

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, October 10, 2023 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, October 10, 2023 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 September 12, 2023.

\* \* \* \* \*

A Bid for Replacement of Apartment Doors and Door Frames 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.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#">Geocon Industries</a>	\$1,382,000.00
<a href="#">Billy Contracting Inc</a>	\$1,862,000.00
<a href="#">Blackstone Group</a>	\$2,880,000.00

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

\* \* \* \* \*

A Bid for Kitchen/Bathroom Replacements and Plumbing Upgrades at Pamrapo Gardens Annex (12-6A), 30 East 50<sup>th</sup> Street. Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#">William J Guarini Inc</a>	\$2,400,000.00
<a href="#">La Rocca Inc</a>	\$4,391,000.00
<a href="#">Salazar &amp; Associates Inc</a>	\$1,592,000.00
<a href="#">Blackstone Group</a>	\$2,940,000.00
<a href="#">Geocon Industries Inc</a>	\$1,322,000.00

A resolution awarding a contract to Geocon Industries Inc is being prepared for your consideration.

\* \* \* \* \*

A Bid for Electrical Outlet Upgrades in Bedrooms at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3), and La Tourette Gardens (12-4). Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#"><u>KLK Electric Inc</u></a>	\$1,890,000.00
<a href="#"><u>TSUJ Corp</u></a>	\$1,259,177.00

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

\*\*\*\*\*

On October 5, 2023 at 11:00 AM proposals were received and opened for Auditing Services from the following:

<b>PROPOSER</b>	<b>AMOUNT</b>
<a href="#"><u>Polcari &amp; Co.</u></a>	\$18,900.00

\*\*\*\*\*

A Bid for Replacement of Electric Heaters in All Apartments at Back Bay Gardens (12-8). Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#"><u>ACI Electrical Contractor Inc</u></a>	\$1,949,000.00
<a href="#"><u>Dee-En Electrical Contracting Inc</u></a>	\$343,948.00

A Resolution rejecting a bid received is being prepared for your consideration. The low bid was withdrawn by the bidder due to a calculation error and the sole remaining bid came in at \$1.949 million, which was not only over cost estimates, but not a reasonable number within our budget. We are researching the price submitted as well as the lack of response and will make any adjustments accordingly if warranted.

\*\*\*\*\*

A Bid for Restoration of Fire Escapes at Pamrapo Gardens (12-1), Bergen Point Gardens (12-2), Centerville Gardens (12-3), La Tourette Gardens (12-4), and Scattered Sites (12-9). Links to the submitted bids are below.

<b>BIDDER</b>	<b>BID AMOUNT</b>
<a href="#"><u>Aresh Construction Corp</u></a>	\$78,211.00
<a href="#"><u>Senco Metals LLC</u></a>	\$979,000.00
<a href="#"><u>George Koustas Painting &amp; Construction LLC</u></a>	\$274,000.00
<a href="#"><u>Pax Mundus Enterprise LLC</u></a>	\$1,289,000.00
<a href="#"><u>Madina Restoration Inc</u></a>	\$394,000.00
<a href="#"><u>Spartan Construction Inc</u></a>	\$577,000.00
<a href="#"><u>La Rocca Inc</u></a>	\$1,229,000.00

Pending a recommendation from the Architect, a Resolution rejecting a bid received is being prepared for your consideration. The low bid was withdrawn by the bidder due to a typographical error, the 2<sup>nd</sup> lowest bid contained a fatal defect in the bid documents submitted, and the remaining bids were all over our cost estimates and were not reasonable numbers within our budget. We are researching the price submitted and will make any adjustments accordingly if warranted.

\*\*\*\*\*

A Resolution approving a lease extension between the Housing Authority of the City of Bayonne and South Shore Village Leased Housing Corporation is being prepared for your consideration.

\*\*\*\*\*

### **Executive/Strategic Planning Committee**

No report.

### **Finance and Personnel Committee**

The committee reviewed the financials and found them in order.

### **Facilities and Tenant Relations Committee**

The Building and Grounds Committee met and discussed bids that were received.

The bids that were received were reviewed and based on the determination of review by appropriate staff are in agreement with the awarding of bids for:

- Apartment Door and Frame Replacement at the walk up developments.
- Kitchen and Bathroom Replacement and Plumbing Upgrades at 30 East 50th Street.
- Electrical Upgrades at the walk up developments.

The committee also concurred with the rejection and rebid of the electric apartment heaters at Back Bay Gardens due to a bid being withdrawn because of a mathematical error on the bid and the next bid being over cost estimates.

Subsequent to the committee meeting, another bid was received for fire escape upgrades. The lowest bidder was an unrealistic number and rejected, the second bid was found to have fatal omission errors and the remaining bids were over the cost estimate so it is being recommended by staff that the bid be rejected and rebid.

Based on the awards being recommended for a price of \$3.9 million dollars, we are on schedule to meet our obligation deadlines and if the two bids being thrown out are included tentatively in calculations based on cost estimates we are estimated to be between \$5.5 - \$6 million of our \$8 million obligation requirement before we even begin our upcoming second round of bidding.

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, and McKennan.*

Commissioner Makowski had an excused absence.

**Executive Director John Mahon:**

We have a resolution [sponsored] by Chair.

John Mahon reads Consent Agenda resolution number 6943 listed below

**(6943) 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 6943 - 6952 are hereby adopted, effective immediately.

**(6944) WHEREAS**, the Board of Commissioners held the regular Board meeting on September 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 September 2023 Board of Commissioners regular meeting are approved.

**(6945) 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 APARTMENT DOORS AND DOOR FRAMES 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 September 19, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#">Geocon Industries</a>	\$1,382,000.00
<a href="#">Billy Contracting Inc</a>	\$1,862,000.00
<a href="#">Blackstone Group</a>	\$2,880,000.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **Geocon Industries** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Geocon Industries**, 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 **Geocon Industries** to perform the Project in the amount of **\$1,382,000.00**.

**(6946) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **KITCHEN/BATHROOM REPLACEMENTS AND PLUMBING UPGRADES AT PAMRAPO GARDENS ANNEX (12-6A), 30 EAST 50<sup>TH</sup> STREET** 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 12:00 PM on September 19, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#">William J Guarini Inc</a>	\$2,400,000.00
<a href="#">La Rocca Inc</a>	\$4,391,000.00
<a href="#">Salazar &amp; Associates Inc</a>	\$1,592,000.00
<a href="#">Blackstone Group</a>	\$2,940,000.00
<a href="#">Geocon Industries Inc</a>	\$1,322,000.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **Geocon Industries** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Geocon Industries**, 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 **Geocon Industries** to perform the Project in the amount of **\$1,322,000.00**.

**(6947) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for **ELECTRICAL OUTLET UPGRADES IN BEDROOMS AT PAMRAPO GARDENS (12-1), BERGEN POINT GARDENS (12-2), CENTERVILLE GARDENS (12-3), AND LA TOURETTE 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 October 3, 2023 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#">KLK Electric Inc</a>	\$1,890,000.00
<a href="#">TSUJ Corp</a>	\$1,259,177.00

**WHEREAS** the Board of Commissioners have reviewed the bid placed by **TSUJ Corp** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **TSUJ Corp**, 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 **TSUJ Corp** to perform the Project in the amount of **\$1,259,177.00**.

**(6948) WHEREAS**, proposals for Fiscal Auditing Services by Independent Public accountants to be rendered to the Housing Authority of the City of Bayonne (the “Authority”) were received on October 5, 2023 at 11:00 AM from the following:

**PROPOSERS**

[Polcari & Co. of Wayne, NJ](#)

\$18,900.00

**WHEREAS**, in order to comply with the professional procurement requirements of 24 CFR and HUD’s PIH Notice 90-47, the Authority published a notice in The Jersey Journal requesting auditors to submit proposals to provide auditing services to the Authority (“RFP”); 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

**WHEREAS**, Polcari & Co., based on the evaluation criteria, as prepared by the Executive Director and on file at the Authority, has submitted the only proposal and,

**WHEREAS**, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11 et seq., requires that the resolution authorizing the award of a contract for “Professional Services” without competitive bids and the contract itself must be available for public inspections;

**NOW THEREFORE BE IT RESOLVED** that the proposal submitted by Polcari & Co. be accepted to conduct the fiscal Audit of the Housing Authority for twelve (12) month period ending June 30, 2023 and be it further

**RESOLVED** that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 2003-24, and as a “Professional Service” was not required to be bid under New Jersey Local Public Contract Law, and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

**(6949) WHEREAS**, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for Replacement of Electric Heaters in All Apartments At Back Bay Gardens (12-8) and,

**WHEREAS**, said bids were received and opened on September 19, 2023 at 11:30 AM, and

**WHEREAS**, the low bid of \$343,948.00 was withdrawn by the bidder, and the sole remaining bid of \$1,949,000.00 is 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.

**(6950) WHEREAS**, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for Restoration Of Fire Escapes at Pamrapo Gardens (12-

1), Bergen Point Gardens (12-2), Centerville Gardens (12-3), La Tourette Gardens (12-4), and Scattered Sites (12-9) and,

**WHEREAS**, said bids were received and opened on September 22, 2023 at 11:00 AM, and

**WHEREAS**, the low bid of \$78,211.00 was withdrawn by the bidder, the 2<sup>nd</sup> lowest bid of \$274,000.00 contained a fatal defect pursuant to N.J.S.A. 40A:11-23.2, and the remaining bids were all 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.

**(6951) 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.

**(6952) WHEREAS**, the Housing Authority of the City of Bayonne (“tenant”) previously entered into a lease with the South Shore Village Leased Housing Corporation (“landlord”) for the offices located at 549 Avenue A, Bayonne, New Jersey; and

**WHEREAS**; the tenant and landlord have agreed to an extension of the lease for a period of one year commencing May 1, 2025;

**NOW, THEREFORE BE IT RESOLVED**, the John Mahon, Executive Director of the Housing Authority of the City of Bayonne, be authorized to execute the lease extension for a period of one year commencing May 1, 2025.

**Executive Director John Mahon:**

Are there any questions on any of the resolutions? Hearing none, a vote, all in favor?

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

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

**Chair Lombardo:**

Well, first of all, I think we had a pretty productive month. I want to thank the committees for doing their work. I would be remiss if I don’t, on behalf of the Board, congratulate our Executive Director, John Mahon, for becoming the first New Jersey NAHRO fellow. John, congratulations. With that, I don’t think we have anything else, other than, guys, the buildings look great, and Evan you’re doing a phenomenal job.

**Evan Pacyna:**

Thank you.

**Chair Lombardo:**

Commissioners, anything you'd like to say?

**Vice Chair Pyke:**

Congratulations, John.

**Commissioner Nesheiwat:**

Congratulations, John.

**Executive Director John Mahon:**

Thank you.

**Chair Lombardo:**

Motion to adjourn?

*Motion by Vice Chair Pyke and Commissioner McKennan*

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

**OPPOSED:**

**ABSTAIN:**

**MOTION CARRIED.**

**Executive Director John Mahon:**

Thank you very much.

*The meeting was then adjourned at 5:33 PM.*