

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
DECEMBER 18, 2019

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:30PM on December 18, 2019.

2. OPEN PUBLIC MEETING NOTICE ACT

Mr. John Clarke, Executive Director of the New Brunswick Housing Authority (Secretary) read the Notice of Public Meeting.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. ROLL CALL

PRESENT:

Commissioner Anthony Giorgianni
Commissioner Dale Caldwell
Commissioner Medina-Hernandez
Commissioner Wallace Dunlap (via conference phone at start, arrived at until 7:02PM)
Commissioner Zachary Wright

ABSENT:

Commissioner Yirgu Wolde
Commissioner Kevin Jones

ALSO PRESENT:

John Clarke, Executive Director
Dan Toto, Senior Portfolio Manager
Alberto Camacho Esq., NBHA Legal

CHAIRMAN STATEMENT

None

CONSIDERATION OF MINUTES

MOTION: Commissioner Medina-Hernandez made a motion to approve the November Minutes of the Board of Commissioners. Commissioner Caldwell seconded.

ROLL CALL: Ayes: Dunlap, Caldwell, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

RESOLUTIONS

NBHA RESOLUTION 2019 - 12/18 # 48

ACING AS REDEVELOPMENT AGENCY

Resolution Approving Dedsignation of French Street Urban Renewal Corporation ("FSURC") as Redeveloper for Final Phase of Project on Project Site and Approving AST Development Corporation ("AST" or "Redeveloper") as Redeveloper of a Multi-Story Medical Office Building for the Project Site

MOTION: Commissioner Caldwell moved to accept Resolution #48. Commissioner Medina-Hernandez seconded.

COMMENTS: Thomas Kelso Esq. spoke about the project designation and recognized AST Development and their principle Robert D'Anton. Mr. Kelso discussed the project and introduced Chris Broach (Civil Engineer) and Mike Rollin (Architect) who went of the project specifics and who addressed questions. Charles Kratovil made comments about the project and asked that the Board not approve the project. Mr. Kratovil also comments about the project schedule.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright
Nays: None
Abstentions: Giorgianni
Absent: Jones, Wolde

The motion carried 4-0-1

NBHA RESOLUTION 2019 - 12/18 # 49

Resolution Authorizing and Approving Payments of Bills for the Month of November 2019

MOTION: Commissioner Caldwell moved to accept Resolution #49. Commissioner Giorgianni seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni

Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

NBHA RESOLUTION 2019 - 12/18 # 50

Resolution Authorizing and Approving Contract with GEI for Additional Remediation Testing Services in an Amount not to Exceed \$16,500.00

MOTION: Commissioner Giorgianni moved to accept Resolution #50.
Commissioner Wright seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

NBHA RESOLUTION 2019 - 12/18 # 51

Resolution Appointing John Clarke as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund

MOTION: Commissioner Caldwell moved to accept Resolution #51. Commissioner Giorgianni seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

NBHA RESOLUTION 2018 - 12/18 # 52

Resolution Authorizing and Approving Revised Flat Rents for the New Brunswick Housing Authority's Public Housing Program Effective January 1, 2020

MOTION: Commissioner Wright moved to accept Resolution #52. Commissioner Giorgianni seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

NBHA RESOLUTION 2019 – 12/18 # 53

Resolution Authorizing and Approving Contract for Professional Risk Management Services with Alamo Insurance Group

MOTION: Commissioner Wright moved to accept Resolution #53. Commissioner Medina-Hernandez seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

NBHA RESOLUTION 2019 – 12/18 # 54

Resolution Authorizing and Approving Contract for Fee Accounting Services with Polcari & Company in an Amount not to Exceed \$47,400

MOTION: Commissioner Wright moved to accept Resolution #54. Commissioner Medina-Hernandez seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

NBHA RESOLUTION 2019 – 12/18 # 55

Resolution Authorizing and Approving a Revised Housing Authority of the City of New Brunswick Procurement Policy

MOTION: Commissioner Wright moved to accept Resolution #55. Commissioner Giorgianni seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

NBHA RESOLUTION 2019 – 12/18 # 56

Resolution Authorizing and Approving a Revised Housing Authority of the City of New Brunswick Internal Control Policy

MOTION: Commissioner Wright moved to accept Resolution #56. Commissioner Medina-Hernandez seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

NBHA RESOLUTION 2019 – 12/18 # 57

Resolution Authorizing and Approving an Interagency Agreement between the Franklin Township Housing Authority and the New Brunswick Housing Authority

MOTION: Commissioner Wright moved to accept Resolution #57. Commissioner Medina-Hernandez seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 5-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report verbally and addressed questions from the Board.

COMMITTEE REPORTS

None

PUBLIC COMMENT

Charles Kratovil commented about the meeting schedule and asked that the Board consider meeting on different dates than the Coty Council. Mr. Kratovil also commented on Resolution #48 and the votes casts. There were no other comments from the public.


MOTION: Commissioner Wright made a motion to adjourn the meeting. Commissioner Giorgianni seconded.

ROLL CALL: Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni
Nays: None
Abstentions: None
Absent: Jones, Wolde

The motion carried 6-0-0. The meeting was adjourned at 7:34PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, December 18, 2019, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: December 18, 2019

Certified To Be a True Original Copy



Maria Martinez
Clerk