

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, November 12, 2024 at 4:30 PM in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

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

Honorable Vincent Lombardo

Honorable Irene Rose Pyke

Honorable Robert Doria

Honorable Shanna McKennan

Honorable Jubrial J. Nesheiwat

Honorable Keith Makowski

Raff, Masone & Weeks, Counsel

Members of the Board:

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

Very truly yours,
Vincent Lombardo
Chairman

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, November 12, 2024 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

Members of the Board:

Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on October 8, 2024.

* * * * *

A Resolution approving the Authority’s Annual Meetings and Caucus Meeting for the 2025 calendar year.

* * * * *

A Resolution authorizing the hiring of Paul Matelesko as Laborer is being prepared for your consideration.

* * * * *

A Bid for Replacement Of Sealant On Exterior Windows And Patio Doors At Constable Hook Gardens (12-7) And Kill Van Kull Gardens Annex (12-7A). Links to the submitted bids are below.

BIDDER	BID AMOUNT
A1 Construction Service Inc	\$ 460,000.00
In-Line Architectural Glass & Metal Inc	\$ 535,000.00
Michael J Malpere Co Inc	\$ 799,960.00
Eko Construction LLC	\$ 909,000.00
ATG Restoration Specialists Inc	\$1,165,000.00
PAX Mundus Enterprise LLC	\$1,389,000.00
Panoramic Window & Door Systems Inc	\$1,719,400.00
Blackstone Group LLC	\$1,770,000.00

A resolution awarding a contract to In-Line Architectural Glass & Metal Inc is being prepared for your consideration.

* * * * *

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

BIDDER	BID AMOUNT
Blackstone Group LLC	\$1,422,000.00
Westcraft Builders Inc	\$1,730,200.00
Excelsior Plumbing Co., Inc	\$3,282,000.00

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

* * * * *

A resolution approving Change Orders #1 and #2 for Gillespie Group for Replacement of Stair Treads and Vestibule Flooring at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3) And Latourette Gardens (12-4). As was reported by the Building and Grounds Committee a change order is being prepared for your consideration.

* * * * *

A resolution approving Change Order #1 for Geocon Industries Inc. for Replacement of Apartment Doors at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3) And Latourette Gardens (12-4). As was reported by the Building and Grounds Committee a change order is being prepared for your consideration.

* * * * *

Resolution approving amendments to the HOTMA policies and procedures for HUD compliance is being prepared for your consideration.

* * * * *

A Resolution approving amendments to the HCV Administrative Plan for HUD compliance in regards to Mainstream Vouchers is being prepared for your consideration.

* * * * *

Finance and Personnel Committee

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

The committee reviewed the monthly reports and found them to be consistent with prior months. The reserves were discussed in terms of anything over 3 months being considered excessive by HUD, and how the new incoming administration may affect reserves.

Voucher programs were discussed. The building on 8th Street was discussed and more information is expected by December. The BHA's current lease is good until April 2026. Oak Street was discussed, PSE&G has done additional work.

Training for Redevelopment for the commissioners was discussed and dates were set temporarily to get the course done.

Facilities and Tenant Relations Committee

The Building and Grounds and Tenant Relations committee met on November 8th and discusses the following:

- 1) Concerning the Sealant bid for Constable Hook Village and Kill Van Kull Annex, we had concerns about the low bid being unrealistic. The low bidder ultimately withdrew their bid

and after interviewing the second low bidder it was determined to be acceptable so the committee is recommending to award the contract to In-Line Glass and Metal for a contract price of \$535,000

- 2) Change orders to other jobs have been requested on two current jobs. In the replacement door and door frames at the family walk-ups, it was discovered after installation that light could be seen around the doors which would cause them to fail HUD inspections. An enhanced seal over the door would solve the problem and the committee is recommending a change order in the amount of \$34, 550 which is well under the 20% limit for change orders for the \$1,382,000 job.
- 3) 2 change orders have been requested for the stair treads and flooring in common areas in the family walk ups. Once the job began and stairs/flooring was being removed, the deteriorated condition of some of the items warranted additional work to be done. Specifically, structural damage to the stairs require welding to keep them safe and to effectuate the repairs. Additional riser painting and epoxy application would also be needed. The change orders are for \$47, 228 and \$50,400 respectively which is under the 20% limit. As Pamrapo Gardens work has yet to begin, if similar conditions exist and work exceeds the 20%, that portion of the work will have to be rebid out. Director of Redevelopment Bilotta reviewed the change orders with the committee and explained the situations. The committee is recommending both change orders be approved.
- 4) A bid was opened for the replacement of bathtubs at Constable Hook Village and Kill Van Kull Gardens Annex. The bids were extremely over cost estimates ranging from \$3.2 million to \$1.4 million. The committee is recommending throwing out the bids and rebidding.
- 5) Assistant Director Bracero discussed the updates that need to be made by resolution to be in compliance with HOTMA and mainstream vouchers. Hernan has been diligently working on these compliance requirements and reporting to the committee with the deadlines. The changes need to be made by resolution. It was discussed that HUD is very behind on their implementation schedules yet still requiring changes and the election may ultimately leave some of the provisions in limbo. Our participation in the national groups will continue to keep us informed and updated.
- 6) It was reported to the committee that the Back Bay seniors had a Halloween party where Sal and Lee were presented with their NAHRO award. The Mayor and Council members Perez and Booker joined in the festivities. It was suggested that Sal and Lee be invited to a Board meeting to additionally recognize them. They will be invited for December's meeting.
- 7) BHA was informed that one of our teenagers was selected as a finalist in the "What Home Means to Me" poster contest and as a result will be featured in the 2025 NAHRO calendar. It was also suggested that BHA match the prize of \$100. It was also suggested that Akayla and her family be invited to the December meeting.
- 8) The committee also discussed having some kind of similar BHA poster contest and selecting winners for a BHA calendar. The committee is bringing this up to the full board for consideration and discussion.

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

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

Pledge of Allegiance

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

John Mahon reads Consent Agenda resolution number 7054 listed below, sponsored by the Chair:

(7054) 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 7054 - 7055 are hereby adopted, effective immediately.

(7055) WHEREAS, the Board of Commissioners held the regular Board meeting on October 8, 2024 which was attended in person by the Commissioners; and,

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

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

(7056) 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 2025 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 2025 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 2025 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.

(7057) 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.

Paul Matelesko
\$34,320.00

(7058) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **REPLACEMENT OF SEALANT ON EXTERIOR WINDOWS AND PATIO DOORS AT CONSTABLE HOOK GARDENS (12-7) AND KILL VAN KULL GARDENS ANNEX (12-7A) the (“Project”)** and

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

<u>BIDDER</u>	<u>BID AMOUNT</u>
A1 Construction Service Inc	\$ 460,000.00
In-Line Architectural Glass & Metal Inc	\$ 535,000.00
Michael J Malpere Co Inc	\$ 799,960.00
Eko Construction LLC	\$ 909,000.00
ATG Restoration Specialists Inc	\$1,165,000.00
PAX Mundus Enterprise LLC	\$1,389,000.00
Panoramic Window & Door Systems Inc	\$1,719,400.00
Blackstone Group LLC	\$1,770,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by In-Line Architectural Glass & Metal Inc. and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to In-Line Architectural Glass & Metal Inc., and

WHEREAS, the award of this contract has complied with the fair and open process, established and further defined by N.J.S.A. 19:44A-20.7. Consequently, the provisions of

N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A-20.26, as to campaign contributions, do not apply to the contract, and

BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with In-Line Architectural Glass & Metal Inc. to perform the Project in the amount of **\$535,000.00**.

(7059) WHEREAS, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for Bathtub Replacements At Constable Hook Village (12-7) And Kill Van Kull Gardens Annex (12-7A) and,

WHEREAS, said bids were received and opened on October 23, 2024 at 11:00 AM, and

WHEREAS, all of the received bids are over the cost estimate,

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

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

(7060) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) on January 23, 2024 adopted Resolution No. 6975 authorizing a contract with Gillespie Group for Replacement of Stair Treads and Vestibule Flooring at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3) And Latourette Gardens (12-4) in the amount of \$1,198,177.83, and

WHEREAS, during the prosecution of the work, the Authority determined that additional upgrades beyond the original scope of work is needed, and

WHEREAS, in order to make the required additional work and revision, Change Order No. 1 to the Project at a total additional cost to the Authority of \$47,228.00 and Change Order No. 2 to the Project at a total additional cost to the Authority of \$50,400.00 are requested by the Authority with respect to the original contract for Replacement of Stair Treads and Vestibule Flooring at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3) And Latourette Gardens (12-4),

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 and Change Order No. 2 in the amounts of \$47,228.00 and \$50,400.00, respectively, to Gillespie Group for these services.

(7061) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) on October 10, 2023 adopted Resolution No. 6945 authorizing a contract with Geocon industries Inc. for Replacement of Apartment Doors at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3) And Latourette Gardens (12-4) in the amount of \$1,382,000.00, and

WHEREAS, during the prosecution of the work, the Authority determined that additional upgrades beyond the original scope of work is needed, and

WHEREAS, in order to make the required additional work and revision, a Change Order No. 1 to the Project at a total additional cost to the Authority of \$34,550.00 is requested by the Authority with respect to the original contract for Replacement of Apartment Doors at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3) And Latourette Gardens (12-4),

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 1 in the amount of \$34,550.00 to Geocon Industries Inc. for these services.

- (7062) WHEREAS**, the Department of Housing and Urban Development (“HUD”) has required changes to policies and procedures per the Housing Opportunities Through Modernization Act (“HOTMA”), and
WHEREAS, the Bayonne Housing Authority has complied with said changes by amending policies and procedures, and
WHEREAS, in order to comply with said changes, HUD’s new computer system needs to be operational, and
WHEREAS, HUD’s Housing Information Portal (“HIP”) program is not operational with no expected timeframe for operation.
NOW THEREFORE BE IT RESOLVED that the Bayonne Housing Authority will not be implementing HOTMA changes that are associated with the new HIP system.
AND BE IT FURTHER RESOLVED that the Bayonne Housing Authority will follow subsequent guidance and direction from HUD.
- (7063) WHEREAS**, the Bayonne Housing Authority administers Mainstream vouchers that are aimed at assisting individuals and families with disabilities, and
WHEREAS, the Bayonne Housing Authority and approved applicants have complied initial Department of Housing and Urban Development (“HUD”) deadlines for the vouchers, many other jurisdictions in the country are finding it difficult for mainstream voucher holders to use their vouchers, and
WHEREAS, as a result, HUD is extending the lease up times allowed and eliminating local preferences, and
WHEREAS, the Bayonne Housing Authority Administrative Plan must be amended to reflect the changes required by HUD.
NOW THEREFORE BE IT RESOLVED that the Bayonne Housing Authority Administrative Plan be amended to comply with the new HUD changes, and
BE IT FURTHER RESOLVED that Bayonne Housing Authority staff are directed to comply with any other changes to regulations or policies that HUD promulgates.
- (7064) 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.
- (7065) WHEREAS**, part of the responsibility of the Bayonne Housing Authority (the “Authority”) Board of Commissioners (the “Board”) is to provide residents with a professional staff, and
WHEREAS, part of providing a professional staff is recruiting and retaining employees through a living competitive wage, and
WHEREAS, after receiving the salary structure it was decided that it is in the best interest of the Authority, its residents, and staff to raise the minimum hourly rate of the Authority employees to \$20 per hour and provide a retro check for an amount determined for employees to effectuate the plans of the Board and to include current employees with that same retro amount.

NOW THEREFORE BE IT RESOLVED that --

Maintenance Staff Retro Amount:	\$4,349.00
Administrative Staff Retro Amount:	\$3,534.00

Executive Director John Mahon:

Do we have any questions from public, staff, or commissioners? Do we have a motion?

Motion 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: *Commissioner Doria Abstains for Resolution #7057 only.*

MOTION CARRIED.

Executive Director John Mahon:

Mr. Chairman, we're done with the regular order of business and I turn the meeting over to your attention.

Chair Lombardo:

Not much more to say. We had a very productive meeting. There are gonna be a lot of things happening. We'll hit the ground January 1st. We know that the staff is up to it and we're up to it. Other than that, I just want to wish everyone a happy Thanksgiving, and please extend our happy Thanksgivings to the staff.

Director of Maintenance, Michael Pacyna:

We will, thank you.

Executive Director John Mahon:

Do I hear a motion to adjourn?

Motion by Commissioner Makowski and seconded by Vice Chair Pyke

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

Thank you everybody, and everybody have a great Thanksgiving.

The meeting was then adjourned at 5:33 PM.