

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, July 5, 2018 at Noon in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

The following letter was received from the Executive Director, John T. Mahon.

Honorable Ludovico Nolfo  
87 Trask Avenue  
Bayonne, New Jersey 07002

Honorable Timothy J. Moriarty  
88 West 31<sup>st</sup> Street  
Bayonne, New Jersey 07002

Honorable Rev. H. Sykes  
28 West 20<sup>th</sup> Street  
Bayonne, New Jersey 07002

Honorable Edward Kaczka  
10 Latourette Place  
Bayonne, New Jersey 07002

Honorable Maria Karczewski  
95 West 39<sup>th</sup> Street  
Bayonne, New Jersey 07002

Kathleen A. Walrod, Counsel  
700 Plaza Drive Suite 212  
Secaucus, N.J. 07096

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, as additional special meetings of the Authority, generally to be held on the Thursday Noon prior to the second Tuesday of the month.

Very truly yours,

Ludovico Nolfo  
Chairman

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, July 10, 2018 at 1:00 P.M.** in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, N.J. 07002.

Executive Director John Mahon called the roll and the following were present:

Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty, Karczewski. Also in attendance was Kathleen A. Walrod, Esq.

Executive Director moved to dispense with the reading of the minutes of the previous full Agenda Meeting of June 12, 2018 in view of the fact that each Commissioner received a copy of these minutes. Motion made by Commissioner Kaczka and seconded by Commissioner Moriarty.

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Karczewski, and Kaczka.

**NAYS:** None.

**Members of the Board:**

A Resolution authorizing to negotiate and execute for the renewal of the **Inter local Services Act** with the **Housing Authority of Jersey City for Inspection Services** is being prepared for your consideration.

\* \* \* \* \*

A Resolution authorizing to negotiate and execute an inter-local agreement with the Perth Amboy Housing Authority for inspection services is being prepared for your consideration.

\* \* \* \* \*

A Resolution approving a Family Medical Leave for an employee is being prepared for your consideration.

\* \* \* \* \*

On Thursday, June 28, 2018 at 10:30 AM bids were received and opened for **UTILITY IMPROVEMENTS AT BERGEN POINT GARDENS AND CENTERVILLE GARDENS** from the following:

<u><b>BIDDER</b></u>	<u><b>BID AMOUNT</b></u>
William Guarini	\$450,000
B&B Excavating	\$767,700

A Resolution awarding a contract to William Guarini is being prepared for your consideration.

\* \* \* \* \*

On Tuesday, June 12, 2018 at 10:30 AM bids were received and opened for **GAS FIRED BOILER REPLACEMENTS AT KILL VAN KULL GARDENS** from the following:

<u><b>BIDDER</b></u>	<u><b>BID AMOUNT</b></u>
William Guarini	\$107,000
A&S Boiler & Burner	\$86,796
Liberty Mechanical	\$158,475
MPA Mechanical	\$179,500
Pennetta Industrial	\$136,400

A Resolution awarding a contract to William Guarini is being prepared for your consideration.

\* \* \* \* \*

On Tuesday, June 12, 2018 at 10:30 AM bids were received and opened for **GAS FIRED BOILER REPLACEMENTS AT EASTSIDE GARDENS** from the following:

<u><b>BIDDER</b></u>	<u><b>BID AMOUNT</b></u>
William Guarini	\$261,000
A&S Boiler & Burner	\$218,496
CJ Vanderbeck	\$444,000
Liberty Mechanical	\$341,785
MPA Mechanical	\$438,700
Pennetta Industrial	\$377,400

A Resolution awarding a contract to William Guarini is being prepared for your consideration.

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Respectfully submitted,

John T. Mahon  
Executive Director

**(6503) 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 the purpose of conducting one vote on all routine and un-debated matters; **WHEREAS**, the Authority's Commissioners have reviewed the items listed on the printed agenda, and determined that all shall be voted on together with one vote, 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 **2-8** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**(6504) WHEREAS**, the Housing Authority of the City of Bayonne (the "Authority") and the Housing Authority of the City of Jersey City (the "JCHA") are both local units as defined in the Inter local Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, may contract for the joint provision within their several jurisdictions of any service which either one is empowered within its own jurisdiction to provide without the need for public bidding; and **WHEREAS**, the JCHA had required services for the inspection of units of the JCHA (the "Inspection Services"); and **WHEREAS**, the Authority has currently provided Inspection Services in accordance with the terms set forth in the form of an inter municipal contract for said services (the "Contract"); and **WHEREAS**, the current contract is up for renewal after a successful implementation of the contract, and **NOW THEREFORE BE IT RESOLVED**, that the Executive Director is authorized to enter into negotiations with JCHA to renew the current contract, and be it further **RESOLVED** that the Contract is hereby approved, subject to acceptance of the terms to be negotiated by the Authority, and that the Board's Chairman and Executive Director are hereby authorized and directed to execute the contract in such form as shall be approved based upon the negotiations, and **BE IT FURTHER RESOLVED** that, the Executive Director is hereby authorized and directed to take such further action necessary or appropriate to implement the terms of the Contract.

**(6505) WHEREAS**, the Perth Amboy Housing Authority is in need of inspection services for properties owned in order to avoid a conflict of interest and **WHEREAS**, the Bayonne Housing Authority currently has the means to provide such services to the Perth Amboy Housing Authority and **WHEREAS**, the Bayonne Housing Authority has a history of providing such services to other PHA's **Now therefore be it resolved** that the Executive Director be authorized to negotiate and execute an inter local agreement with the Perth Amboy Housing Authority for inspection services and **Be it further resolved** that once executed, the agreement is to be presented to the Board of Commissioners.

**(6506) WHEREAS**, the Housing Authority of the City of Bayonne has received a request from Robert Fernandez (Tenant Interviewer) for a Family Medical Leave due to illness in accordance with the Authority's Family Medical Leave Act Policy and applicable N.J. & Federal Law, now therefore be it **RESOLVED**, that Robert Fernandez be granted a Family Medical Leave from July 1, 2018 to October 1, 2018.

**(6507) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL on June 1, 2018 & June 4, 2018 for **UTILITY IMPROVEMENTS AT BERGEN POINT GARDENS AND CENTERVILLE GARDENS** 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 and opened at 10:30 A.M. on Thursday, June 28, 2018 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>
William Guarini	\$450,000
B&B Excavating	\$767,700

**WHEREAS**, the Board of Commissioners have reviewed the bid placed by William Guarini, Inc., and determined that the bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor,

**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 William Guarini, Inc. to perform the Project in the amount of **\$450,000.00**.

**(6508) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL on May 9, 2018 & May 14, 2018 for **GAS FIRED BOILER REPLACEMENTS AT KILL VAN KULL GARDENS** 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 and opened at 10:30 A.M. on Tuesday, June 28, 2018 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>
William Guarini	\$107,000
A&S Boiler & Burner	\$86,796
Liberty Mechanical	\$158,475
MPA Mechanical	\$179,500
Pennetta Industrial	\$136,400

**WHEREAS**, the Board of Commissioners have reviewed the bid placed by William Guarini, Inc., and determined that the bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor,

**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 William Guarini, Inc. to perform the Project in the amount of **\$107,000.00**.

**(6509) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL on May 9, 2018 & May 14, 2018 for **GAS FIRED BOILER REPLACEMENTS AT EASTSIDE GARDENS 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 and opened at 10:30 A.M. on Tuesday, June 28, 2018 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>
William Guarini	\$261,000
A&S Boiler & Burner	\$218,496
CJ Vanderbeck	\$444,000
Liberty Mechanical	\$341,785
MPA Mechanical	\$438,700
Pennetta Industrial	\$377,400

**WHEREAS**, the Board of Commissioners have reviewed the bid placed by William Guarini, Inc., and determined that the bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor,

**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 William Guarini, Inc. to perform the Project in the amount of **\$261,000.00**.

**(6510) 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.

**VOTE ON RESOLUTIONS: 6503, 6504, 6505, 6506, 6507, 6508, 6509, 6510.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Karczewski, and Kaczka.

**NAYS:** None.

**CARRIED.**

Motion made by Commissioner Moriarty and seconded by Commissioner Karczewski to adjourn.

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Karczewski, and Kaczka.

**NAYS:** None.

The meeting was then adjourned at 1:03 PM.