

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
APRIL 22, 2020

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on April 22, 2020.

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 (via Zoom video)
Commissioner Yirgu Wolde (via Zoom video)
Commissioner Medina-Hernandez (via Zoom video)
Commissioner Wallace Dunlap (via Zoom video)
Commissioner Zachary Wright (via Zoom video)

ABSENT:

Commissioner Kevin Jones

ALSO PRESENT:

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

CHAIRMAN STATEMENT

None

CONSIDERATION OF MINUTES

MOTION: Commissioner Wolde made a motion to approve the January Minutes of the Board of Commissioners. Commissioner Caldwell seconded.

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

RESOLUTIONS

NBHA RESOLUTION 2020 - 4/22 # 5

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Redesignation of Fulton Square Urban Renewal, L.L.C. as Redeveloper of Project Site for a mixed use development in the Sandford Remsen Redevelopment Area, approving the Concept Plan provided by Fulton Square for the Project Site and the Redevelopment Agreement

MOTION: Commissioner Wolde moved to accept Resolution #5. Commissioner Giorgianni seconded.

COMMENTS: John Hoffman Esq. (NBHA Special Counsel) spoke about the details of the redesignation agreement and gave a summary of the agreement. Thomas Kelso Esq. gave an overview of the agreement and plan and introduced Ronald Aulenbach (Edgewood Properties) gave a project overview and addressed questions from the Board. Charles Kratovil made comments about the project and the need for more affordable housing. Mr. Kelso addressed additional questions.

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

The motion carried 5-0-1

NBHA RESOLUTION 2020 - 4/22 # 6 Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of January 2020

MOTION: Commissioner Giorgianni moved to accept Resolution #6. Commissioner Medina-Hernandez seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2020 - 4/22 # 7 Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of February 2020

MOTION: Commissioner Giorgianni moved to accept Resolution #7. Commissioner Caldwell seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2020 - 4/22 # 8 Resolution Ratifying and Approving Contract with Rich Tree Services NJ State Contract 18-DPP-00645 in an amount not to exceed \$41,236.79

MOTION: Commissioner Wright moved to accept Resolution #8. Commissioner Medina-Hernandez seconded.

COMMENTS: None

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

The motion carried 5-0-1

NBHA RESOLUTION 2020 – 4/22 # 9 Resolution Accepting the Annual Audit Report for the Housing Authority of the City of New Brunswick for FYE 6/30/19

MOTION: Commissioner Giorgianni moved to accept Resolution #9. Commissioner Wolde seconded.

COMMENTS: None

ROLL CALL: Ayes: Dunlap, Caldwell, Wright, Wolde, Wallace, Medina-Hernandez, Giorgianni
Nays: None

Abstentions: None
Absent: Jones

The motion carried 6-0-0

NBHA RESOLUTION 2020 - 4/22 # 10 Resolution Authorizing and Approving an Interagency Agreement between Bayonne Housing Authority and the New Brunswick Housing Authority

MOTION: Commissioner Caldwell moved to accept Resolution #10. Commissioner Medina-Hernandez seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2020 - 4/22 # 11 Resolution Approving and Adopting the Revised Personnel Policy and Procedure Manual for the New Brunswick Housing Authority

MOTION: Commissioner Giorgianni moved to accept Resolution #11. Commissioner Wright seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2020 - 4/22 # 12 Resolution Awarding and Approving Contract for Unit Modernization and Maintenance Repair to All-Risk in an amount not to exceed \$200,000.00

MOTION: Commissioner Giorgianni moved to accept Resolution #12. Commissioner Medina-Hernandez seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 4/22 # 13 Resolution Awarding, Approving and Ratifying Contract for Electrical Repair and Maintenance to Magic Touch Construction in an amount not to exceed \$100,000.00

MOTION: Commissioner Giorgianni moved to accept Resolution #13.
Commissioner Wolde seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 4/22 # 14 Resolution Awarding, Approving and Ratifying Contract for Plumbing Repair and Maintenance to Magic Touch Construction in an amount not to exceed \$200,000.00

MOTION: Commissioner Giorgianni moved to accept Resolution #14.
Commissioner Caldwell seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 4/22 # 15 Resolution Awarding and Approving and Ratifying Contract for Security Cameras and Maintenance to ComTec in an amount not to exceed \$80,000.00

MOTION: Commissioner Giorgianni moved to accept Resolution #15.
Commissioner Medina-Hernandez seconded.

COMMENTS: None

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

Absent: Jones

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 4/22 # 16 Resolution Awarding and Approving Contract for Pest Control Services to Pest-A-Side in an amount not to exceed \$25,000.00

MOTION: Commissioner Wolde moved to accept Resolution #16. Commissioner Giorgianni seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2020 – 4/22 # 17 Resolution Approving and Adopting the 5 Year PHA Plan for the New Brunswick Housing Authority

MOTION: Commissioner Caldwell moved to accept Resolution #17. Commissioner Giorgianni seconded.

COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 4/22 # 18 Resolution Awarding, Approving and Ratifying Contract for General Legal Services to Manfredi & Pellechio in an amount not to exceed \$60,000.00

MOTION: Commissioner Giorgianni moved to accept Resolution #18. Commissioner Wright seconded.

COMMENTS: None

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

The motion carried 6-0-0

SECRETARY'S REPORT

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

COMMITTEE REPORTS

None

COMMENT

Charles Kratovil commented about the abstentions on resolutions and made other general comments. Mr. Kratovil thanked the NBHA staff for working hard during the pandemic. There were no other comments from the public.

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

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

The motion carried 6-0-0. The meeting was adjourned at 7:32PM.

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, April 22, 2020 as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: April 22, 2020

Certified To Be a True Original Copy



Maria Martinez
Clerk