Guttenberg Housing Authority Board of Commissioners

Open Public Meeting Agenda

April 6, 2026 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

   March 2, 2026 Board Meeting

8. Old Business

9. New Business

   -Reorganization

10. Resolutions

    -Resolution 2026-05 Approving Legal Services Contract (Re-Bid)

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 March 2, 2026, in person at 7005 Boulevard East, Guttenberg, NJ 07093. The meeting was opened at 5:02 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.

COMMISSIONER	PRESENT	ABSENT
LINDA HABERMANN-WARD, CHAIR	X	
JOLENE MANTINEO, VICE CHAIR	X	
DR. GONZALO PEREZ	X	
LUZ TORRES	X	
JORGE DEARMAS	X	
JORGE GOMEZ	X	
MARISOL MONTANEZ	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 on the *NSPIRE* and *REAC* Inspection. Overall , it was a good inspection with one minor finding. The Authority feels very confident with the inspection. The Executive Director wants to maintain high performance status.

2. The Executive Director reported that there will be no relocations related to the RAD (Rental Assistance Demonstration) conversion.

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	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	1	X			

JOLENE MANTINEO, VICE CHAIR		X			
DR. GONZALO PEREZ		X			
LUZ TORRES		X			
JORGE DEARMAS		X			
JORGE GOMEZ		X			
MARISOL MONTANEZ	2	X			

The motion is adopted.

APPROVAL OF MINUTES:

A motion was made to approve the minutes of February 2, 2026, meeting of the Board of Commissioners. The following vote ensued:

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

The motion is adopted.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

RESOLUTIONS:

Resolution 2026-09 Adoption of 2026-27 Annual Budget

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

Resolution 2026-109 Authorizing the Rejection of Bids and the Re-Bid of the RFP for General Counsel Services

Commissioner Mantineo asked about the reason for rejection of the previously-submitted proposal and it was explained that the Authority had only received one proposal and there was a desire to see if more than one proposal would be submitted upon re-bid.

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

PUBLIC COMMENT:

None.

ADJOURNMENT:

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

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

The meeting was adjourned at 5:15 p.m.

Ruddys E. Andrade, Executive Director/Secretary

Linda Habermann-Ward, Chairperson

RESOLUTION
of the
HOUSING AUTHORITY OF THE
TOWN OF GUTTENBERG

Resolution No. 2026-05

RESOLUTION APPROVING AND AUTHORIZING THE AWARD OF A CONTRACT TO DECOTIIS FOR LEGAL SERVICES IN THE AMOUNT OF $48,000.00

Date Introduced: April 6, 2026 **Date Adopted: April 6, 2026**

WHEREAS, the Housing Authority of the Town of Guttenberg ("Housing Authority"), a public entity organized and existing pursuant to the Code of Federal Regulations, the Department of Housing and Urban Development ("HUD"), and the laws of the State of New Jersey, has determined that it is in need of Legal Services; and

WHEREAS, the cost of such services was expected to exceed the Housing Authority's bid threshold of $53,000.00 under the New Jersey Local Public Contracts Law; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4 and prevailing federal procurement regulations, the Housing Authority published a public advertisement for bids; and

WHEREAS, in accordance with the public advertisement, bids were due by 11:00 a.m. on March 19, 2026; and following a public bid opening, a total of two (2) bids were received from the following vendor:

1. DeCotiis
2. DeCotiis Doyle

and **WHEREAS**, following the review of the bid received, Decottis Doyle, located at 333 Fairfield Road, Fairfield, NJ 07004, was found to be the responsible bidder pursuant to N.J.S.A. 40A:11-4 and N.J.S.A. 40A:11-2; and

WHEREAS, the contract is being awarded pursuant to a "fair and open" process in accordance with N.J.S.A. 19:44A-20.5; and

WHEREAS, the bid submitted by Decotiis Doyle has been reviewed and deemed by the Housing Authority's Executive Director, qualified purchasing agent, Board of Commissioners and purchasing agent to be responsive and conforming with all requirements as set forth by federal procurement law, New Jersey Local Public Contracts Law, the public advertisement for bids, and the bid package; and

WHEREAS, the Housing Authority has certified that sufficient funds have been appropriated for the above-mentioned service; and

WHEREAS, the Board of Commissioners has found that it is in the best interest of the Housing Authority and its overall goal of providing quality affordable housing to its residents to approve and authorize the award of a contract to Decotiis Doyle for Legal Services;

NOW THEREFORE,

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Town of Guttenberg hereby approves and authorizes the award of a contract to Decotiis Doyle for Legal Services; and

BE IT FURTHER RESOLVED that the Board hereby authorizes and directs the Executive Director of the Housing Authority of the Town of Guttenberg to take any and all necessary administrative actions to implement this resolution.

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

Linda Habermann-Ward, Chairperson

Ruddys E. Andrade, Secretary