

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, December 9, 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, December 9, 2025 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 11, 2025.

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A Resolution approving the Authority’s Annual Meetings and Caucus Meeting for the 2026 calendar year.

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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 Resolution authorizing the Executive Director to enter the Bayonne Housing Authority into an Interlocal Affordable Housing Agreement with the City of Bayonne is being prepared for your consideration.

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A Bid for **Purchasing of Generators**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Cooper Power Systems	\$344,073.00
Foley Inc	\$357,394.00
Modern Power Systems	\$374,299.00

A resolution awarding a contract to **Cooper Power Systems** is being prepared for your consideration.

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A Bid for **Purchasing of Sump Pumps**. Links to the submitted bids are below.

BIDDER

Allied Pump Corporation

BID AMOUNT

\$74,000.00

A resolution awarding a contract to **Allied Pump Corporation** is being prepared for your consideration.

A Bid for **Purchasing of Washers and Dryers**. Links to the submitted bids are below.

BIDDER

CSC ServiceWorks

BID AMOUNT

\$185,874.00

A resolution awarding a contract to **CSC ServiceWorks** is being prepared for your consideration.

A Bid for **Purchasing of Tables and Chairs**. Links to the submitted bids are below.

BIDDER

School Outfitters

BID AMOUNT

\$25,595.30

Hertz

\$26,326.80

LeisureMod

\$27,290.00

Schoolsin

\$27,917.65

Alianza Duffy #1

\$46,733.00

Alianza Duffy #2

\$67,894.10

A resolution awarding a contract to **School Outfitters** is being prepared for your consideration.

A Bid for **Painting of Interior Common Areas**. Links to the submitted bids are below.

BIDDER

Axxis

BID AMOUNT

\$186,000.00

Best Restoration

\$1,104,000.00

Hipont Restoration

\$2,448,000.00

In-Line Architectural

\$2,520,000.00

Balankis Painting

\$4,260,000.00

VMG Group

\$7,272,000.00

A resolution awarding a contract to **Best Restoration** is being prepared for your consideration.

A Bid for **As Needed Concrete and Curb Replacement**. Links to the submitted bids are below.

BIDDER

Diamond Construction

BID AMOUNT

\$315,000

A-Tech Concrete

\$370,000

AA BERMS LLC

\$375,000

In-Line Architectural

\$382,500

A resolution awarding a contract to **A-Tech Concrete** is being prepared for your consideration.

Finance and Personnel Committee

The budget was discussed. The overtime analysis over time was looked at; overtime is pretty consistent hours, except for the one month that was an anomaly. Cash balances are down a little bit. And then our interest of course is dropping because obviously our balance is dropping down because we're purchasing the property.

In regards to Personnel, the wages are still being reviewed.

Facilities and Tenant Relations Committee

The committee discussed the bids that were opened and recommended the following awards: Allied Pump Corp for sump pumps. School Outfitters for tables and chairs. Best Restoration for interior painting, there were many calculation errors by the low bidder which made the bid inconsistent and unrealistic. A-Tech Construction for concrete and Curb Replacement, Diamond Construction's bid was disqualified. CSC ServiceWorks for purchasing washers and dryers.

A legal fatal flaw was found on the bid submitted by Westcraft last month for the Plumbing Upgrades at 49 East 18th Street bid, so the resolution is being put on hold to give staff and A/E time to review. Calendars were sent to the printer with hopes of having them ready by the 22nd.

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, Makowski, and McKennan.*

Executive Director John Mahon:

I have a resolution by Commissioner Nesheiwat.

John Mahon reads Consent Agenda resolution number 7210 listed below

(7210) 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 7214) 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 7210-7213 & 7215-7221 are hereby adopted, effective immediately.

(7211) WHEREAS, the Board of Commissioners held the regular Board meeting on November 11, 2025 meeting 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 November 2025 Board of Commissioners regular meeting are approved.

(7212) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) prepares and publishes notice of the times and place of its regular caucus and meeting dates on an annual basis; and

WHEREAS, ordinarily, the Authority holds its regular meetings and caucus on the second Tuesday of each month; and

WHEREAS, the Authority’s Executive Director has prepared the 2026 schedule of caucus and regular meeting dates which differs in some cases from the Authority’s ordinary schedule; and

WHEREAS, the Board of Commissioners, having reviewed said 2026 Annual Meeting Notice, approve the same and authorize the Authority to meet on the dates, which do not comport with the Authority’s ordinary schedule;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that the Authority hereby approves the 2026 Annual Meeting Schedule in the form presented at this meeting; and

BE IT FURTHER RESOLVED, the Authority hereby authorizes and directs the appropriate officers to publish the said Annual Meeting Notice in accordance with applicable law.

(7213) 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.

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF BAYONNE
AUTHORIZING THE EXECUTION OF AN INTERLOCAL AFFORDABLE HOUSING
AGREEMENT WITH THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE,
COUNTY OF HUDSON, NEW JERSEY**

WHEREAS, the Housing Authority of the City of Bayonne, in the County of Hudson, New Jersey (the "Authority"), is a New Jersey autonomous public authority; and

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City" or "Bayonne"), is a public body corporate and politic of the State of New Jersey (the "State"); and

WHEREAS, the City has a long-standing commitment to affordable housing and has, for several decades, participated in the administrative and judicial processes established pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (the "FHA"), for affordable housing compliance; and

WHEREAS, on or about March 20, 2024, the New Jersey State Legislature amended the FHA and, in salient part, set forth a process by which each municipality's Fourth Round affordable housing obligations (for the years 2025 through 2035), would be established and addressed; and

WHEREAS, pursuant to the amended FHA and implementing regulations, the City is a qualifying Urban Aid municipality and has a rehabilitation obligation which can be addressed either through the new construction of affordable housing or the rehabilitation of existing affordable housing stock located in the City; and

WHEREAS, in accordance with the requirements of the amended FHA and implementing regulations, the City is participating in the administrative compliance processes for the Fourth Round and has adopted and endorsed a Fourth Round Housing Element and Fair Share Plan and Spending Plan, dated June 10, 2025, as the same may be amended and/or supplemented; and

WHEREAS, the Authority owns or manages more than 2,000 rental units within the City which are reserved for low- and moderate-income households; and

WHEREAS, the City and the Authority have collaborated on several affordable housing projects in the past and, as set forth in the Fourth Round Plan, intend to collaborate on additional affordable housing activities during the Fourth Round; and

WHEREAS, the City maintains an Affordable Housing Trust Fund which is eligible to be utilized, in the City's discretion, for qualifying affordable housing activities, including those which may be undertaken by the Authority; and

WHEREAS, the City also has outside professional consultants, staff, and employees, which can, in the City's discretion, be utilized to facilitate qualifying affordable housing activities, some of which may be undertaken by the Authority; and

WHEREAS, the City and the Authority desire to enter into this Interlocal Affordable Housing Agreement, through which the City may, in its discretion, authorize the expenditure of affordable housing funds and the implementation of staff, consultants, and employees on qualifying affordable housing activities; and

WHEREAS, the Authority agrees that the Interlocal Affordable Housing Agreement with the City is necessary, and as such execution of said agreement is appropriate.

NOW THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF BAYONNE AS FOLLOWS:

- Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.
- Section 2. An Interlocal Affordable Housing Agreement between the City of Bayonne and the Housing Authority of the City of Bayonne for the purposes set forth herein is hereby authorized.
- Section 3. The Executive Director or his designee is hereby authorized to execute the Interlocal Affordable Housing Agreement on behalf of the Bayonne Housing Authority in such a form deemed advisable by the Authority Attorney or Board of Commissioners, subject to any and all conditions contained herein, and such revisions as deemed advisable by the Authority Attorney or Board of Commissioners.
- Section 4. A copy of this Resolution and the Interlocal Affordable Housing Agreement between the City of Bayonne and the Housing Authority of the City of Bayonne shall be available for public inspection at the office of the Housing Authority during regular business hours.
- Section 5. This Resolution shall take effect immediately.

Commissioner	Aye	Nay	Abstain	Absent
Lombardo				
Pyke				
Doria				
Makowski				
McKenna				
Nesheiwat				

Resolution No. 7214
 Date: December 9, 2025

(7215) 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 Generators, 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 4, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Cooper Power Systems	\$344,073.00
Foley Inc.	\$357,394.00
Modern Power Systems	\$374,299.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Cooper Power Systems** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Cooper Power Systems**, 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 **Cooper Power Systems** to perform the Project in the amount of **\$344,073.00.**

(7216) **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 Sump Pumps, 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 11:15 AM on December 4, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Allied Pump Corporation	\$74,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Allied Pump Corporation** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Allied Pump Corporation**, 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 **Allied Pump Corporation** to perform the Project in the amount of **\$74,000.00.**

(7217) **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 Washers & Dryers, 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 December 4, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER

CSC ServiceWorks

BID AMOUNT

\$185,874.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **CSC ServiceWorks** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **CSC ServiceWorks**, 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 **CSC ServiceWorks** to perform the Project in the amount of **\$185,874.00**.

(7218) **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 Tables and Chairs, 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 11:45 AM on December 4, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER

School Outfitters

Hertz

LeisureMod

Schoolsin

Alianza Duffy #1

Alianza Duffy #2

BID AMOUNT

\$25,595.30

\$26,326.80

\$27,290.00

\$27,917.65

\$46,733.00

\$67,894.10

WHEREAS the Board of Commissioners have reviewed the bid placed by **School Outfitters** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **School Outfitters**, 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 **School Outfitters** to perform the Project in the amount of **\$25,595.30**.

(7219) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Painting of Interior Common Areas, 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 12:00 PM on December 4, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER

Axxis Construction

Best Restoration

BID AMOUNT

\$186,000.00

\$1,104,000.00

Hipont Restoration	\$2,448,000.00
In-Line Architectural	\$2,520,000.00
Balankis Painting	\$4,260,000.00
VMG Group	\$7,272,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by Axxis Construction and determined that the bid amount was inconsistent with other submissions, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **Best Restoration** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Best Restoration**, 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 **Best Restoration** to perform the Project in the amount of **\$1,104,000.00**.

(7220) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **As Needed Concrete and Curb Replacement, 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 11:15 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>
Diamond Construction	\$315,000.00
A-Tech Concrete	\$370,000.00
AA BERMS LLC	\$375,000.00
In-Line Architectural	\$382,500.00

WHEREAS the bid documents submitted by Diamond Construction are unresponsive and contain a fatal defect pursuant to NJSA 40A:11-21 as the bid bond submitted was not sufficient, and

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

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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **A-Tech Concrete** to perform the Project in the amount of **\$370,000.00**.

(7221) **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.

Motion made by Commissioner Doria and Seconded by Vice Chair Pyke

Executive Director John Mahon:

Okay. On that, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. Mr. Chairman, we're done with the regular order of business.

Chair Lombardo:

No, we haven't.

Executive Director John Mahon:

I'm sorry. Oh, number [7214], that's correct. Sorry about that. The resolution for the interlocal agreement with the city of Bayonne. For agreement of the city of Bayonne between the city council of Bayonne in the county of Hudson for the purposes of affordable housing. Do I hear a motion on that?

Motion made by Commissioner Nesheiwat and Seconded by Commissioner McKennan

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Okay, thank you. Now we're done with the regular order of business and turn it over to you, Chairman.

Chair Lombardo:

Thank you, Mr. Mahan. Time for a public comment. Mr. Betancourt. Excuse me, Mr. Betancourt, you have three minutes.

Mr. Betancourt:

Here. Okay. Good evening, everybody. My name is Roberto Betancourt. I live here at 49 East 18th Street. I need to address the filing submitted by your general counsel and tenancy counsel, Mr. Weeks, and GRC complaint 2025-301. In that filing, he claimed lawful over-activity was a

harassment, retaliation, and bombardment. Those aren't legal points. Those are reactions. And they say more about the internal condition of this authority than anything written in my request.

OPRA has no limit on frequency, no limit on persistence, and does not consider motive. A request cannot turn into misconduct just because counsel's uncomfortable with paper trail. When the attorney responsible for protecting a tenant's right cause protected activity, a problem, it shows confusion about his own role and about his authority obligations. And let's be clear, HUD has already stated in writing that interference, intimidation, or pressure against someone exercising their rights under the Fair Housing Act is unlawful. And that applies directly here.

When the response to a tenant asserting its rights is to escalate accusations, that's exactly the kind of conduct HUD looks for when it evaluates whether authority understands federal compliance. Transparency is not harassment. Documentation is not retaliation. And my record keeping isn't the issue of this reaction to it.

For the record, I'll be submitting a small evidence packet tonight. It includes the language from Mr. Weeks on the SOI statement and the HUD oversight notice that they confirm that the authority is already on notice for federal oversight. So I'm going to submit this to the council. And that's it. Thank you, guys.

Chair Lombardo:

Thank you, Mr. Betancourt. Is there any other comments? I just want to make a general statement that 2025 was a very good year for the Housing Authority. We've seen a lot of progress. We've seen a lot of opportunities. We're moving ahead with the Oak Street Project, which is a home run for the city. We'll start evaluating the plans for the assumption property, which will greatly benefit the city of Bayonne, especially when it comes to affordable housing. And unless there's any other comments, I want to wish everybody happy holidays, Merry Christmas, and a healthy New Year. Do we have a motion to adjourn?

Motion made by Commissioner Makowski and Seconded by Commissioner McKennan

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you kindly, y'all. Happy holidays.

The meeting was then adjourned at 5:36 PM.