

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, January 14, 2020 at 5:00 PM 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 Vincent Lombardo

Honorable Edith Ferrell

Honorable John R. Cupo

Honorable Maria Karczewski

Honorable Irene Rose Pyke

Honorable Rev. H. Sykes

Honorable Matthew Klimansky

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

Very truly yours,
Vincent Lombardo
Chairman

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, January 14, 2020 at 6:00 PM** in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, N.J. 07002.

Members of the Board:

A Resolution authorizing to advertise and for the 5 Year Plan and FY 2018 Annual Plan

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A Resolution authorizing to advertise and solicit for Pest Control Services is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for Exceptional Services for Bed Bug Elimination is being prepared for your consideration.

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On Wednesday, January 8th 2020 at 2:15 PM bids were received and opened for **APARTMENT TURNOVER AND PLASTERING & PLASTERING** from the following:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Helios Construction	\$555,000.00
AG Construction	\$143,000.00
Peninsula Painting	\$227,720.00
GL Group	\$1,786,200.00

A Resolution awarding a contract to **Peninsula Painting** is being prepared for your consideration.

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On Wednesday, January 8th 2020 at 2:30 PM bids were received and opened for **CONCRETE AND CURB REPLACEMENT AS NEEDED AT VARIOUS SITES** from the following:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Helios Construction	\$385,000.00

AG Construction	\$371,250.00
Diamond Construction	\$280,000.00
DiBella Construction	\$188,250.00

A Resolution awarding a contract to **DiBella Construction** is being prepared for your consideration.

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On Wednesday, January 8th 2020 at 2:45 PM proposals were received for Auditing Services from the following:

PROPOSER

Polcari & Co. or Wayne, NJ

A Resolution awarding a contract for Auditing Services to Polcari & Co. of Wayne, NJ is being prepared for your consideration.

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A Resolution authorizing the Executive Director to negotiate a contract with the New Brunswick Housing Authority for procurement services is being prepared for your consideration.

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A Resolution authorizing amendments to the Campaigning Policy.

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Respectfully submitted,
John T. Mahon
Executive Director

Chairman Lombardo: 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.

Executive Director John Mahon then called the roll and the following were present: Chairman Lombardo, Commissioners Cupo, Pyke, Karczewski, and Klimansky. Excused absences were acknowledged from the caucus and the meeting for Vice Chairman Ferrell, and Commissioner Sykes.

Chairman Lombardo: Before we start the agenda I’d just like to first welcome Matt Klimansky to the Board of Commissioners. Matt, I wish you the best of luck and we’re all here, as you can see we have a great staff.

Commissioner Klimansky: Thank you very much.

Chairman Lombardo: I would also at this time like to extend the Commissioners’ condolences to the Macchio family on their loss. It was devastating and very sad for all of us. I would like that for the record, at the same time, when tragedy happens, people step up to the plate and I’d like to commend Mike Pacyna and his staff for doing an exemplary job. I got reports constantly on it. John was very good. Mike, please extend our appreciation to you and your staff. Would you like to say a few words?

Director of Maintenance, Mike Pacyna: Yeah, thank you very much. As always, it’s a team effort with us. I need to mention Dave Bandur, Raymond Kurkowski, Tommy Attisano, James Venable, and Rodney Wilson who were on site within minutes of my phone call that

night. Also, special thanks to William Carr and Frank Cerbone for their efforts during the rough time we had that day.

Chairman Lombardo: Mike, please extend our appreciation to them.

Director of Maintenance, Mike Pacyna: I will. Thank you, Mr. Chairman.

Executive Director, John Mahon: We'll now do the Consent Agenda and one free standing resolution.

(6610) 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, (except resolution numbered **6615**), 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 **6610-6614, 6616-6619** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6611) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise in the Jersey Journal for: **5 Year Plan and the FY 2020 Annual Plan**

(6612) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive bids for: **PEST CONTROL SERVICES**

(6613) RESOLVED, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive bids for: **EXCEPTIONAL SERVICES FOR BED BUG ELIMINATION**

(6614) WHEREAS, the Housing Authority of the City of Bayonne (the "Authority") publicly advertised an Invitation for Bids (the "Invitation") in THE JERSEY JOURNAL on December 16, 2019 and December 23, 2019 for **APARTMENT TURNOVER AND PLASTERING & PLASTERING** 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 2:15 PM on Wednesday, January 8, 2020 whereupon the bids were opened at the Authority's office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Helios Construction	\$555,000.00
AG Construction	\$143,000.00
Peninsula Painting	\$227,720.00
GL Group	\$1,786,200.00

WHEREAS, the Board of Commissioners have reviewed the bid placed by Peninsula Painting and determined that bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor, 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 Peninsula Painting of Bayonne, New Jersey to perform the Project in the amount of **\$227,720**.

(6616) 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 Wednesday, January 8, 2020 at 2:45 PM from the following:

BIDDER

Polcari & Co. of Wayne, NJ

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 on Monday, December 16, 2019 and Monday December 23, 2019 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, 2019 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.

(6617) WHEREAS, from time to time the Bayonne Housing Authority, through regulation, law, or necessity, is required to update and amend its policies;

NOW THEREFORE BE IT RESOLVED that the following policy be updated or adopted.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorizes and directs the appropriate Housing Authority staff to enforce and execute the Policy: **Campaigning Policy**

(6618) WHEREAS, the attached contract is between the Bayonne Housing Authority and the New Brunswick Housing Authority for procurement and purchasing services;
NOW THEREFORE BE IT RESOLVED that the Executive Director be authorized to conduct any other necessary negotiation and execute said contract.

(6619) 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 or comments from the public or staff?
All in favor of the consent agenda?

VOTE ON RESOLUTIONS: 6610, 6611, 6612, 6613, 6614, 6616, 6617, 6618, 6619.
AYES: Chairman Lombardo, Commissioners Cupo, Pyke, Karczewski, and Klimansky.
NAYS: None.
CARRIED.

Executive Director, John Mahon: Now we’ll do resolution number 6615.

(6615) WHEREAS, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL on December 16, 2019 and December 23, 2019 for **CONCRETE AND CURB REPLACEMENT AS NEEDED 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 and opened at 2:30 PM on Wednesday, January 8, 2020 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Helios Construction	\$385,000.00
AG Construction	\$371,250.00
Diamond Construction	\$280,000.00
DiBella Construction	\$188,250.00

WHEREAS, the Board of Commissioners have reviewed the bid placed by DiBella Construction and determined that bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor, 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 DiBella Construction of Bayonne, New Jersey to perform the Project in the amount of **\$188,250.00**.

VOTE ON RESOLUTIONS: 6615.

AYES: Commissioners Cupo, Pyke, Karczewski, and Klimansky.

NAYS: None.

ABSTAIN: Chairman Lombardo.

CARRIED.

Executive Director: Mr. Chairman, we're done with the normal course of business of the meeting. I turn it over to you, and if you can please sign this.

Commissioner Lombardo: Ray, do you have anything to say?

Director of Security, Ray Skalski (Sitting in public area): Happy New Year.

Commissioner Lombardo: Thank you. Any Commissioners have any statements they'd like to make?

Executive Director: Motion to adjourn? Commissioner Klimansky, that'll be yours for the first time. And a second by Commissioner Karczewski.

Motion made by Chairman Klimansky and seconded by Commissioner Karczewski.

AYES: Chairman Lombardo, Commissioners Cupo, Pyke, Karczewski, and Klimansky.

NAYS: None.

CARRIED.

The meeting was then adjourned at 5:36 PM.