

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, April 29, 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, April 29, 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 March 18, 2025.

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The Authority is required to submit an approved operating budget for purposes of enactment. A Resolution approving the Operating Budget of the Authority for fiscal year beginning July 1, 2025 is being prepared for your consideration.

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The Authority is required to submit a copy of its budget to the State of New Jersey. A Resolution approving the Authority's 2025 Budget for fiscal year beginning July 1, 2025 is being prepared for your consideration.

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A bid for **Apartment Turnover and Upgrades VCT Flooring Repairs and Installation**. Links to the submissions are below.

PROPOSER

PROPOSAL AMOUNT

Robert Ballance Inc

\$144,576.00

Taggart Mechanical Services LLC

\$295,680.00

Westcraft Builders Inc

\$379,756.80

Blackstone Group LLC

\$514,368.00

A Resolution awarding a contract to Robert Ballance Inc is being prepared for your consideration.

Pickups: *Construction Information Systems of Kinnelon, NJ, US // Robert Ballance Inc of Bayonne, NJ, US // Construct Connect of Cincinnati, OH, US // Westcraft Builders Inc of LINCOLN PARK, NJ, US // Deltek of Seattle, WA, US // Onvia of Seattle, WA, US // Blackstone Group LLC of Orange, NJ, US // Chiach1 Builders of Irvington, AL, US // TAGGART*

*MECHANICAL SERVICES LLC of Kearny NJ, US // North America Procurement Council, Inc.
PBC of Grand Junction, AL, US // Gen Z Painting LLC of Carteret, NJ, US*

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A Request For Proposals for A/E Services for **Concrete and Drainage Work at Bergen Point Gardens**. Links to the submissions are below.

PROPOSER

PROPOSAL AMOUNT

DAL Design Group

\$11,800.00

A Resolution awarding a contract to DAL Design Group is being prepared for your consideration.

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A Resolution authorizing the hiring of Rothmond Tero as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Maricio Silva as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Dominick Rosario as Laborer is being prepared for your consideration.

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Finance and Personnel Committee

The budget was discussed, the BHA is ahead of our budget by about \$900,000.00 as far as our reserves where we predicted \$226,000.00 and we're at a million now.

The bank balances were discussed and found to be consistent with each month and the interest is earning higher than in the past. The redevelopment schedule was also discussed.

The staff overtime was discussed, including the jump in March due to an issue with an elevator where staff stayed late to assist residents in the building.

The two budgets were discussed, one for the Department of Community Affairs, and one for the Department of Housing. They are being introduced at this meeting. Our budget is up a little by about 2.7 million over expenditure side, but a decision was made to utilize some of our surplus to do some building improvements. About 3.2 million of an increase, so that generally explains why the budget jumps here.

Facilities and Tenant Relations Committee

The committee met on April 28th. Bids for apartment turnaround for VCT flooring was discussed, and the committee recommend the award go to Robert Ballance, Inc as they were by far the lowest bidder for that.

The committee recommended the award of an A/E Contract to DAL Design Group for Concrete and Drainage Work at Bergen Point Gardens. DAL was the one of our only qualified A/E firms to submit a proposal for that work.

We're updating the progress of several ongoing jobs by our Director of Redevelopment, including some field conditions that were discussed upon work commencement, and the community monitoring the situation in reviewing the possible change orders as information becomes available.

During that meeting, Mr. Bilotta gave us a lot of those small things that had come up, and kind of laid out what some of those things could potentially be so we have a little bit of a better idea, and he will continue to keep us monitored of those situations.

The committee was also updated on the bench replacement job, and wound up having a large sharing partnership of this job. Some of the old benches could be used as a whole and for parts. As a result, the city and the county both were given opportunity to claim any of the benches as they were removed. Additionally, the county technical education was contacted at High Tech. But some of the benches were used as trading for welding classes. The result was discussed that this type of activity, which was initiated by the BHA staff, continues to enhance our reputation as a role for research. Some of those benches were able to be adopted by the city, and then some were used for parts at the Technical Institute for students to work on.

Three new hires as laborers were also discussed and being considered.

Respectfully submitted,
John T. Mahon
Executive Director

During the Caucus, an executive session was held.

(7116) 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 a personnel matter, 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, Makowski and McKennan.*

OPPOSED:

ABSTAIN:

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 any executive orders promulgated by the State of New Jersey and following all said provisions of any. 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 7117 listed below:

(7117) 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 7118 & 7119) 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 7117 & 7120 – 7126 are hereby adopted, effective immediately.

(7118) Voted on individually below.

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 12/31/2012)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Bayonne Housing Authority
PHA Code: NJ 012

PHA Fiscal Year Beginning: July 1, 2025 Board Resolution Number: **7118**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE


- ☒ Project Based Operating Budget approved by Board resolution on: April 29, 2025
- ☐ Operating Budget submitted to HUD, if applicable, on: _____
- ☐ Operating Budget revision approved by Board resolution on: _____
- ☐ Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Mr. Vincent Lombardo	Signature: 	Date: 4/29/25
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Previous editions are obsolete

form HUD-52574 (08/2005)

(7119) Voted on individually below.

Board Resolution Number 7119

2026 HOUSING AUTHORITY BUDGET RESOLUTION

Bayonne Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

WHEREAS, the Annual Budget for Bayonne Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026 has been presented before the governing body of the Bayonne Housing Authority at its open public meeting of April 29, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$23,234,498.00, Total Appropriations including any Accumulated Deficit, if any, of \$24,948,229.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$1,713,731.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$7,450,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$3,000,000.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Bayonne Housing Authority, at an open public meeting held on April 29, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Bayonne Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 10, 2025.

jmahon@bayonneha.org
(Secretary's Signature)

4/29/2025
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Vincent Lombardo	X			
Irene Rose Pike	X			
Robert Doria	X			
Shanna McKennan	X			
Jubrial J. Nesheiwat	X			
Keith Makowski	X			

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(7120) **WHEREAS**, the Board of Commissioners held the regular Board meeting on March 18, 2025 meeting 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 March 2025 Board of Commissioners regular meeting are approved.

(7121) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR-LEDGER for **APARTMENT TURNOVER AND UPGRADES VCT FLOORING REPAIRS AND INSTALLATION 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 April 22, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Robert Ballance Inc	\$144,576.00
Taggart Mechanical Services LLC	\$295,680.00
Westcraft Builders Inc	\$379,756.80
Blackstone Group LLC	\$514,368.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Robert Ballance Inc** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to 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 **Robert Ballance Inc** to perform the Project in the amount of **\$144,675.00**.

(7122) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, pursuant to the RFQ dated May 16, 2023, 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: **CONCRETE AND DRAINAGE WORK AT BERGEN POINT GARDENS.**

WHEREAS, as of the **11:00 AM on October 22, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER
DAL DESIGN GROUP
LOTHROP ASSOCIATES ARCHITECTS

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 **\$11,800.00**, 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.

- (7123) **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.

Rothmond Tero
\$41,600.00

- (7124) **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.

Maricio Silva
\$41,600.00

- (7125) **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.

Dominick Rosario
\$41,600.00

(7126) 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:

Are there any questions on the consent agenda? Hearing none, all in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

And then we have a resolution approving the Operating Budget.

Commissioner Doria:

It’s an introduction.

Executive Director John Mahon:

Yeah, approving the introduction. This is the HUD one as opposed to the DCA. All in favor of the introduction of the Operating Budget? Oh, you want to do a roll call? Commissioner Makowski?

Commissioner Makowski:

Yes.

Executive Director John Mahon:

Commissioner Nesheiwat?

Commissioner Nesheiwat:

Yes, sir.

Executive Director John Mahon:

Commissioner McKennan?

Commissioner McKennan:

Yes.

Executive Director John Mahon:

Commissioner Doria?

Commissioner Doria:

Yes.

Executive Director John Mahon:

Vice Chair Pyke?

Vice Chair Pyke:

Yes.

Executive Director John Mahon:

And Chair Lombardo?

Chair Lombardo:

Yes.

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

And then resolution number [7119] which is which is approving the introduction of the budget to the Department of Community Affairs. That is the state one. Do I hear a motion?

Motion made by Commissioner McKennan and seconded by Commissioner Nesheiwat.

Executive Director John Mahon:

And on that resolution for the budget introduction for DCA purposes, Commissioner Makowski?

Commissioner Makowski:

Yes.

Executive Director John Mahon:

Commissioner Nesheiwat?

Commissioner Nesheiwat:

Yes.

Executive Director John Mahon:

Commissioner McKennan?

Commissioner McKennan:

Yes.

Executive Director John Mahon:
Commissioner Doria?

Commissioner Doria:
Yes.

Executive Director John Mahon:
Vice Chair Pyke?

Vice Chair Pyke:
Yes.

Executive Director John Mahon:
And Chair Lombardo?

Chair Lombardo:
Yes.

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:
Mr. Chairman, we're done with the regular agenda and turn the meeting over to you.

Chair Lombardo:
Thank you, everyone for being here. Everything's moving well. I drove past the buildings today. Everything looks great, the façade is looking great as well. Just for a matter of notice, the main meeting, regular meeting of the Board of Commissioners will be postponed and the June meeting will take place on June 3rd. John, please make sure that appropriate notices go out.

Executive Director John Mahon:
Yes.

Chair Lombardo:
And other than that, I want to wish everybody a good night.

Commissioner McKennan:
Thanks for the benches. They look really nice.

Executive Director John Mahon:
Oh, cool. Very good. Glad you like them.

Commissioner McKennan:

Yeah they look good.

Chair Lombardo:

Is there anyone else that would like to say something to the board? Well, thank you, everybody for being here. Motion to adjourn?

Motion made by Chair Lombardo and seconded by Commissioner Nesheiwat.

Executive Director, John Mahon:

Okay, all in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

The meeting was then adjourned at 5:36 PM.