

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**OCTOBER 28, 2020**

**1. CALL TO ORDER**

The Annual Meeting of the New Brunswick Housing Authority was called to order at 6:30PM on October 28, 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 Medina-Hernandez (via Zoom video)  
Commissioner Zachary Wright (via Zoom video, arrived at 7:01PM)  
Commissioner Yirgu Wolde (via Zoom video)  
Commissioner Wallace Dunlap (via Zoom video)  
Commissioner Anthony Giorgianni

**ABSENT:**

Commissioner Kevin Jones (via Zoom video)  
Commissioner Dale Caldwell (via Zoom video)

**ALSO PRESENT:**

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

**CHAIRMAN STATEMENT**

None

**CONSIDERATION OF MINUTES**

**MOTION:** Commissioner Wolde made a motion to approve the Annual Minutes from September 28, 2020 of the Board of Commissioners. Commissioner Giorgianni seconded.

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

**MOTION:** Commissioner Wolde made a motion to approve the Regular Minutes from September 28, 2020 of the Board of Commissioners. Commissioner Giorgianni seconded.

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

- Commissioner Wright arrived via internet connection at 7:01PM.

## **RESOLUTIONS**

### **NBHA RESOLUTION 2020 - 10/28 # 38**

#### **ACTING AS REDEVELOPMENT AUTHORITY**

Resolution Approving Revised Concept Plan And Redevelopment Agreement Between Jersey Ave NB Urban Renewal, L.L.C., and the Housing Authority Of The City Of New Brunswick Acting As The Redevelopment Agency ("Redevelopment Agency") for a Mixed-Use Project in the Jersey – Sandford Redevelopment Plan Area ("Redevelopment Plan")

**MOTION:** Commissioner Giorgianni moved to accept Resolution # 38. Commissioner Dunlap seconded.

**COMMENTS:** John Hoffman Esq. (NBHA Special Counsel) spoke about the details of Revised plan and project for the Jersey Avenue NB Urban Renewal, LLC project. Joseph Paparo Esq. and Jack Klugmann answered questions about the project from the Board. Charles Kratovil made comments about the project, asked questions about "force majeure" and some details about the revised. Mr. Hoffman and Mr. Klugmann addressed those questions and additional questions about the project.

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

The motion carried 5-0-0

### **NBHA RESOLUTION 2020 – 10/28 # 39**

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of September 2020

**MOTION:** Commissioner Giorgianni moved to accept Resolution # 39. Commissioner Wolde seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2020 – 10/28 # 40**

Resolution Approving and Adopting the New Brunswick Housing Authority Employee Emergency Action and Fire Prevention Plan

**MOTION:** Commissioner Wolde moved to accept Resolution # 40. Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2020 – 10/28 # 41**

Resolution Authorizing and Approving Guaranteed Motor Towing Service Inc. for Towing Activities and Actions on all New Brunswick Housing and Redevelopment Authority Properties

**MOTION:** Commissioner Wolde moved to accept Resolution # 41. Commissioner Wright seconded.

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

The motion carried 4-0-1

**NBHA RESOLUTION 2020 – 10/28 # 42**

Resolution Approving and Adopting the 2021 Meeting Schedule for the Housing Authority of the City of New Brunswick

**MOTION:** Commissioner Giorgianni moved to accept Resolution # 42. Commissioner Wolde seconded.

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

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 general comments and asked the Board to consider changing their November and December meeting dates due to a conflict with the meeting dates for the City Council. Mr. Kratovil also congratulated Chairperson Medina-Hernandez and the other Board Officers on their elections.


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

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

**The motion carried 6-0-0. The meeting was adjourned at 7:45PM.**

**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 Regular Meeting, Wednesday, October 28, 2020 as the official minutes to be entered into record.



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John A. H. Clarke  
Executive Director/Board Secretary

Date: October 28, 2020

Certified To Be a True Original Copy



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Maria Martinez  
HR Clerk