

No Caucus was held for the July 29, 2025 meeting.

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, July 29, 2025 at 4:30 PM** via Zoom Meeting.

Members of the Board:

Please review the included information prior to the meeting.

Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on July 8, 2025.

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A Bid for **Maintenance, Servicing and Testing of Elevators at Various Sites**. Links to the submitted bids are below.

BIDDER

BID AMOUNT

Slade Elevator

\$108,400.00

Current Elevator Technology

\$165,780.00

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

Pickups: CIS of Kinnelon, NJ, US || Deltek of Herndon, VA, US || Blackridge Research & consulting of Peoria, IL, US || Current Elevator Tech of 342 Janes Chapel Rd Oxford, NJ, US || Onvia of Seattle, WA, US || Dodge Construction Network of Grand Prairie, TX, US || constructconnect of Cincinnati, OH, US || Slade Elevator of Mountainside, AL, US

Finance and Personnel Committee

The committee reviewed the regular financial reports and found them in order. The Tenant AR Report was also discussed, and how it could be tweaked for the committee members.

Facilities and Tenant Relations Committee

The committee reviewed the submissions for the Elevator Maintenance, Servicing and Testing bids and recommended awarding to Slade Elevator.

The committee also reported that the annual Track and Field day for the Summer Camp kids went well.

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 any executive orders promulgated by the State of New Jersey and following all said provisions of any emergency orders that may still be in effect. We’re calling this meeting to order and please be advised that this public meeting is being recorded.

We can do the pledge to the flag, if that's okay. Our vice chair historically has led us. Would you like to again?

Vice Chair Pyke:

Sure, absolutely.

Pledge of Allegiance

Executive Director John Mahon:

Okay. Did anybody else pop on?

Commissioner Doria:

I don't think so.

Evan Pacyna:

No.

Executive Director John Mahon:

No. Okay. Let me see if they texted me. No. Okay. Let me text Vinny real quick.

Executive Director John Mahon:

Okay. All right. So I texted him, gave him a minute. If he doesn't respond, I'll call, just because I'm not sure where he has his phones and if he has things turned on and off and things of that nature.

Commissioner Doria:

Is there anything else, John, you could report while we're waiting for Vinny, or-

Executive Director John Mahon:

No, it was ... From the buildings, grounds, and tenant relations, they reviewed what we're voting on with the elevator. So that and then just that the picnic did go well.

Commissioner Doria:

Okay.

Executive Director John Mahon:

Didn't have anything. Now I don't know if you want to, while we wait for someone to come on ... I think Vinny had mentioned to you about some ... If you have any report for finance to go over.

Commissioner Doria:

No, I think we reviewed all the reports that ... They were the same almost pretty much as the last meeting. The only difference was the tenant AR report, which we discussed at the finance committee. We're just going to tweak that a little bit and add another column, and then we'll get to see that going forward. That's pretty much it. Paul, you have anything you have to report to us? We're all good? So okay. So, John, we just got to do that one resolution there, I guess.

Executive Director John Mahon:

Well, two technically, just because we're approving the minutes from the earlier meeting-

Commissioner Doria:

Oh, okay.

Executive Director John Mahon:

... from the meeting earlier this month. If you don't want to do that for some reason, it can wait. But I just thought it was ready, so why not?

Commissioner Doria:

Sure.

Paul Weeks, Counsel:

I was saying, no, I didn't have anything to say, but I was on mute. I'm sorry.

Commissioner Doria:

I saw you shake your head.

Vice Chair Pyke:

Yeah, we read your signal.

Paul Weeks, Counsel:

This means no. *[Shakes head]*

Executive Director John Mahon:

Okay. Let's see. I'll give Vinny another minute and then I'll try calling him real quick. Keith definitely is out of town on vacation. I know that. So something may have come up with that. I know when you're away, things could pop up.

Vice Chair Pyke:

You lose track of time.

Executive Director John Mahon:

Yeah. Plus, I don't know how many kids he's got.

Commissioner McKennan:

On purpose.

Executive Director John Mahon:

Either two or three. So keeping track of two or three kids can distract you also.

Vice Chair Pyke:

Yeah, definitely.

Commissioner McKennan:

It's going to be all right.

Executive Director John Mahon:

All right. Let me give Vinny a quick call here.

Evan Pacyna:

JJ just came on.

Commissioner Doria:

JJ's on. Right.

Commissioner Nesheiwat:

Hey, sorry, guys. My apologies.

Vice Chair Pyke:

Hey, JJ.

Commissioner Nesheiwat:

Hey, good morning. Good afternoon. That's the kind of day I've had. That should tell you-

Commissioner McKennan:

Goodnight.

Commissioner Nesheiwat:

... what you need to know.

Commissioner Doria:

Did John hear us? I'm not sure.

Executive Director John Mahon:

Yeah, I'm just letting Vinny know that we got four, so he doesn't have to call in.

Commissioner Doria:

I got you.

Commissioner Nesheiwat:

Okay.

Executive Director John Mahon:

So okay. All right. So we did that part. Let's do attendance then, because we did the pledge, and we'll do roll call now.

Commissioner Nesheiwat:

Good, I didn't miss anything.

Executive Director John Mahon:

What's that?

Commissioner Nesheiwat:

I said, good, I didn't miss anything.

Executive Director John Mahon:

No. No, no. Well, we didn't have four. You're the fourth. So-

Commissioner Nesheiwat:

Oh, okay, good. I'm glad I was able to get on.

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

Executive Director John Mahon:

We had the two resolutions, one for the minutes of the last meeting and the other resolution to award elevator maintenance contract. We had two. One came in at \$165,780. One came in at \$108,400. It was determined ... And that was Slade Elevator had the low. Current Elevator Technology had the higher one. The lower one was determined to be a qualified bid past legal threshold. So do I hear a motion? If there's not any questions, do I hear a motion to approve this resolution awarding the contract to Slade Elevator in the amount of \$108,400?

Motion made by Commissioner Nesheiwat and seconded by Commissioner McKennan

(7156) 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 7156 – 7158 are hereby adopted, effective immediately.

(7157) WHEREAS, the Board of Commissioners held the regular Board meeting on July 8, 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 July 2025 Board of Commissioners regular meeting are approved.

(7158) BY COMMISSIONER

WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **MAINTENANCE, SERVICING AND TESTING OF ELEVATORS AT VARIOUS SITES 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 July 15, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Slade Elevator	\$108,400.00
Current Elevator Technology	\$165,780.00

WHEREAS the bid submitted by Slade Elevator was found to be defective and had to be rejected, and

WHEREAS the Board of Commissioners have reviewed the bid placed by Slade Elevator and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to Slade Elevator, 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 Slade Elevator to perform the Project in the amount of **\$108,400.00.**

Executive Director John Mahon:

So all in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

That is all I have on the agenda. Madam vice chair, turn it over to you, if there's anybody for any public comment or anything.

Vice Chair Pyke:

No, all I have to say is, again, thank you, John. Tell everyone that we appreciate all that they do to keep housing looking the way it's looking. Also, for those that are working outside, let's make sure that they stay cool and hydrated, because this weather will definitely take you out if you're not.

Executive Director John Mahon:

Right. Okay. Thank you. Do I hear a motion to adjourn?

Motion made by Commissioner Doria and seconded by Commissioner McKennan

Executive Director John Mahon:

Okay.

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

MOTION CARRIED.

Executive Director John Mahon:

Okay, so the meeting's done.

The meeting was then adjourned at 5:39 PM.