

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY

REGULAR BOARD MEETING MINUTES

JUNE 23, 2021

1. ROLL CALL, CALL TO ORDER

The Annual Meeting of the New Brunswick Housing Authority was called to order at 6:45PM on June 23, 2021.

PRESENT:

Commissioner Medina-Hernandez (via Zoom video)
Commissioner Zachary Wright (via Zoom video)
Commissioner Dale Caldwell (via Zoom video)
Commissioner Wallace Dunlap (via Zoom video)
Commissioner Yirgu Wolde (via Zoom video)
Commissioner Barbara Cepeda (via Zoom video)

ABSENT:

Commissioner Anthony Giorgianni

ALSO PRESENT:

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

3. CONSIDERATION OF MINUTES

MOTION: Commissioner Caldwell made a motion to approve the Minutes from the May 2021 Board of Commissioners. Commissioner Wright seconded.

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

4. REPORT OF SECTRATRY AND COMMITTEE RERPOTS

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

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS (RESOLUTIONS)

NBHA RESOLUTION 2021- 6/23 # 19

(ACTING AS REDEVELOPMENT AGENCY)

Resolution Approving Revised Concept Plan by Fulton Square Urban Renewal, L.L.C. as Redeveloper of Project Site for a Mixed Use Development in the Sandford Remsen Redevelopment Area, and Approving the Redevelopment Agreement between Redevelopment Agency and Redeveloper

MOTION: Commissioner Wright moved to accept Resolution # 19. Commissioner Wolde seconded.

COMMENTS: John Hoffman Esq. (NBHA Special Counsel) spoke about the project described the revised concept plan/ Mr. Hoffman addressed questions from the Board. Thomas Kelso Esq. and Ron Aulenbach (Director of Engineering-Edgewood Properties) discuss the project and remediation plan. Commissioners Wolde and Caldwell commented on the need for more affordable housing. Mr. Charles Kratovil commented about the project and asked several questions about the project that were addressed by Mr. Kelso.

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

The motion carried 6-0-0

NBHA RESOLUTION 2021- 6/23 # 20

(ACTING AS REDEVELOPMENT AGENCY)

Resolution Approving Amendment to Redevelopment Agreement between the Redevelopment Agency and Somerset Urban Renewal, L.L.C. ("SUR" or "Redeveloper") for the construction of a multi-story medical office building in the French Prospect Redevelopment Area

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

COMMENTS: John Hoffman Esq. (NBHA Special Counsel) spoke about the project and the fact that COVID caused a delay in the development time line, beyond the redevelopers control. Thomas Kelso Esq. also spoke about the delay caused by COVID. Mr. Charles Kratovil made

statements about the project and ownership of the site. Mr. Kratovil also stated his desire for more affordable housing.

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

The motion carried 5-0-1

NBHA RESOLUTION 2021 - 6/23 # 21

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Months of March and April 2021

MOTION: Commissioner Wolde moved to accept Resolution # 21. Commissioner Dunlap seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2021 – 6/23 # 22

Resolution Awarding and Approving a Contract for Architectural & Engineering Service to Joseph F. McKernan Jr. Architects & Associates in an amount not to exceed \$ 60,000

MOTION: Commissioner Wolde moved to accept Resolution # 22. Commissioner Cepeda seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2021 – 6/23 # 23

Resolution Awarding and Approving a Contract for Annual Auditing Services to Hymanson Parnes & Giampaolo in an amount not to exceed \$ 16,470

MOTION: Commissioner Cepeda moved to accept Resolution # 23. Commissioner Wolde seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2021 - 6/23 # 24

(ACTING AS REDEVELOPMENT AGENCY)

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 Wright moved to accept Resolution # 24. Commissioner Wolde seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2021 – 6/23 # 25

Resolution Awarding and Approving a Contract for Management Consultant Services to Phactory Consulting in an amount not to exceed \$ 60,000

MOTION: Commissioner Wright moved to accept Resolution # 21. Commissioner Dunlap seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2021 – 6/23 # 26

Resolution Ratifying, Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$ 5,338.54 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

MOTION: Commissioner Caldwell moved to accept Resolution # 26. Commissioner Wolde seconded.

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

The motion carried 6-0-0

7. PUBLIC COMMENT

None

8. CLOSED SESSION

No closed session was held.

9. ADJOUTNMENT

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

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

The motion carried 6-0-0. The meeting was adjourned at 7:31PM.

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, June 23, 2021 as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: June 23, 2021

Certified To Be a True Original Copy



Maria Martinez
HR Clerk