

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY

REGULAR BOARD MEETING MINUTES

SEPTEMBER 29, 2021

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on September 29, 2021.

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 Yirgu Wolde (via Zoom video)
Commissioner Anthony Giorgianni (via Zoom video)
Commissioner Zachary Wright (via Zoom video)

ABSENT:

Commissioner Barbara Cepeda
Commissioner Dale Caldwell
Commissioner Wallace Dunlap

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)

CONSIDERATION OF MINUTES

MOTION:

Commissioner Giorgianni made a motion to approve the July Annual Meeting Minutes of the Board of Commissioners. Commissioner Wright seconded.

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

MOTION: Commissioner Wright made a motion to approve the July Regular Meeting Minutes of the Board of Commissioners. Commissioner Giorgianni seconded.

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

RESOLUTIONS

NBHA RESOLUTION 2021 - 9/29 # 30

Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of July 2021.

MOTION: Commissioner Wright moved to accept Resolution # 30. Commissioner Giorgianni seconded.

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

The motion carried 4-0-0

NBHA RESOLUTION 2021 - 9/29 # 31

Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month August 2021.

MOTION: Commissioner Wright moved to accept Resolution # 31. Commissioner Giorgianni seconded.

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

The motion carried 4-0-0

NBHA RESOLUTION 2021 – 9/29 # 32
ACTING AS REDEVELOPMENT AGENCY

Resolution of the Housing Authority of the City of New Brunswick Acting as Redevelopment Agency Awarding and Approving a Professional Services Contract to Integra Realty Resources – Northern New Jersey to complete Appraisal Services in conjunction with Fulton Square Redevelopment Project.

COMMENTS: John Hoffman Esq. NBHA Special Counsel described the services needed and the process used for procurement and addressed questions for the Board of Commissioners. The Chair asked for public comments and there were none.

MOTION: Commissioner Wright moved to accept Resolution # 32. Commissioner Giorgianni seconded.

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

The motion carried 4-0-0

NBHA RESOLUTION 2021 – 9/29 # 33
ACTING AS REDEVELOPMENT AGENCY

Resolution of the Housing Authority of the City of New Brunswick Acting as Redevelopment Agency Awarding and Approving a Professional Services Contract to Vanasse Hangen Brustlin, Inc. to complete Environmental Services in conjunction with Fulton Square Redevelopment Project.

COMMENTS: John Hoffman Esq. NBHA Special Counsel described the services needed and processed used for procurement and addressed questions for the Board of Commissioners. The Chair asked for public comments and there were none.

MOTION: Commissioner Wright moved to accept Resolution # 33. Commissioner Giorgianni seconded.

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

The motion carried 4-0-0

NBHA RESOLUTION 2021 – 9/29 #34

Resolution Awarding and Approving Contracts for Unit Modernization and Maintenance Repairs to All-Risk as Primary and Magic Construction as Secondary Contractors Not to Exceed \$200,000.

MOTION: Commissioner Wright moved to accept Resolution # 34. Commissioner Wolde seconded.

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

The motion carried 4-0-0

NBHA RESOLUTION 2021 – 9/29 # 35

Resolution Awarding and Approving Plumbing Repairs and Modernization to Magic Touch Construction Co. Inc. not to Exceed \$200,000.

MOTION: Commissioner Giorgianni moved to accept Resolution # 35. Commissioner Wright seconded.

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

The motion carried 4-0-0

NBHA RESOLUTION 2021 – 9/29 # 36

Resolution Authorizing and Approving the Revised Inter Agency Agreement between the Housing Authority of the City of New Brunswick and the Housing Authority of the Township of Franklin.

MOTION: Commissioner Wright moved to accept Resolution # 36. Commissioner Giorgianni seconded.

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

The motion carried 4-0-0

NBHA RESOLUTION 2021 - 9/29 # 37

Resolution Authorizing and Approving the FY 2022 HUD Fair Market Rents for Use by the New Brunswick Housing Authority Effective October 1, 2021.

MOTION: Commissioner Giorgianni moved to accept Resolution # 37. Commissioner Wright seconded.

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

The motion carried 4-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report verbally and addressed questions from the Board of Commissioners.

COMMITTEE REPORTS

None

COMMENT

None

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

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

The motion carried 4-0-0. 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, September 29, 2021 as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: September 29, 2021

Certified To Be a True Original Copy



Maria Martinez
HR Clerk