

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, September 16, 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, September 16, 2025 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

Members of the Board:

A Resolution authorizing the Re-organization of the Housing Authority of the City of Bayonne for the year 2025/2026 is being prepared for your consideration. Template attached.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on July 29, 2025.

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A Resolution authorizing the hiring of Ryan Roszkowski as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of David Ojeda as Laborer is being prepared for your consideration.

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A Resolution to submit the Housing Authority's Renewal Application of 2026 for the Joint Insurance Fund. The renewal for the JIF has been received.

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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 one obsolete vehicle. 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 this vehicle as their fleet is substantially larger than BHA's.

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A resolution approving the submission of the SEMAP section 8 indicators to be ratified.

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On July 29, 2025 at 11:00 AM proposals were received and opened for Environmental Consulting, Testing, Oversight and Monitoring services from the following:

PROPOSER

Montrose Environmental
Prestige Environmental Inc
GZA GeoEnvironmental Inc
H2M Architects & Engineers
TTI Environmental Inc
Omega Environmental Services Inc

A Resolution awarding a contract to Prestige Environmental Inc. is being prepared for your consideration.

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A Request For Proposals for A/E Services for **Kitchen Modernization at Back Bay Gardens**. Links to the submissions are below.

PROPOSER

Lothrop Associates Architects Inc
DAL Design Group
O&S Associates
Clarke Caton Hintz

PROPOSAL AMOUNT

\$30,000.00
\$88,000.00
\$90,000.00
\$130,000.00

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 Peaked Roofs at 12-1, 12-2, 12-3, 12-4**. Links to the submissions are below.

PROPOSER

Lothrop Associates Architects Inc
Clarke Caton Hintz
DAL Design Group
O&S Associates

PROPOSAL AMOUNT

\$39,000.00
\$65,000.00
\$94,000.00
\$274,900.00

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 **Emergency Generators at Multiple Sites**. Links to the submissions are below.

PROPOSER

Lothrop Associates Architects Inc
DAL Design Group
O&S Associates

PROPOSAL AMOUNT

\$59,000.00
\$78,000.00
\$240,500.00

A Resolution awarding a contract to Lothrop Associates Architects Inc is being prepared for your consideration.

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A Request For Proposals for A/E Services for **Replacement of Pedestal Sump Pumps in Boiler Rooms**. Links to the submissions are below.

PROPOSER

Lothrop Associates Architects Inc
DAL Design Group
O&S Associates

PROPOSAL AMOUNT

\$35,000.00
\$47,000.00
\$90,000.00

A Resolution awarding a contract to Lothrop Associates Architects Inc is being prepared for your consideration.

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A Request For Proposals for A/E Services for **Replacement of Stucco on Foundation Walls at Pamrapo Gardens**. Links to the submissions are below.

PROPOSER	PROPOSAL AMOUNT
Lothrop Associates Architects Inc	\$33,000.00
DAL Design Group	\$38,000.00
O&S Associates	\$42,000.00
Clarke Caton Hintz	\$55,000.00

A Resolution awarding a contract to Lothrop Associates Architects Inc is being prepared for your consideration.

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A Request For Proposals for A/E Services for **Replacement of Interior Lights at All Sites**. Links to the submissions are below.

PROPOSER	PROPOSAL AMOUNT
Lothrop Associates Architects Inc	\$64,000.00
DAL Design Group	\$118,000.00
O&S Associates	\$357,300.00

A Resolution awarding a contract to Lothrop Associates Architects Inc is being prepared for your consideration.

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A Resolution rejecting the bids received and making any necessary adjustments be made to the plans and specifications and they be re-advertised is being prepared for your consideration.

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During the Caucus, an executive session was held.

(7159) 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 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, and Makowski.*

OPPOSED:

ABSTAIN:

Finance and Personnel Committee

The committee reviewed the regular financial reports and found them in order and standard since the fiscal year has recently begun. The overtime was discussed, along with the fact that it was larger than normal due to a problem with one of the elevators that required overnight staff. The two new hires on the agenda were discussed.

Facilities and Tenant Relations Committee

Discussed the Kitchen and Bath job previously bid could be thrown out and split to give the BHA flexibility to ensure expenditures aren't excessive. The RFPs on the agenda were also discussed along with how the BHA is trying to maximize funding before the end of the calendar year. Newly installed bike racks are being utilized heavily and several new racks are planned to be installed.

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, and Makowski.*

Commissioner McKenna has an excused absence.

Executive Director John Mahon:

Okay. Do I hear a motion to suspend-

Chair Lombardo:

Before we suspend the meeting to go into reorganization, it just came to my attention that we lost a long-time employee of the Bayonne Housing Authority today, Frank Cerbone. I've known Frank for a long time. At this time I ask for us to just have a moment of silence for Frank, in his memory.

Thank you. Mr. Mahon, I ask that on behalf of the commissioners, please extend our condolences to the Family.

Executive Director John Mahon:

Yes. We will be doing that, absolutely. Do I hear a motion to suspend the regular order of business for the purpose of reorganization?

Commissioner Nesheiwat:

I'd like to move to dispense with the regular order of business to elect the chair and vice chair.

Executive Director John Mahon:

Do we have a second?

Commissioner Doria:

I'll second.

Executive Director John Mahon:

Okay. All in favor?

(7160) *Reorganization resolution, see indented transcript below.*

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay. Motion carried.

REORGANIZATION

Commissioner Nesheiwat:

I move that Bob Doria serve as Temporary Chair to conduct the election of officers for the year beginning September 16, 2025. Can I have somebody second that please?

Seconded by Commissioner Lombardo

Executive Director John Mahon:

Okay. On that motion all in favor?

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

OPPOSED:

ABSTAIN:

Temporary Chair Doria:

Okay, and thank you. As temporary chair, I will now receive nominations for the office of chair of the Bayonne Housing Authority for the year of beginning September 16th, 2025. Any motions for nominations please?

Commissioner Nesheiwat:

I would like to nominate Vince Lombardo for the office of Chair of the Housing Authority of the City of Bayonne.

Temporary Chair Doria:

Can I get a second on that, please?

Seconded by Commissioner Pyke

Temporary Chair Doria:

Are there any other nominations? If not, I move that the nominations be closed for the office of Chair of the Housing Authority of the City of Bayonne.

Seconded by Commissioner Nesheiwat

AYES: Commissioners Lombardo, Pyke, Doria, Nesheiwat, and Makowski.

OPPOSED:

ABSTAIN:

Temporary Chair Doria:

We close the nominations for the Chair. The Chair will now receive nominations for the office of Vice Chair of the Housing Authority of the City of Bayonne for the year beginning September the 17th, 2024.

Commissioner Lombardo:

I nominate Irene Pyke.

Seconded by Commissioner Nesheiwat

Temporary Chair Doria:

All in favor?

AYES: Commissioners Lombardo, Pyke, Doria, Nesheiwat, and Makowski.

OPPOSED:

ABSTAIN:

Temporary Chair Doria:

Are there any other nominations? If not, I move that the nominations be closed for the office of Vice Chair of the Housing Authority of the City of Bayonne.

Seconded by Commissioner Makowski

Temporary Chair Doria:

All in favor?

AYES: Commissioners Lombardo, Pyke, Doria, Nesheiwat, and Makowski.

OPPOSED:

ABSTAIN:

Temporary Chair Doria:

Motion carried. We have nominated for the year beginning September 17th, 2024 Commissioner Vincent Lombardo for Chair and Irene Pyke for Vice Chair on the election of these commissioners to the offices for which they were nominated. On that, all in favor?

AYES: Commissioners Lombardo, Pyke, Doria, Nesheiwat, and Makowski.

OPPOSED:

ABSTAIN:

Temporary Chair Doria:

On that, congratulations.

Temporary Chair Doria:

I want to make a motion to return to the regular order of business.

Seconded by Commissioner Pyke

Temporary Chair Doria:

All in favor?

AYES: Commissioners Lombardo, Pyke, Doria, Nesheiwat, and Makowski.

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

We'll get into the regular order of business. Do I hear a motion for our consent agenda?

Motion made by Chair Lombardo

John Mahon reads Consent Agenda resolution number 7061 listed below

(7161) 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 7060 - 7076 are hereby adopted, effective immediately.

(7162) WHEREAS, the Board of Commissioners held the regular Board meeting on July 29, 2025 meeting which was attended via Zoom 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 July 2025 Board of Commissioners regular meeting are approved.

(7163) 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.

Ryan Roszkowski
\$41,600

(7164) 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.

David Ojeda
\$41,600

(7165) WHEREAS, the Bayonne Housing Authority requires appropriate insurance coverage for properties and other liabilities, and
WHEREAS, Public Housing Authorities in New Jersey have an opportunity to participate in the New Jersey Public Housing Authority Joint Insurance Fund, and
WHEREAS, The Bayonne Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund, and
WHEREAS, The Bayonne Housing Authority policy for the New Jersey Public Housing Authority Joint Insurance Fund is up for renewal, and
WHEREAS, the Bayonne Housing Authority has all lines and worker’s compensation, and
WHEREAS, the New Jersey Public Housing Authority Joint Insurance Fund provides a combination of affordable assessments, superior coverage, and education geared toward Public Housing Authorities as Public Housing Authorities and associated housing providers are the only allowed membership,
NOW THEREFORE BE IT RESOLVED that the Executive Director be authorized to renew the Bayonne Housing Authority’s membership in the New Jersey Public Housing Authority Joint Insurance Fund.

(7166) 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 **one (1)** vehicle (listed below) should be declared obsolete, and
WHEREAS, the Bayonne Housing Authority will seek to dispose of this vehicle, 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 vehicle 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 one (1) obsolete vehicle to the City of Bayonne, for \$1 per vehicle.

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(7167) WHEREAS, the Housing Authority of the City of Bayonne is required to annually submit documentation for SEMAP (Section Eight Management Assessment Program), and

WHEREAS, submission of the SEMAP indicators is due by August 29, 2025, and
WHEREAS, the Authority complied with the submission deadline, and
WHEREAS, initial Authority review of the indicators indicate the Authority should be designated “High Performer”
NOW THEREFORE BE IT RESOLVED, that the submission of the SEMAP indicators be ratified.

(7168) WHEREAS, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, the Housing Authority of the City of Bayonne (the “Authority”) published a notice in The Star Ledger a Request for Proposals (the “RFP”) for the below listed Services (the “Services”) in connection with the following project:

ENVIRONMENTAL CONSULTING, TESTING, OVERSIGHT AND MONITORING SERVICES

WHEREAS, as of the **11:00 AM July 29, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

Montrose Environmental
Prestige Environmental Inc
GZA GeoEnvironmental Inc
H2M Architects & Engineers
TTI Environmental Inc
Omega Environmental Services Inc

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 Prestige Environmental Inc. to perform the 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, that the proposal of Prestige Environmental Inc. 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 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 Prestige Environmental Inc. to perform said 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 Prestige Environmental Inc. to provide the 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.

(7169) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated June 3, 2025, 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: **KITCHEN MODERNIZATION AT BACK BAY GARDENS.**

WHEREAS, as of the **11:00 AM on September 12, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

Lothrop Associates Architects Inc
DAL Design Group
Clarke Caton Hintz
O&S Associates

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 **\$88,000.00**, 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.

(7170) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated June 3, 2025, 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 PEAKED ROOFS AT 12-1, 12-2, 12-3, 12-4.**

WHEREAS, as of the **11:00 AM on September 12, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

Lothrop Associates Architects Inc
DAL Design Group
Clarke Caton Hintz
O&S Associates

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 **\$65,000.00**, 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.

(7171) WHEREAS, in accordance with the United States Department of Housing and Urban Development ("HUD") procurement of professional services, pursuant to the RFQ dated June 3, 2025, 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: **EMERGENCY GENERATORS AT MULTIPLE SITES.**

WHEREAS, as of the **11:00 AM on September 12, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

Lothrop Associates Architects Inc
DAL Design Group
O&S Associates

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 Inc** 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 Inc** 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 Inc** to perform said A/E Services in the amount of **\$59,000.00**, 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 Inc** 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.

(7172) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development ("HUD") procurement of professional services, pursuant to the RFQ dated June 3, 2025, 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 PEDESTAL SUMP PUMPS IN BOILER ROOMS.**

WHEREAS, as of the **11:00 AM on September 12, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

Lothrop Associates Architects Inc

DAL Design Group

O&S Associates

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 Inc** 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 Inc** 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 Inc** to perform said A/E Services in the amount of **\$35,000.00**, 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 Inc** 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.

(7173) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development ("HUD") procurement of professional services, pursuant to the RFQ dated June 3, 2025, 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 STUCCO ON FOUNDATION WALLS AT PAMRAPO GARDENS.**

WHEREAS, as of the **11:00 AM on September 12, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

Lothrop Associates Architects Inc
DAL Design Group
Clarke Caton Hintz
O&S Associates

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 Inc** 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 Inc** 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 Inc** to perform said A/E Services in the amount of **\$33,000.00**, 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 Inc** 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.

(7174) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated June 3, 2025, 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 INTERIOR LIGHTS AT ALL SITES.**

WHEREAS, as of the **11:00 AM on September 12, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

Lothrop Associates Architects Inc

DAL Design Group
O&S Associates

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 Inc** 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 Inc** 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 Inc** to perform said A/E Services in the amount of **\$64,000.00**, 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 Inc** 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.

(7175) **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, the Housing Authority of the City of Bayonne governing body has determined that funding for future renovations and replacements may be limited and/or reduced requiring substantial revisions to the bid specifications;

WHEREAS, pursuant to NJSA 40A:11-13-2, the Authority governing body has determining it is in the best interests of the Authority and its residents to substantially revise the bid specifications by, among other things, dividing the replacement and upgrades into multiple bid requests;

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 rejects all bids pursuant to NJSA 40A:11-13-2 and shall re-bid under revised specifications which shall be re-advertised pursuant to NJSA 40A:11-1 et seq..

(7176) **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:

And are there any questions on any of the resolutions that are in the consent agenda? Okay, hearing none.

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Mr. Chairman, we're done with the regular course of business and turn the meeting over to you.

Chair Lombardo:

Okay. At this time we invite the public to make general comments for no longer, you have a time limit of three minutes. This is just a, it's not a question and answers, it's just your time to address the board.

Mr. Betancourt:

I understand.

Paul Weeks:

If I might, before we begin, we have a member of the public, also a tenant of ours present, Roberto Betancourt, who I spoke to earlier today. He has provided me with a typewritten sheet that I've provided to Mr. Mahon that has three questions. I've reported to Mr. Bettencourt that I would respond to him in writing for these questions. And he's indicated to me that he'll accept an email from me, I guess is what I'll do.

Mr. Betancourt:

I just want to put it on the record though.

Paul Weeks:

Sure, that's fine. I just wanted the board to understand who you were. He's a tenant at 49 East 18 Street, apartment 323.

Mr. Betancourt:

Yes, sir.

Chair Lombardo:

Mr. Betancourt, the floor is yours.

Mr. Betancourt:

Good evening. My name is Roberto Bettencourt. I'm a tenant here at 49 East 18 Street and I have three questions and like Paul Weeks said, he's going to get back to me on it. First one is retaliation policy. Does the Bayonne Housing Authority have a zero tolerance policy for retaliation against

tenants who file complaints or exercise their rights? Number two, reasonable accommodations. Does the Bayonne Housing Authority follow written guidelines and procedures for reasonable accommodations under the ADA and Fair Housing Act when tenants make requests? So number three, does the Bayonne Housing Authority permit employees or contractors to take photographs inside tenants homes without their consent or knowledge? And that's it. That's my three questions. So on the record, hopefully you guys could get back to me as soon as possible regarding these three questions. Thank you.

Chair Lombardo:

No, thank you. And Mr. Weeks will respond to you through Mr. Mahon...

Mr. Betancourt:

Thank you.

Chair Lombardo:

...in a timely fashion.

Mr. Betancourt:

Appreciate it.

Chair Lombardo:

Anyone else? That was a stop clock. Any other questions? Any other public speaking? No? We have a lot going on. We have from the last meetings we have the property purchases that are moving along both streets, moving along pretty well. I want to personally thank my fellow commissioners for placing myself and Ms. Commissioner Pyke in the leadership roles. It's a great team we have here. And the one thing is what we always said, we're always transparent and open when it comes to making sure our tenants have the best of everything. Having said that, Ms. Pyke, would you like to say?

Vice Chair Pyke:

Well, again, thank you. As Vinny just said, for appointing me for another year, it has not yet appeared what the Bayonne Housing Authority is going to do for the city of Bayonne.

Chair Lombardo:

And one last thing. The first street buildings, the Bridgeview Manor buildings, we have received a lot of compliments from the city and from the residents on the colors of the building. And once again, I'm going to commend the staff and our director of redevelopment, Vito Bilotta for having a beautiful eye.

Vito Bilotta:

I had help in selecting the colors, so it was a team effort.

Chair Lombardo:

And as our mayor always tells me, our buildings look great. We'd put our buildings up against anyone. So thank you all, and at this point we have a motion to adjourn.

Executive Director, John Mahon:

I just wanted to add one quick thing to on behalf of the staff congratulating Chair and Vice Chair on their elections. We enjoy working with you and we will continue to be a team. And congratulations.

Vice Chair Pyke:

Thank you.

Chair Lombardo:

Thank you.

Executive Director John Mahon:

At this point, do we have a motion to adjourn?

Chair Lombardo:

I motion.

Commissioner Doria:

I second.

Executive Director John Mahon:

Second. We have a motion and a second. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much and see you next month.

The meeting was then adjourned at 5:40 PM.