

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, November 11, 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, November 11, 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 October 21, 2025.

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A Bid for **Exterior Light Upgrades at All Public Housing Sites**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
TSUJ	\$184,770.00
Daylight Tech	\$199,000.00
In-Line Architectural	\$294,000.00
Master Build and Design	\$300,140.00
Sonny Electric	\$387,800.00
Power With Prestige	\$487,000.00
Sal Electric	\$607,000.00
Vanore Electric	\$629,000.00

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

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A Bid for **Kitchen Modernization at Back Bay Gardens (12-8)**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Master Build and Design	\$162,000.00
Daskon Group LLC	\$269,000.00

A resolution awarding a contract to **Daskon Group LLC** is being prepared for your consideration.

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A Bid for **Replacement of Lobby Flooring at Back Bay Gardens (12-8)**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Master Build and Design	\$98,540.00
Cynna Enterprises	\$174,300.00
Billy Contracting	\$196,000.00
BGD Contracting	\$217,000.00
Dakson Group	\$231,000.00
VEL Contracting	\$290,300.00

A resolution awarding a contract to **Cynna Enterprises** is being prepared for your consideration.

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A Bid for **Replacement of Peaked Roofs 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.

BIDDER	BID AMOUNT
In-Line Architectural	\$1,245,000.00
High Caliber Renovations	\$1,350,000.00
MTB LLC	\$2,160,000.00
Spartan Construction	\$2,320,000.00
Blackstone Group LLC	\$2,685,000.00
Safeway Contracting	\$2,923,000.00
NorthEast Roof Maintenance	\$3,055,000.00
Galia Construction	\$3,125,000.00
USA General Contractors	\$3,240,870.00
White Rock Corp	\$3,300,000.00
VMG Group	\$4,150,000.00
D.A. Nolt	\$5,098,582.00

A resolution awarding a contract to **High Caliber Renovations** is being prepared for your consideration.

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A Bid for **Purchasing of Suspended Ceiling Tiles**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
TGG Floors	\$24,838.00
Daskon Group	\$31,000.00
In-Line Architectural	\$49,000.00
Hipont Restoration	\$48,786.12

A resolution awarding a contract to **TGG Floors** is being prepared for your consideration.

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A Bid for **Installation of Suspended Ceiling Tiles at Various Bayonne Housing Authority Sites**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Cynna Enterprises	\$47,400.00
Hipont Restoration	\$52,000.00
In-Line Architectural	\$57,000.00
VEL Construction	\$58,700.00
Master Build and Design	\$67,599.00
BGD Contractors	\$97,000.00
Daskon Group	\$129,000.00
White Rock	\$138,000.00

Grove Contracting	\$232,000.00
Billy Contracting	\$263,000.00

A resolution awarding a contract to **Cynna Enterprises** is being prepared for your consideration.

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A Bid for **Purchasing Security Entry Systems Materials**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Alarmax Distributors	\$86,676.36

A resolution awarding a contract to **Alarmax Distributors** is being prepared for your consideration.

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A Bid for **Purchasing of Three (3) New Ford Transit Cargo Van (or Equivalent)**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Nielsen Ford	\$144,885.00
United Ford	\$164,799.00

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

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A Bid for **Purchasing of Three (3) New Ford Ranger XLT Supercrew (or Equivalent)**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Nielsen Ford	\$125,205.00
United Ford	\$130,497.00

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

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A Bid for **Purchasing of One (1) New Ford Explorer Active (or Equivalent)**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Nielsen Ford	\$37,468.00
United Ford	\$43,740.00

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

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A Bid for **One (1) New Ford F450 Superduty (or Equivalent)**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Nielsen Ford	\$80,690.00
United Ford	\$86,988.00

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

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A/E Proposals for **Replacement of Stair Treads Kill Van Kull Gardens (12-5) and East Side Gardens (12-6B)**. Links to the submitted proposals are below.

PROPOSER	PROPOSAL AMOUNT
DAL Design Group	\$11,200.00
Clarke Caton Hintz	\$62,000.00

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

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A Bid for **Purchasing of Seven (7) Generators**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Best Line Equipment	\$258,249.98
Foley Inc	\$324,022.87

Cummins Inc	\$370,306.91
Modern Group	\$374,299.00
Valve Industries Inc	\$493,740.00
Power with Prestige	\$547,000.00

A resolution rejecting the bids received is being prepared for your consideration. The BHA has determined that changes need to be made to the specifications, and the received submissions should be rejected and re-bid.

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A Bid for **Purchasing of Twenty One (21) Speed Queen Washers Model #SCT030 or Equivalent And Two (2) Speed Queen Dryers Model #ST030 or Equivalent**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Hercules Corp	\$162,007.05
CSC ServiceWorks	\$196,479.00

A resolution rejecting the bids received is being prepared for your consideration. The BHA has determined that changes need to be made to the specifications, and the received submissions should be rejected and re-bid.

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A Bid for **Purchasing of Twenty (20) Pedestal Sump Pumps**. No submissions were received. The BHA has determined that changes need to be made to the specifications and then re-bid.

Pickups: Valve Industries Inc. of Woodland Park, NJ, US || Drobach Equipment Rentals of Union, NJ, US || North America Procurement Council, Inc. PBC of Grand Junction, CO, US || Zoeller Pump Company of Louisville KY, US || Deltek, Inc. of Herndon, VA, US || Pumping Services, Inc. of Middlesex, NJ, US || PSI Process of Middlesex, NJ, US || Park Pump & Controls, Inc. of Beverly, NJ - 08010, NJ, US || ims of San Diego, AL, US || dodge of Hamilton Township, FL, US || Ferguson of Secaucus, NJ, US || Technology International, Inc. of Lake Mary, AL, US || DMR Services LLC of Jersey City, AL, US || In-Line Architectural Glass & Metal of FAIRFIELD, NJ, US || Onvia of Seattle, WA, US || Michael Stubbs of Cincinnati, OH, US || PWXPress of Jacksonville, FL, US || Omni-Pump Repairs, Inc. of Franklin Park, IL, US || Grant Supplies of South Hackensack, AL, US || Rapid Pump & Meter Service Co. of Paterson, NJ, US

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Finance and Personnel Committee

The committee reviewed the regular financial reports and found them in order. Everything was found to be consistent with previous months, including overtime reports, accounts, and interest. The development fund is dropping due to purchasing a property.

Facilities and Tenant Relations Committee

The Committee met on Friday November 7th. We reviewed the 15 bids and one proposal that were opened on Thursday November 6th. We are recommending the submissions, which were supplied in your packets for review, except for the following:

No submissions were received for the pumps. Maintenance will market the request and we will rebid.

The generators submissions were not acceptable. Non-equal product was submitted, wattage specifications were not followed and generators were missing. We are recommending rejecting the

bids and rebidding. Without generators to install, we are recommending that we hold the installation bid until we secure the generators.

This is new. A problem was discovered with the washing machine bid. The models were not as specified and one bid included machines that had card readers instead of the adaptability to tokens. We are recommending throwing out the bids and reworking the specifications to accommodate the issues encountered.

While recommending an award the low bidder for the peaked roof asked to withdraw his bid as they made errors and the low bidder for the Back Bay kitchen and the lobby flooring job, the same bidder, Master Build, failed to list subcontractors which is a fatal bidding error and their bids had to be rejected.

We received the keys to the Assumption property. We have assumed the fence lease and looking to further secure the facilities with additional fencing and cameras. We secured a firm to clean the property from overgrowth and board the windows and paint to match the building. We want to be good neighbors. We plan to have the exterminator inspect the property, inside and out, and conduct any necessary remediation or preemptive activity.

During the Caucus, an executive session was held.

(7191) 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 personnel and legal matters, 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, and Makowski.*

OPPOSED:

ABSTAIN:

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, and Makowski.*

John Mahon reads Consent Agenda resolution number 7192 listed below

(7192) 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 7192 - 7209 are hereby adopted, effective immediately.

(7193) WHEREAS, the Board of Commissioners held the regular Board meeting on October 21, 2025 meeting which was attended 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 2025 Board of Commissioners regular meeting are approved.

(7194) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Exterior Light Upgrades at All Public Housing Sites, the (“Project”) and**
WHEREAS, the Invitation 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 November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
TSUJ	\$184,770.00
Daylight Tech	\$199,000.00
In-Line Architectural	\$294,000.00
Master Build and Design	\$300,140.00
Sonny Electric	\$387,800.00
Power With Prestige	\$487,000.00
Sal Electric	\$607,000.00
Vanore Electric	\$629,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **TSUJ** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **TSUJ**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **TSUJ** to perform the Project in the amount of **\$184,770.00**.

(7195) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Kitchen Modernization at Back Bay Gardens (12-8), the (“Project”)** and

WHEREAS, the Invitation 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 11:15 AM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Master Build and Design	\$162,000.00
Daskon Group LLC	\$269,000.00

WHEREAS the bid documents submitted by Master Builders and Design are unresponsive and contain a fatal defect pursuant to NJSA 40A:11-21 as they do not contain an electrical subcontractor listing, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **Daskon Group LLC** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Daskon Group LLC**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Daskon Group LLC** to perform the Project in the amount of **\$269,000.00**.

(7196) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Replacement of Lobby Flooring at Back Bay Gardens (12-8), the (“Project”)** and

WHEREAS, the Invitation 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 11:45 AM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Master Build and Design	\$98,540.00
Cynna Enterprises	\$174,300.00
Billy Contracting	\$196,000.00
BGD Contracting	\$217,000.00
Dakson Group	\$231,000.00
VEL Contracting	\$290,300.00

WHEREAS the bid documents submitted by Master Builders and Design are unresponsive and contain a fatal defect pursuant to NJSA 40A:11-21 as they do not contain an electrical subcontractor listing, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **Cynna Enterprises** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Cynna Enterprises**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Cynna Enterprises** to perform the Project in the amount of **\$174,300.00**.

(7197) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Replacement of Peaked Roofs 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 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 November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
In-Line Architectural	\$1,245,000.00
High Caliber Renovations	\$1,350,000.00
MTB LLC	\$2,160,000.00
Spartan Construction	\$2,320,000.00
Blackstone Group LLC	\$2,685,000.00
Safeway Contracting	\$2,923,000.00
NorthEast Roof Maintenance	\$3,055,000.00
Galia Construction	\$3,125,000.00
USA General Contractors	\$3,240,870.00
White Rock Corp	\$3,300,000.00
VMG Group	\$4,150,000.00
D.A. Nolt	\$5,098,582.00

WHEREAS the lowest bid by In-Line Architectural was withdrawn after submission, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **High Caliber Renovations** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **High Caliber Renovations**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **High Caliber Renovations** to perform the Project in the amount of **\$1,350,000.00**.

(7198) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Purchasing of Suspended Ceiling Tiles, the (“Project”)** and

WHEREAS, the Invitation 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 1:15 PM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
TGG Floors	\$24,838.00
Daskon Group	\$31,000.00
In-Line Architectural	\$49,000.00
Hipont Restoration	\$48,786.12

WHEREAS the Board of Commissioners have reviewed the bid placed by **TGG Floors** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **TGG Floors**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **TGG Floors** to perform the Project in the amount of **\$24,838.00**.

(7199) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Installation of Suspended Ceiling Tiles at Various Bayonne Housing Authority Sites, the (“Project”)** and

WHEREAS, the Invitation 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 1:45 PM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Cynna Enterprises	\$47,400.00
Hipont Restoration	\$52,000.00
In-Line Architectural	\$57,000.00
VEL Construction	\$58,700.00
Master Build and Design	\$67,599.00
BGD Contractors	\$97,000.00
Daskon Group	\$129,000.00
White Rock	\$138,000.00
Grove Contracting	\$232,000.00
Billy Contracting	\$263,000.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Cynna Enterprises** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Cynna Enterprises**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Cynna Enterprises** to perform the Project in the amount of **\$47,400.00**.

(7200) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Purchasing Security Entry Systems Materials, the (“Project”)** and

WHEREAS, the Invitation 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 2:00 PM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER

Alarmax Distributors

BID AMOUNT

\$86,676.36

WHEREAS the Board of Commissioners have reviewed the bid placed by **Alarmax Distributors** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Alarmax Distributors**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Alarmax Distributors** to perform the Project in the amount of **\$86,676.36**.

(7201) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Purchasing of Three (3) New Ford Transit Cargo Van (or Equivalent), the (“Project”)** and

WHEREAS, the Invitation 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 12:30 PM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

BIDDER

Nielsen Ford

United Ford

BID AMOUNT

\$144,885.00

\$164,799.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Nielsen Ford** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Nielsen 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Nielsen Ford** to perform the Project in the amount of **\$144,885.00**.

(7202) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for

Purchasing of Three (3) New Ford Ranger XLT Supercrew (or Equivalent), the (“Project”) and

WHEREAS, the Invitation 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 12:45 PM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Nielsen Ford	\$125,205.00
United Ford	\$130,497.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Nielsen Ford** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Nielsen 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Nielsen Ford** to perform the Project in the amount of **\$125,205.00**.

- (7203) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Purchasing of One (1) New Ford Explorer Active (or Equivalent), the (“Project”) and**
WHEREAS, the Invitation 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 2:15 PM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Nielsen Ford	\$37,468.00
United Ford	\$43,740.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Nielsen Ford** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Nielsen 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Nielsen Ford** to perform the Project in the amount of **\$37,468.00**.

- (7204) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Purchasing of One (1) New Ford F450 Superduty (or Equivalent), the (“Project”) and**
WHEREAS, the Invitation 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 2:30 PM on November 6, 2025 whereupon the bids were opened at the Authority's office and read aloud as follows:

BIDDER

Nielsen Ford
United Ford

BID AMOUNT

\$80,690.00
\$86,988.00

WHEREAS the Board of Commissioners have reviewed the bid placed by **Nielsen Ford** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Nielsen 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Nielsen Ford** to perform the Project in the amount of **\$80,690.00**.

(7205) **WHEREAS**, in accordance with the United States Department of Housing and Urban Development ("HUD") procurement of professional services, pursuant to the RFQ dated June 3, 2025, 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: **Replacement of Stair Treads Kill Van Kull Gardens (12-5) and East Side Gardens (12-6B)**.

WHEREAS, as of the **2:45 PM on November 6, 2025** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

PROPOSER

DAL Design Group
Clarke Caton Hintz

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 **\$11,200.00**, 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.

(7206) WHEREAS, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for **Purchasing of Seven (7) Generators, 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 1:00 PM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Best Line Equipment	\$258,249.98
Foley Inc	\$324,022.87
Cummins Inc	\$370,306.91
Modern Group	\$374,299.00
Valve Industries Inc	\$493,740.00
Power with Prestige	\$547,000.00

WHEREAS, pursuant to NJSA 40A:11-13-2, the Authority governing body has determining it is in the best interests of the Authority and its residents to substantially revise the bid specifications by changing the Scope of Services;

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 specifications and they be re-advertised.

(7207) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **Purchasing of Twenty One (21) Speed Queen Washers Model #SCT030 or Equivalent And Two (2) Speed Queen Dryers Model #ST030 or Equivalent, the (“Project”)** and **WHEREAS**, the Invitation 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 11:30 AM on November 6, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Hercules Corp	\$162,007.05
CSC ServiceWorks	\$196,479.00

WHEREAS, pursuant to NJSA 40A:11-13-2, the Authority governing body has determining it is in the best interests of the Authority and its residents to substantially revise the bid specifications by changing the Scope of Services;

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 specifications and they be re-advertised.

(7208) WHEREAS, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for **Purchasing of Twenty (20) Pedestal Sump Pumps, 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 12:15 PM on November 6, 2025 whereupon the bids would be opened at the Authority’s office and read aloud.

WHEREAS, no bids were received by the stated deadline, and

WHEREAS, pursuant to NJSA 40A:11-13-2, the Authority governing body has determining it is in the best interests of the Authority and its residents to substantially revise the bid specifications by changing the Scope of Services;

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

(7209) 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:

Do I hear a motion on that resolution?

Motion made by Commissioner Doria and Seconded by Vice Chair Pyke

Executive Director John Mahon:

Okay. Are there any questions on any of the resolutions on the consent agenda? Hearing none, we'll take a vote. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Mr. Chairman, I just want to make one quick comment. Got to give Evan a lot of credit. These are an awful lot of bid openings that we did in one day and it was 16, basically, in one day and he coordinated it and put it all together and has everything. He just got us through this. There were other people, Hernan and his staff also came in and chipped in downstairs, coordinating the folks coming in. But I just want to recognize that, because it was very unusual for us to do that much and it pretty much went on without any hitches and it's thanks to the hard work of everybody. So thank you, Evan. It was really good.

Chair Lombardo:

Thank you.

Executive Director John Mahon:

Now, I'm done with the regular order of business and turn the meeting over to your attention.

Chair Lombardo:

Before I turn over for the public portion of this. Evan, thank you. And I would be remiss if I didn't also acknowledge when these bids come in and the timing, the work of our legal counsel as well. So thank you Andrew for doing that. It's time for the public session. Would anybody like to speak?

Mr. Betancourt:

Yes.

Chair Lombardo:

As we've mentioned before, you have three minutes and feel free. Welcome Mr. Betancourt.

Mr. Betancourt:

Thank you. First, I'm going to submit to the record, two packets. Well, same thing but one for the council.

Chair Lombardo:

You can leave them both with the council.

Mr. Betancourt:

Okay.

Chair Lombardo:

Thank you.

Mr. Betancourt:

Yep. All right. My name is Alberto Betancourt. I live in 49 East 18 Street, apartment 323. In your own reasonable accommodation policy, the Housing Authority designates Hernan Bracero as the section 504 coordinator, responsible for handling ADA section 504 and accommodation requests.

On August 20th, I submitted a reasonable accommodation request supported by medical documentation. The authority acknowledged the request in writing and directed me to contact Mr. Bracero. I complied. The request was submitted multiple times, including by certified mail and hand delivery.

Mr. Bracero never contacted me. No interactive process has ever occurred. Despite having the request, the verification, and the designated coordinator, the Housing Authority issued a denial. The denial was made without any discussion, without any clarification request, and without the interactive process required under the ADA section 504 and Fair Housing Act. The board is now formally on notice of noncompliance with its own published ADA 504 policy and federal law.

Thank you.

Chair Lombardo:

Thank you, Mr. Betancourt.

Mr. Betancourt:

You're welcome.

Chair Lombardo:

Anyone else would like to make a comment, public statement? If not, once again, we're doing great work here. The Assumption Project is years down the road, but I'm very proud of the work of everyone here. Oak Street, the ground has been broken. I can't believe I'm saying this. I want to, and John, please extend it to the staff on behalf of the commissioners, wish everybody a happy and healthy Thanksgiving. And we'll see everybody in December.

Executive Director John Mahon:

Is there a motion to adjourn?

Motion made by Commissioner Doria and Seconded by Vice Chair Pyke

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Thank you very much and have a good holiday.

The meeting was then adjourned at 5:36 PM.