

**Guttenberg Housing Authority Board of Commissioners**

**Open Public Meeting Agenda**

**October 6, 2025 at 5:00 p.m.  
7005 Blvd East, Guttenberg, NJ**

1. Call to Order
2. Reading of the Open Public Meetings Act Notice
3. Roll Call
4. Pledge of Allegiance
5. Executive Director's Report
6. Financial Report and Bill List
7. Approval of Minutes

September 8, 2025 Board Meeting

8. Old Business

9. New Business

10. Resolutions

-Resolution 2025-13 Rejecting Bids for Bathroom Renovation Project

11. Public Comment

12. Adjournment

**(THE BOARD MAY CONVENE TO CLOSED SESSION DURING THE MEETING)**

## **HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG MEETING MINUTES**

This regular meeting of the Board of Commissioners was held on September 8, 2025, remotely. The meeting was opened at 5:00 p.m. and the Open Public Meetings Act Notice was recited.

Adequate notice of this Meeting of the Board of Commissioners of the Housing Authority of the Town of Guttenberg was given in accordance with Chapter 231 of the Laws of New Jersey by publishing the meeting date in the El Especialito and the Bergen Record, by posting the meeting date at the Guttenberg Town Hall, by posting the meeting date on the Bulletin Board at the main office of the Housing Authority at 6900 Broadway, Guttenberg, New Jersey 07093 and by posting the meeting date on the official website of the Housing Authority of the Town of Guttenberg.

A roll call of the Commissioners was taken.

<b>COMMISSIONER</b>	<b>PRESENT</b>	<b>ABSENT</b>
LINDA HABERMANN-WARD, CHAIR	X	
JOLENE MANTINEO, VICE CHAIR	X	
DR. GONZALO PEREZ		X
BLANCA POPIEL	X	
LUZ TORRES	X	
JORGE GOMEZ	X	
JORGE DEARMAS		X

Also attending the meeting were Executive Director Ruddys E. Andrade and General Counsel, Francis J. Borin, Esq. of DeCotiis, FitzPatrick, Cole & Giblin, LLP.

### **PLEDGE OF ALLEGIANCE**

### **EXECUTIVE DIRECTOR'S REPORT:**

1. The Executive Director reported that the Authority has been designated as a "High Performing Public Housing Authority" by HUD. This is the second time the Authority has received this distinction. The Executive Director recognized and congratulated the staff of the Authority for their good work.
2. The Executive Director reported that the Invitation for Bids for the Bathroom Renovation Project is on the street and Bids are due on September 17<sup>th</sup>. This is a complex bid, with alternates. Thus far, sixteen vendors requested the Invitation for Bids.

### **FINANCIAL REPORT / PAYMENT OF BILLS:**

A motion was made to approve the Financial Report and to accept and pay all bills. The following vote ensued:

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	X		X			
JOLENE MANTINEO, VICE CHAIR			X			
DR. GONZALO PEREZ						X
BLANCA POPIEL			X			
LUZ TORRES		X	X			
JORGE DEARMAS						X
JORGE GOMEZ			X			

The motion is adopted.

**APPROVAL OF MINUTES:**

A motion was made to approve the minutes of the July 7, 2025, meeting of the Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR			X			
JOLENE MANTINEO, VICE CHAIR	X		X			
DR. GONZALO PEREZ						X
BLANCA POPIEL			X			
LUZ TORRES		X	X			
JORGE DEARMAS						X
JORGE GOMEZ			X			

The motion is adopted.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

The Executive Director and General Counsel reported on the Authority beginning the process of undertaking a RAD/Section 18 Blend Conversion. This conversion should help to place the Authority in a much better financial position. The first step in the process is to issue an RFP for the RAD Consultant.

The Executive Director also reported that the Authority's Annual Landlord Event will be on September 18<sup>th</sup>.

**RESOLUTIONS:**

None.

**PUBLIC COMMENT:**

None.

**ADJOURNMENT:**

A motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	X		X			
JOLENE MANTINEO, VICE CHAIR			X			
DR. GONZALO PEREZ						X
BLANCA POPIEL			X			
LUZ TORRES		X	X			
JORGE DEARMAS						X
JORGE GOMEZ			X			

The meeting was adjourned at 5:20 p.m.

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Ruddys E. Andrade, Executive Director/Secretary

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Linda Habermann-Ward, Chairperson

**HOUSING AUTHORITY OF THE  
TOWN OF GUTTENBERG,  
HUDSON COUNTY, NEW JERSEY**

**RESOLUTION NO. 2025-13**

INTRODUCED BY:

SECONDED BY:

DATE: October 6, 2025

**RESOLUTION OF THE HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG  
REJECTING BIDS FOR THE BATHROOM RENOVATION PROJECT AT 6900  
BROADWAY AND 136 69<sup>TH</sup> STREET AND AUTHORIZING THE EXECUTIVE  
DIRECTOR TO RE-BID THE CONTRACT**

**WHEREAS**, the Housing Authority of the Town of Guttenberg (the "Authority") is a public body corporate and politic of the State of New Jersey, constituting an agency and instrumentality of, and created by, the Town of Guttenberg pursuant to the provisions of the Housing Authorities Law, Chapter 67 of the Pamphlet Laws of 1950, codified at N.J.S.A. 55:14A-1 et seq., repealed and replaced by the Local Redevelopment and Housing Law, under Chapter 79 of the Pamphlet Laws of 1992, as amended and supplemented, and codified at N.J.S.A. 40A:12A-1 et seq. (the "Act"); and

**WHEREAS**, in accordance with applicable law, an Invitation for Bids for the Bathroom Renovation Project at 6900 Broadway and 136 69<sup>th</sup> Street (the "Project") was advertised and made available on or about August 8, 2025; and

**WHEREAS**, bids were received and opened on September 17, 2025, at 11:00 A.M.; and

**WHEREAS**, bids were received from (1) Hi Point Restoration Inc. ("Hi Point") in the amount of \$350,000, (2) Unified Five Development LLC ("Unified") in the amount of \$545,000, (3) Master Build and Design, LLC ("Master") in the amount of \$826,187.50; (4) White Rock Corp. ("White Rock") in the amount of \$850,000, (5) BGD Contracting LLC ("BGD") in the amount of \$967,500, and (6) Blackstone Group LLC ("Blackstone") in the amount of \$975,000; and

**WHEREAS**, the bid submitted by Hi Point was non-compliant with the bid specifications for failing to submit a properly signed Bid Bond, failing to submit a Public Works Contractors Registration Certificate, and failing to submit a signed certificate regarding Prohibited Russia-Belarus & Iran Investment Activities; and

**WHEREAS**, the bid submitted by Unified was non-compliant with the bid specifications for failing to submit a properly signed Bid Bond, and failing to include the brand, model no. and warranty for light fixtures, as required by the Bid Form; and

**WHEREAS**, the bids submitted by Master, White Rock, BGD and Blackstone all exceed the Authority's budgeted amount for the Project.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG, AS FOLLOWS:**

1. The bids submitted by Hi Point and Unified are hereby rejected due to a failure to comply with the bid specifications as set forth above in this Resolution; and
2. The bids submitted by Master, White Rock, BGD and Blackstone are hereby rejected because they exceeded the Authority's budgeted amount for the Project; and
3. The Executive Director is hereby authorized to advertise for and re-bid the contract for the Project.

Linda Habermann-Ward, Chairperson

Ruddys E. Andrade, Secretary

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	1	X			
JOLENE MANTINEO, VICE CHAIR				X	
DR. GONZALO PEREZ		X			
BLANCA POPIEL	2	X			
LUZ TORRES				X	
JORGE DEARMAS				X	
JORGE GOMEZ		X			