

The Special Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, April 27, 2022 at 4:00 PM** via Zoom meeting.

Members of the Board:

A resolution awarding a contract for Professional Architectural Services to Virgona and Virgona Architects is being prepared for your consideration.

PROPOSER

[Virgona and Virgona Architects](#)

[Kitchen and Associates](#)

[DMR Architects](#)

[LAN Associates](#)

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A Resolution authorizing to advertise and solicit for A/E proposals to prepare a Physical Needs Assessment is being prepared for your consideration.

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Executive/Strategic Planning Committee

Discussed proposals received for Architectural/Engineering (A&E) firms.

Respectfully submitted,
John T. Mahon
Executive Director

(6811) WHEREAS, as of the **11:00 AM April 22, 2022** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSALS

[Virgona and Virgona Architects](#)

[Kitchen and Associates](#)

[DMR Architects](#)

[LAN Associates](#)

WHEREAS, the Authority's Executive Director and Board of Commissioners have evaluated the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of Virgona and Virgona Architects to perform the A/E Services, 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,

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY, that the proposal of Virgona and Virgona 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 Virgona and Virgona Architects to perform said A/E Services, 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 Virgona and Virgona Architects to provide the A/E Services, including the nature, service, duration 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.

(6812) WHEREAS, the Housing Authority of the City of Bayonne (the "Authority") desires a Physical Needs Assessment to satisfy HUD requirements and to gain insight as to the status of its portfolio;

NOW THEREFORE BE IT RESOLVED, that the Executive Director be authorized to solicit proposals for a Physical Needs Assessment for the Authority.

(6813) 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 for discussing aspects of the Professional Architectural Services contract to be awarded, 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.

Executive Director John Mahon:

In accordance with the Open Public Meetings Act and in consideration of executive order, number 103 issued by governor Murphy, on March 9 2020, declaring a state of emergency and a public health emergency in the state of New Jersey, an open public meetings act of compliance. In accordance with the open public meetings act and emergency remote meeting protocol for a local public bodies, adequate notice and electronic notice of this meeting were provided. Public comment may be made as follows, all members of the public shall be muted during the meeting, except that members of the public shall be unmuted when called upon by the chair during the public comment portion of the meeting and any member engaged in disruptive behavior may be muted or removed from the meeting. And this is a special meeting of the Authority in addition to the normal monthly meeting. So can we do the pledge to the flag?

Pledge of Allegiance

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

Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, and Nesheiwat.

Executive Director John Mahon:

Okay since this is a special meeting we will not have any minutes to be recorded and filed from the last meeting. I will just turn it over to the Chair for comment on the two items on the agenda.

Chairman Lombardo:

We're going to be addressing two issues today. Two resolutions. One is for the architectural services related to submitting an application to NJHMFA. The proposal we received is only for the application submission. John has been informed that the applications are due between June 23rd and August 31st. That's why we have to move on it accordingly. I'll give a summary and then I will present the executive committee recommendation.

The RFP went out and four respondents came in: LAN Associates, DMR Architects, Kitchen and Associates, and Virgona and Virgona Architects. The Executive Director and the Assistant Executive Director were tasked with reviewing the documents reviewing the proposals and ranking them in consultation with Paul Weeks our attorney.

The four areas scored including a hundred percent where the firm's experience, particularly in affordable housing, supportive housing, low-income housing, and NJHMFA. And that was weighted at 30%. Individual staff experience in the same areas; that was also weighted at 30%. Experience with local zoning, building, planning codes laws and regulations also at 30%. And the fourth one, for the 10% was the price.

The executive committee reviewed with the Executive Director and both the Vice Chair and I are unanimous with recommending Virgona based on the assessment of Paul, John, and Patricia.

Before I ask this motion to be moved. Are there any questions? Do we have a motion to move this resolution? And before we take the vote for the record, we do have a quorum.

Motion by Commissioner Nesheiwat and seconded by Vice Chair Pyke

AYES: *Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo and Nesheiwat.*

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Mr. Chairman is it okay if I read the resolution that we prepared for this so it's in the records?

Chairman Lombardo:

Yes.

John Mahon then reads aloud resolution number 6811. During the reading, Commissioner McKennan joins the Zoom call.

Executive Director John Mahon:

We have a motion and a second on that-

Commissioner Cupo:

I have a question before the vote.

Chairman Lombardo:

Excuse me, if we're going to entertain questions and we're dealing with a proposal and contract, we may have to move into executive session. Paul, would you please remind everybody the rules regarding executive session?

Paul Weeks, Counsel:

Sure. I guess, before we make a decision about moving into executive session, it might be helpful to know what the nature of John Cupo's question is. It may be something we could answer in a public forum, it may be something that can only be discussed and answered in an executive session. I'm not sure what John's question is. So I guess I would leave that to your discretion Mr. Lombardo. Do you want to ask Mr. Cupo the nature of the question before we go into executive session or do you want to move in just to be safe.

Chairman Lombardo:

I will ask the nature of the question.

Paul Weeks, Counsel:

Go ahead, John.

Commissioner Cupo:

What is the amount of the contract?

Chairman Lombardo:

Okay, let's go into Executive Session.

Executive Director John Mahon:

Just note that Commissioner McKennan has joined us. Okay, so I hear our motion to go into executive session by the chair. Do I hear a second?

Motion by Chairman Lombardo and seconded by Commissioner Nesheiwat

AYES: *Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Nesheiwat, and McKennan.*

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay, we'll move into executive session.

Executive session takes place

Executive Director John Mahon:

Okay, so having been moved and seconded the, the resolution that I just read is on the floor. So I will take a roll call vote, if that's okay.

AYES: *Vice Chair Pyke, Commissioners Cupo, Nesheiwat, and McKennan.*

OPPOSED:

ABSTAIN: *Chairman Lombardo*

Chairman Lombardo:

Given where I work, I'm abstaining at this time because though I don't have a relationship with this firm, I don't know if I will have one down the road so I am abstaining my vote.

Executive Director John Mahon:

Okay, Mr. Chairman, would you like me to read the second resolution?

Chairman Lombardo:

Yes.

Executive Director John Mahon:

Once again, just very, very briefly. It was discussed on the issue from the building and grounds committee at the last regular meeting, the situation concerning bidets, and that we would get a physical needs assessment done that we need to do, and it would be included in that physical needs assessment. And the chairman recommended that we included on the agenda for this meeting to get it started.

John Mahon then reads aloud resolution number 6812

Executive Director John Mahon:

Do I have a motion and a second for that resolution?

Motion by Chairman Lombardo and seconded by Commissioner McKennan

AYES: *Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Nesheiwat, and McKennan.*

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Mr. Chairman, we're done with the regular business for the special meeting. So I would turn the meeting over to you at this point, as we've concluded this special business.

Chairman Lombardo:

I want to thank everyone for taking the time to join the zoom meeting. We like have all the meetings in person. It just a reminder that the next meeting of the board of commissioners will be May 17th moved from May 10th in deference to election day in the city of Bayonne.

And once again, everyone thank you for joining us and we're moving forward. Before I go, John, Paul, and Patricia, thank you for the work and getting the first resolution moved. Thank you.

Assistant Executive Director Patricia Madison:

John, did you want to remind about the financial -?

Executive Director John Mahon:

Thank you. I asked Patricia to do this because I know I would forget. Do not forget if you have not done it already, the financial disclosure statements that you have to file with the state by the end of the month. You don't want to get an unnecessary fine.

Paul Weeks, Counsel:

Big fines, big fines if you don't do them.

Executive Director John Mahon:

Yeah. When they start kicking in and, they say they're going to impose them in June at their meeting, it's \$500 a day, up to \$500.

Vice Chair Pyke:

I'm going to go do mine right now.

Executive Director John Mahon:

Do we have a motion to adjourn?

Motion by Commissioner Nesheiwat and seconded by Vice Chair Pyke

AYES: *Chairman Lombardo, Vice Chair Pyke, Commissioners Cupo, Nesheiwat, and McKennan.*

OPPOSED:

ABSTAIN:

The meeting was then adjourned at 4:20 PM.