

# **THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**

## **REGULAR BOARD MEETING MINUTES**

**JANUARY 27, 2021**

### **1. ROLL CALL, CALL TO ORDER**

The Annual Meeting of the New Brunswick Housing Authority was called to order at 6:45PM on January 27, 2021.

#### **PRESENT:**

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

#### **ABSENT:**

Commissioner Dale Caldwell  
Commissioner Kevin Jones

#### **ALSO PRESENT:**

John Clarke, Executive Director (via Zoom video)  
Alberto Camacho Esq., NBHA Legal (Via Zoom video)  
John Hoffman Esq., NBHA Special Redevelopment Counsel (via Zoom video)

### **2. READING OF THE PUBLIC NOTICE AND PLEDGE OF ALLEGIANCE**

Mr. John Clarke, Executive Director of the New Brunswick Housing Authority (Secretary) read the Notice of Public Meeting and the Pledge of Allegiance was led by Chairperson Yesenia Medina-Hernandez.

### **3. CONSIDERATION OF MINUTES**

**MOTION:** Commissioner Wolde made a motion to approve the Annual Minutes from December 16, 2020 of the Board of Commissioners. Commissioner Giorgianni seconded.

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

#### **4. REPORT OF SECTRATRY AND COMMITTEE RERPOTS**

Mr. Clarke stated his report would stand and addressed any questions from the Board. There were no Committee Reports made.

#### **5. UNFINISHED BUSINESS**

None

#### **6. NEW BUSINESS (RESOLUTIONS)**

##### **NBHA RESOLUTION 2021 - 1/27 # 1 ACTING AS REDEVELOPMENT AGENCY**

Resolution Approving a Redevelopment Agreement between the Housing Authority of the City of New Brunswick and Sovereign Consulting, Inc. as Redeveloper for property located at 131 Jersey Avenue (Block 243, Lot 27.01 on the New Brunswick Tax Map) for the construction of a flex-warehouse facility in the 131 Jersey Avenue Redevelopment Plan Area

**MOTION:** Commissioner Wolde moved to accept Resolution # 1. Commissioner Giorgianni seconded.

**COMMENTS:** John Hoffman Esq. (NBHA Special Counsel) spoke about the details of approving the Redevelopment Agreement with Sovereign Consulting, Inc. as redeveloper for property located at 131 Jersey Avenue. James Clarkin Esq. (Counsel for Redeveloper) commented on the plan and Mr. Ravi Gupta (President & CEO of Sovereign Consulting Inc.) gave addressed any questions from the Board of Commissioners.

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

The motion carried 5-0-0

##### **NBHA RESOLUTION 2021 - 1/27 # 2**

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Months of November and December 2020

**MOTION:** Commissioner Giorgianni moved to accept Resolution # 2. Commissioner Wolde seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2021 – 1/27 # 3**

Resolution Awarding and Approving Contracts for Unit Modernization and Maintenance Repairs to All-Risk as Primary and Magic Construction as Secondary Contractors in a Total Amount Not to Exceed \$200,000.00

**MOTION:** Commissioner Giorgianni moved to accept Resolution # 3. Commissioner Wright seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2021 – 1/27 # 4**

Resolution Awarding and Approving Contract for Electrical Repairs and Maintenance to Magic Touch Construction in and Amount Not to Exceed \$100,000.00

**MOTION:** Commissioner Giorgianni moved to accept Resolution # 4. Commissioner Wright seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2021 – 1/27 # 5**

Resolution Awarding and Approving Contract for Plumbing Repairs and Maintenance Services to Magic Touch Construction in and Amount Not to Exceed \$200,000.00

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

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

The motion carried 5-0-0

**NBHA RESOLUTION 2021 – 1/27 # 6**

Resolution Awarding and Approving Contract for Contract for Maintenance and Repairs to Magic Touch in and Amount Not to Exceed \$150,000.00

**MOTION:** Commissioner Giorgianni moved to accept Resolution # 6. Commissioner Wright seconded.

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

The motion carried 5-0-0

## **7. PUBLIC COMMENT**

Charles Kratovil made general comments and said meeting posting should include a dial-in phone number for additional access to the meetings. Mr. Kratovil also commented that public comment should be moved up on the agenda and also make statements about the redevelopment project on Jersey/Handy and questioned the status of the project and made additional statements about the project's developer. Mr. Clarke said he would provide an update on the status of the project to the Board.

## **8. CLOSED SESSION**

No closed session was held.

## **9. ADJOURNMENT**


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

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

**The motion carried 5-0-0. 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 Regular Meeting, Wednesday, January 27, 2021, and the minutes to be entered into record.



John A. H. Clarke  
Executive Director/Board Secretary

Date: January 27, 2021

Certified To Be a True Original Copy



Maria Martinez  
HR Clerk