Construction	\$751,450.00
Westcraft Builders	\$1,089,000.00
Master Build and Design	\$1,168,600.00
BGD	\$1,236,000.00
Madina Restoration	\$1,485,786.00
Cypreco Industries	\$2,263,000.00

WHEREAS the lowest bid by Suliman Construction was withdrawn after submission, and
WHEREAS the bid documents submitted by Westcraft Builders are unresponsive and contain a fatal defect pursuant to NJSA 40A:11-21 as the bidder did not sign the Bid Bond / Guarantee, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **Master Build & Design** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Master Build & Design**, 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 **Master Build & Design** to perform the Project in the amount of **\$1,168,000.00.**

(7226) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Stair Tread Replacement at Kill Van Kull Gardens & Pamrapo Gardens Annex, 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 11:00 AM on December 18, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Hi Point Restoration	\$150,000.00

Atmiya Group	\$259,369.00
The Gillespie Group	\$449,898.00
Continental Flooring	\$888,888.00

WHEREAS the bid documents submitted by Hi Point Restoration are unresponsive and contain a fatal defect pursuant to NJSA 40A:11-21 as the bidder did not submit the Bid Bond and Consent of Surety, and

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

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 **Atmiya Group** to perform the Project in the amount of **\$259,369.00**.

(7227) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Installation of Generators at Various Bayonne Housing Authority 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 1:30 AM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
TSUJ	\$298,770.00
Power with Prestige	\$488,000.00
William J Guarini	\$590,000.00
RNM Construction	\$800,000.00
Vanore Electric	\$1,100,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **TSUJ** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **TSUJ**, 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 **TSUJ** to perform the Project in the amount of **\$298,770.00**.

(7228) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Purchasing of Lighting Fixtures, 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 November 13, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
IKIO LED Lighting	\$43,311.35
Jewel Electric	\$70,930.00
Grant Supplies	\$75,558.55
Service Lamp Corp	\$77,635.00
Ferguson Enterprises	\$95,430.00

WHEREAS the bid documents submitted by IKIO LED Lighting are unresponsive and contain a fatal defect pursuant to N.J.S.A. 52:25-24.2 as the bidder did not include a Statement of Ownership, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **Jewel Electric** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Jewel Electric**, 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 **Jewel Electric** to perform the Project in the amount of **\$70,930.00**.

(7229) **RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise in the Jersey Journal for the 5 Year Plan and the FY 2026 Annual Plan.

(7230) **WHEREAS**, by Resolution No. **7094**, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the "Authority") on February 11, 2025, a contract was awarded to **Master Build & Design** for Apartment Turnover Hardwood Flooring Repair and Refinishing in the amount of **\$110,500.00**, and

WHEREAS, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority's option, for an additional one year 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 February 22, 2026 and terminating on February 21, 2027 be awarded to **Master Build & Design** for Apartment Turnover Hardwood Flooring Repair and Refinishing in the amount of **\$110,500.00**.

(7231) **WHEREAS**, by Resolution **No. 5154**, adopted September 14, 2004, the Housing Authority of the City of Bayonne (the "Authority") determined to become a member of the New Jersey Public Housing Authority Joint Insurance Fund (the "Fund"), and

WHEREAS, the Authority is permitted to appoint a Risk Management consultant (the "Consultant") to assist the Authority in activities related to the Fund, with compensation for the consultant to be paid by the Fund, now therefore be it

RESOLVED, that **Brown and Brown Metro, Inc.**, doing business as Risk and Insurance Consulting Services, be reappointed as Risk Manager with respect to the Authority's membership in the Fund, for the year commencing January 1, 2026 and be it further

RESOLVED that the form of Agreement with the consultant (the "Agreement"), as presented to this meeting of the Board of Commissioners of the Authority and reviewed by them, be approved and executed by the appropriate Officers of the Authority, and be it further

RESOLVED that, in accordance with the New Jersey Local Public Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of the Consultant to provide the services contemplated in the Agreement, 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 notices.

(7232) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

APARTMENT TURNOVER PAINTING AND PLASTERING

(7233) 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?

Motion made by Commissioner Doria and Seconded by Vice Chair Pyke

Executive Director John Mahon:

Okay. Are there any questions or discussions? Questions or discussions from the public? Okay. Hearing none, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay, motion carries.

Chair Lombardo:

At this time, I'd like to open the meeting up for public comments. Anyone from the floor? No? Having said that, I'd just like to make one comment myself. I normally don't do this this late in the year, but I want to wish everybody a happy new year. We've got a lot of exciting things coming on board, and to the staff, continue to do a great job. Any other comments?

Executive Director John Mahon:

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:

Thank you. Good night, everyone.

The meeting was then adjourned at 5:35 PM.