

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY

REGULAR BOARD MEETING MINUTES

MAY 27, 2020

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on May 27, 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 Dale Caldwell (via Zoom video)
Commissioner Yirgu Wolde (via Zoom video)
Commissioner Medina-Hernandez (via Zoom video)
Commissioner Wallace Dunlap (via Zoom video)
Commissioner Kevin Jones (via Zoom video)

ABSENT:

Commissioner Anthony Giorgianni
Commissioner Zachary Wright

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

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

RESOLUTIONS

NBHA RESOLUTION 2020 - 5/27 # 19

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Amended and Restated Redevelopment Agreement including a Concept Plan between New Brunswick – Jersey Urban Renewal, L.L.C. (“NB-JUR”) and Housing Authority of the City of New Brunswick acting as the Redevelopment Agency (“Redevelopment Agency”) for development in Jersey Handy Redevelopment Area and approving the Release of Redeveloper from redeveloping portion of the site and Terminating the Redevelopment Agreement dated September 25, 2019 and the terms and conditions set forth therein.

MOTION: Commissioner Wolde moved to accept Resolution # 19. Commissioner Medina-Hernandez seconded.

COMMENTS: John Hoffman Esq. (NBHA Special Counsel) spoke about the details of the amended and restated redevelopment agreement and gave a summary of the agreement. Thomas Kelso Esq. and Ron Aulenbach (Edgewood Properties) gave an overview and addressed questions from the Board. Charles Kratovil made comments about the project and stated his belief of the need for remediation for the site. Mr. Kelso addressed the additional questions.

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

The motion carried 4-0-1

NBHA RESOLUTION 2020 - 5/27 # 20

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

MOTION: Commissioner Wolde moved to accept Resolution # 20. Commissioner Jones seconded.

COMMENTS: None

ROLL CALL: Ayes: Dunlap, Caldwell, Wolde, Jones, Medina-Hernandez

Nays: None
Abstentions: None
Absent: Giorgianni, Wright

The motion carried 5-0-0

NBHA RESOLUTION 2020 - 5/27 # 21

Resolution Authorizing and Approving the State of New Jersey Budget and HUD Budget for All Programs and Operations of the Housing Authority of the City of New Brunswick for FYE 6/30/21

MOTION: Commissioner Medina-Hernandez moved to accept Resolution # 21.
Commissioner Jones seconded.

COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2020 - 5/27 # 22

Resolution Approving the Late Submission of the Housing Authority of the City of New Brunswick's Budget for FYE 6/30/21

MOTION: Commissioner Jones moved to accept Resolution # 22. Commissioner Medina-Hernandez seconded.

COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2020 - 5/27 # 23

Resolution Authorizing and Approving a Consent to Assignment of HAP Contract as Security for FNMA Financing for Providence Square

MOTION: Commissioner Jones moved to accept Resolution # 23. Commissioner Medina-Hernandez seconded.

COMMENTS: None

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

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

COMMENT

Charles Kratovil made some general comments and statements and asked for an update on the St. Peters project. Mr. Clarke addressed the statements and there were no other comments from the public.


MOTION: Commissioner Jones made a motion to adjourn the meeting.
Commissioner Wolde seconded.

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

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, May 27, 2020 as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: May 27, 2020

Certified To Be a True Original Copy



Maria Martinez
Clerk