

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**DECEMBER 16, 2020**

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

The Annual Meeting of the New Brunswick Housing Authority was called to order at 6:45PM on December 16, 2020.

**PRESENT:**

Commissioner Zachary Wright (via Zoom video)  
Commissioner Wallace Dunlap (via Zoom video)  
Commissioner Kevin Jones (via Zoom video)  
Commissioner Yirgu Wolde (via Zoom video)

**ABSENT:**

Commissioner Medina-Hernandez  
Commissioner Anthony Giorgianni  
Commissioner Dale Caldwell

**ALSO PRESENT:**

John Clarke, Executive Director (via Zoom video)  
Joseph Manfredi Esq., NBHA Legal (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 Vice Chairperson (Acting Chairperson) Zachary Wright.

**3. CONSIDERATION OF MINUTES**

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

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

#### **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 2020 - 12/16 # 43**

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

Resolution Approving 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  
Building for the Project Site

**MOTION:** Commissioner Wolde moved to accept Resolution # 43. Commissioner Dunlap seconded.

**COMMENTS:** John Hoffman Esq. (NBHA Special Counsel) spoke about the details of approving Sovereign Consulting, Inc. as redeveloper for property located at 131 Jersey Avenue. James Clarkin Esq. (Counsel for Redeveloper) and Mr. Ravi Gupta (President & CEO of Sovereign Consulting Inc.) gave a detailed breakdown of the proposed project and addressed questions from the Board of Commissioners. Charles Kratovil made comments about recording meeting and said he was broadcasting the meeting on his system. Mr. Kratovil also asked a question about remediation that was addressed by Mr. Gupta.

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

The motion carried 4-0-0

##### **NBHA RESOLUTION 2020 – 12/16 # 44**

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

**MOTION:** Commissioner Jones moved to accept Resolution # 44. Commissioner Wright seconded.

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

The motion carried 4-0-0

**NBHA RESOLUTION 2020 – 12/16 # 45**

Resolution Approving and Appointed John Clarke as the Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for Fund Year 2021

**MOTION:** Commissioner Dunlap moved to accept Resolution # 45. Commissioner Wolde seconded.

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

The motion carried 4-0-0

**NBHA RESOLUTION 2020 – 12/16 # 46**

Resolution Authorizing and Approving an Interagency Agreement between Franklin Township Housing Authority and the New Brunswick Housing Authority

**MOTION:** Commissioner Wolde moved to accept Resolution # 46. Commissioner Jones seconded.

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

The motion carried 4-0-0

**NBHA RESOLUTION 2020 – 12/16 # 47**

Resolution Establishing Remote Meeting Procedures Applicable During a Declared State of Emergency for the Housing Authority of the City of New Brunswick

**MOTION:** Commissioner Jones moved to accept Resolution # 47. Commissioner Wright seconded.

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

The motion carried 4-0-0

**NBHA RESOLUTION 2020 - 12/16 # 48**

Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services to Alamo Insurance Group

**MOTION:** Commissioner Wolde moved to accept Resolution # 48. Commissioner Dunlap seconded.

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

The motion carried 4-0-0

**NBHA RESOLUTION 2020 – 12/16 # 49**

Resolution Authorizing and Approving Contract for Fee Accounting Services with Polcari & Company in an Amount not to Exceed \$89,260 Dollars

**MOTION:** Commissioner Jones moved to accept Resolution # 49. Commissioner Wolde seconded.

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

The motion carried 4-0-0

**NBHA RESOLUTION 2020 - 12/16 # 50**

Resolution Approving and Establishing Revised Flat Rents for the New Brunswick Housing Authority Effective January 1, 2021

**MOTION:** Commissioner Wolde moved to accept Resolution # 50. Commissioner Wright seconded.

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

The motion carried 4-0-0

**NBHA RESOLUTION 2020 - 12/16 # 51**

Resolution Approving and Establishing Fair Market Rents for Use in the Housing Choice Voucher Program for FY 2021 for the New Brunswick Housing Authority

**MOTION:** Commissioner Jones moved to accept Resolution # 51. Commissioner Dunlap seconded.

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

The motion carried 4-0-0

## **7. PUBLIC COMMENT**

None.

## **8. CLOSED SESSION**

No closed session was held.

## **9. ADJOURNMENT**

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

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

**The motion carried 4-0-0. The meeting was adjourned at 7:30PM.**

**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, December 16, 2020 as the official minutes to be entered into record.



John A. H. Clarke  
Executive Director/Board Secretary

Date: December 16, 2020

Certified To Be a True Original Copy



Maria Martinez  
HR Clerk