

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, January 23, 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, January 23, 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 December 12, 2023.

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A Resolution authorizing to advertise and for the 5 Year Plan and FY 2024 Annual Plan is being prepared for your consideration.

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A Resolution authorizing the renewal of Billy Contracting’s contract for Apartment Turnover Hardwood Flooring Repairs and Refinishing is being prepared for your consideration. We have been satisfied with the service received from the current hardwood flooring contractor and seek to renew its contract as per the renewal provision included in the initial contract last year.

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A Resolution authorizing to advertise and solicit proposals for Apartment Turnover Painting and Plastering is being prepared for your consideration.

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A Bid for Two (2) New GMC Savana 2500 Cargo Van RWD (Or Equivalent). Links to the submitted bids are below.

BIDDER

BID AMOUNT

[Pellegrino](#)

\$80,290.00

[United Ford](#)

\$97,772.00

A resolution awarding a contract to Pellegrino is being prepared for your consideration.

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A Bid for Two (2) New Ford Escape (Or Equivalent). Links to the submitted bids are below.

BIDDER

BID AMOUNT

Pellegrino	\$60,000.00
United Ford	\$61,952.00
Nielsen Ford	\$62,940.00

A resolution awarding a contract to Pellegrino is being prepared for your consideration.

A Bid for One (1) New 2023 Ford F250 Super Duty XL (Or Equivalent). Links to the submitted bids are below.

BIDDER	BID AMOUNT
United Ford	\$51,238.00
Nielsen Ford	\$51,321.00
Pellegrino	\$56,805.00

A resolution awarding a contract to United Ford is being prepared for your consideration.

A Bid 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). Links to the submitted bids are below.

BIDDER	BID AMOUNT
Gillepsie Group	\$551,282.00
Geocon Industries	\$784,500.00
Blackstone Group	\$786,000.00
La Rocca Inc	\$788,000.00
Senco Metals LLC	\$1,295,000.00

A resolution awarding a contract to Gillepsie Group is being prepared for your consideration.

A Resolution appointing **Brown and Brown Metro, Inc. as Risk Management Consultants** with the Authority's membership in the NJ Public Housing Authority Joint Insurance Fund for the year 2024 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 Authority remains in a strong financial position. There was discussion that 4 maintenance employees have or will be retiring as well as one retirement in administration.

Facilities and Tenant Relations Committee

The Facilities and Tenant Relations Committee met on Friday January 19th.

The bids for Replacement of Stair Treads and Vestibule Flooring were reviewed:

Legal is still reviewing the bids. Except for the bid of over \$1 million, all bids were within the cost estimate.

We reviewed the bids for the vehicles and the prices and availability were in line.

Preconstruction meetings are being held with the contracts previously awarded.

We discussed the most recent occupancy report and found BHA is above the threshold for occupancy that HUD has set as a goal.

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 and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. Also in consideration of executive order no. 103, issued by Governor Murphy on March 9, 2020, declaring a state of emergency and a public health emergency in the state of New Jersey, 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, McKennan, and Makowski.

John Mahon reads Consent Agenda resolution number 6967 listed below

(6967) 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 6967 - 6977 are hereby adopted, effective immediately.

(6968) WHEREAS, the Board of Commissioners held the regular Board meeting on December 12, 2023 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 December 2023 Board of Commissioners regular meeting are approved.

(6969) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise in the Jersey Journal for the 5 Year Plan and the FY 2024 Annual Plan.

(6970) WHEREAS, by Resolution No. 6887, adopted by the Board of Commissioners of the Housing Authority of the City of Bayonne (the “Authority”) on February 7, 2023, a contract was awarded to Billy Contracting & Restoration, Inc. for Hardwood Flooring Repairs And Refinishing in the amount of \$117,000, and **WHEREAS**, the Invitation for Bid provided that the Authority reserved the right to renew the Contract, at the Authority’s option, for an additional one year at the same price, **NOW, THEREFORE BE IT RESOLVED**, that a renewal contract, as provided for in the Invitation for Bid and permitted by the New Jersey Local Public Contracts Law, for the period of one year commencing on February 22, 2024 and terminating on February 21, 2025 be awarded to Billy Contracting & Restoration, Inc. for Hardwood Flooring Repairs And Refinishing in the amount of \$117,000.

(6971) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:
APARTMENT TURNOVER PAINTING AND PLASTERING

(6972) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **TWO (2) NEW GMC SAVANA 2500 CARGO VAN RWD (OR EQUIVALENT) the (“Bid”)** and **WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire specifications (the “Specifications”) for the Bid and indicated that the bid would be received at 11:00 AM on December 20, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
<u>Pellegrino</u>	\$80,290.00
<u>United Ford</u>	\$97,772.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Pellegrino** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced Bid to **Pellegrino**, 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 **Pellegrino** to purchase the above referenced vehicles for the amount of **\$80,290.00**.

(6973) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **TWO (2) NEW FORD ESCAPE (OR EQUIVALENT) the (“Bid”)** and **WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire specifications (the “Specifications”) for the Bid and indicated that the bids would

be received at 11:15 AM on December 20, 2023 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Pellegrino	\$60,000.00
United Ford	\$61,952.00
Nielsen Ford	\$62,940.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Pellegrino** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced Bid to **Pellegrino**, 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 **Pellegrino** to purchase the above referenced vehicles for the amount of **\$60,000.00**.

(6974) **WHEREAS**, the Housing Authority of the City of Bayonne (the "Authority") publicly advertised an Invitation for Bids (the "Invitation") in THE JERSEY JOURNAL for **ONE (1) NEW 2023 FORD F250 SUPER DUTY XL (OR EQUIVALENT) the ("Bid")** and **WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire specifications (the "Specifications") for the Bid and indicated that the bids would be received at 11:30 AM on December 20, 2023 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
United Ford	\$51,238.00
Nielsen Ford	\$51,321.00
Pellegrino	\$56,805.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **United Ford** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced Bid to **United Ford**, 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 **United Ford** to purchase the above referenced vehicles for the amount of **\$51,238.00**.

(6975) **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 STAIR TREADS AND VESTIBULE FLOORING AT PAMRAPO GARDENS (12-1), BERGEN POINT GARDENS (12-2), CENTERVILLE GARDENS (12-3) AND LATOURETTE GARDENS (12-4) 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 January 23, 2024 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
<u>Gillepsie Group</u>	\$551,282.00
<u>Geocon Industries</u>	\$784,500.00
<u>Blackstone Group</u>	\$786,000.00
<u>La Rocca Inc</u>	\$788,000.00
<u>Senco Metals LLC</u>	\$1,295,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Gillepsie Group** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Gillepsie Group**, 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 **Gillepsie Group** to perform the Project in the amount of **\$551,282.00**.

(6976) **WHEREAS**, by Resolution No. 5154, adopted September 14, 2004, the Housing Authority of the City of Bayonne (the "Authority") determined to become a member of the New Jersey Public Housing Authority Joint Insurance Fund (the "Fund"), and

WHEREAS, the Authority is permitted to appoint a Risk Management consultant (the "Consultant") to assist the Authority in activities related to the Fund, with compensation for the consultant to be paid by the Fund, now therefore be it

RESOLVED, that **Brown and Brown Metro, Inc.**, doing business as Risk and Insurance Consulting Services, be reappointed as Risk Manager with respect to the Authority's membership in the Fund, for the year commencing January 1, 2024 and be it further

RESOLVED that the form of Agreement with the consultant (the "Agreement"), as presented to this meeting of the Board of Commissioners of the Authority and reviewed by them, be approved and executed by the appropriate Officers of the Authority, and be it further

RESOLVED that, in accordance with the New Jersey Local Public Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of the Consultant to provide the services contemplated in the Agreement, 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 notices.

(6977) **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 from the board or the public on any resolutions? Do I hear a motion for the Consent Agenda?

Motion by Commissioner McKennan and seconded by Vice Chair Pyke

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

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

Chair Lombardo:

I only have one thing to say tonight. I had a conversation with a resident at 1st Street who had nothing but glowing praise for the way our buildings are maintained, and how everything looks great down there, especially Bridgeview Manor, but they also talked about the Public Housing on East 1st Street and Avenue C.

So as always, we always thank the staff for doing their jobs, thank you Ray for the safety down there. It's great when someone, unsolicited, and told me what a great job everyone does down there. The residents are neighborly. So, once again, take it back to the staff and let them know it's not only coming from us, but your hard work is being recognized.

Is there anything from any other Commissioners?

Executive Director John Mahon:

Thank you for those comments, I'll pass them to the Staff of course. Do I hear a motion to adjourn?

Motion by Chair Lombardo and seconded by Commissioner Makowski

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

The meeting was then adjourned at 5:35 PM.