

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY

REGULAR BOARD MEETING MINUTES

JUNE 24, 2020

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on June 24, 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 Zachary Wright (via Zoom video)
Commissioner Dale Caldwell (via Zoom video)
Commissioner Yirgu Wolde (via Zoom video)
Commissioner Medina-Hernandez (via Zoom video)
Commissioner Kevin Jones (via Zoom video)

ABSENT:

Commissioner Wallace Dunlap

ALSO PRESENT:

John Clarke, Executive Director
Joseph Manfredi Esq., NBHA Legal (via Zoom video)
Alberto Camacho Esq., NBHA Legal (via Zoom video)
John Hoffman Esq., Redevelopment Legal (via Zoom video)

CHAIRMAN STATEMENT

None

CONSIDERATION OF MINUTES

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

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

RESOLUTIONS

NBHA RESOLUTION 2020 - 6/24 # 24

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Jersey Avenue NB Urban Renewal, LLC as Redeveloper for property known as Block 242, Lots 1, 2.06, 3.02 and 5.06 on the New Brunswick Tax Map for the construction of a residential and commercial project located in the Jersey-Sandford Redevelopment Plan Area

MOTION: Commissioner Giorgianni moved to accept Resolution # 24. Commissioner Jones seconded.

COMMENTS: John Hoffman Esq. (NBHA Special Counsel) spoke about the details of the approving Jersey Avenue NB Urban Renewal, LLC as redeveloper. Joseph Paparo Esq. and Jack Klugmann answered questions about the project. Charles Kratovil made comments about the project, asked questions about the timeline for development of the project. Mr. Paparo addressed further questions about the project.

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

The motion carried 6-0-1

NBHA RESOLUTION 2020 - 6/24 # 25

Resolution Authorizing and Approving Payments of Bills for the Month of June 2020

MOTION: Commissioner Caldwell moved to accept Resolution # 25. Commissioner Giorgianni seconded.

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

The motion carried 6-0-1

NBHA RESOLUTION 2020 - 6/24 # 26

Resolution Awarding and Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year Ending 6/30/20 in an Amount Not to Exceed \$15,945.00

MOTION: Commissioner Caldwell moved to accept Resolution # 26. Commissioner Medina-Hernandez seconded.

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

The motion carried 6-0-1

NBHA RESOLUTION 2020 - 6/24 # 27

Resolution Awarding and Approving Contract with William A. Elias as a primary and Phactory Consulting as a secondary for Management Consulting Services

MOTION: Commissioner Wolde moved to accept Resolution # 27. Commissioner Giorgianni seconded.

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

The motion carried 6-0-1

NBHA RESOLUTION 2020 - 6/24 # 28

Resolution Awarding and Approving Contract to Provide Legal Services in Connection with Redevelopment Matters Undertaken by the Housing Authority of the City of New Brunswick with Wilentz, Goldman & Spitzer, Esqs.

MOTION: Commissioner Wolde moved to accept Resolution # 28. Commissioner Giorgianni seconded.

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

The motion carried 6-0-1

NBHA RESOLUTION 2020 – 6/24 # 29

Resolution Awarding and Approving Contract for Architectural & Engineering Services to Joseph F. McKernan Jr. in an Amount Not to Exceed \$30,000.00

MOTION: Commissioner Wright moved to accept Resolution # 29. Commissioner Wolde seconded.

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

The motion carried 6-0-1

NBHA RESOLUTION 2020 – 6/24 # 30

Resolution Accepting and Adopting the Energy Audit completed by EMG

MOTION: Commissioner Medina-Hernandez moved to accept Resolution # 30. Commissioner Giorgianni seconded.

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

The motion carried 6-0-1

SECRETARY'S REPORT

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

COMMITTEE REPORTS

None

COMMENT

Charles Kratovil made some general comments and statements and stated hi concerns about the development project. There were no other comments from the public.

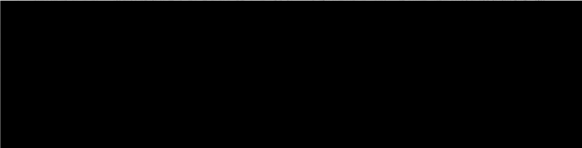
MOTION: Commissioner Medina-Hernandez made a motion to adjourn the meeting. Commissioner Giorgianni seconded.

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

The motion carried 6-0-0. The meeting was adjourned at 7:16PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

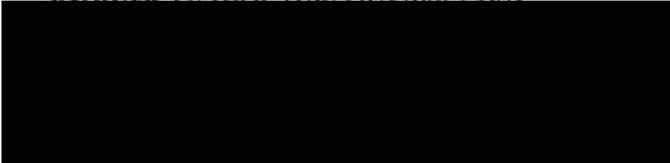
I, John Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, June 24, 2020 as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: June 24, 2020

Certified To Be a True Original Copy



Maria Martinez
Clerk