

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
JANUARY 26, 2022

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on January 26, 2022.

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)
Commissioner Anthony Giorgianni (via Zoom video)
Commissioner Barbara Cepeda (via Zoom video)
Commissioner Wallace Dunlap (via Zoom video)

ABSENT:

Commissioner Yirgu Wolde
Commissioner Dale Caldwell

ALSO PRESENT:

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

CONSIDERATION OF MINUTES

MOTION: Commissioner Giorgianni made a motion to approve the December 15, 2021 and December 27, 2021 Meeting Minutes of the Board of Commissioners. Commissioner Cepeda seconded.

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

RESOLUTIONS

NBHA RESOLUTION 2022 - 1/26 # 1

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving NJ Innovation Associates LLC as Redeveloper for property known as portions of Block 17, Lot 1.01 and Block 18, portions of Lot 4.01 and 19.01 and vacated Church Street on the New Brunswick Tax Map for construction of mixed-use development consisting of approximately 415,000 square feet of office/research and related purposes on property located in the Ferren Redevelopment Plan Area and approving a Redevelopment Agreement between Redevelopment Agency and Redeveloper.

NBHA RESOLUTION 2022- 1/26 # 2

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Downton HUB Associates II, LLC as Redeveloper for property known as portions of Block 17, Lot 1.01 and Block 18, portions of Lot 4.01 and 19.01 and vacated Church Street on the New Brunswick Tax Map and vacation of Church Street for construction of a 150,000 square foot state of the art medical school building for Rutgers University on property located in the Ferren Redevelopment Plan Area and approving a Redevelopment Agreement between Redevelopment Agency and Redeveloper.

MOTION: Commissioner Dunlap moved to accept Resolutions #1 and Resolution #2.
Commissioner Giorgianni seconded.

COMMENT: John Hoffman (NBHA Special Redevelopment Counsel) described the projects in detail. Charles Liebling Esq. (Counsel for Redeveloper) spoke about the joint projects and agreement. Christopher Paladin (Devco) showed a video and described the project and benefits it would have to the City. Commissioner Giorgianni asked questions about parking and those were addressed by Mr. Paladino. Charles Kratovil asked about the relationship between Robert Wood Johnson and other participants. Mr. Liebling clarified the relationships within the participants and stated that these are two separate developers. Mr. Kratovil asked about the status of environmental clean-up and about job that would be created or moved from other sites. Mr. Paladino addresses the questions and said he would get more details back to Mr. Kratovil about his questions. Rick Anderson commented about issues with regard to relocating from a separate redevelopment areas and asked if there may be spaces in the new project. Mr. Paladino said he would meet with Mr. Anderson to see if he could assist. Mr. Kratovil commented that he was told that some tenants at 100 Jersey Ave were not being treated well and they were being tossed out by the owner. Michael Crockford (tenant at 100 Jersey Ave) commented about problems he and other tenants were having at that location with the owner/landlord and claimed they were being moved with no assistance. Mr. Clarke stated that the NBHA was not a party to the leases there and that was a tenant landlord matter. Dan Toto thanked Mr. Paladino (Devco) for his companies work on providing Section 3 applicants with access to jobs on their development projects.

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

The motion carried 4-0-1

NBHA RESOLUTION 2022 - 1/26 # 3

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

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

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

The motion carried 5-0-0

NBHA RESOLUTION 2022 - 1/26 # 4

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

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

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

The motion carried 5-0-0

NBHA RESOLUTION 2022 - 1/26 # 5

Resolution Authorizing and Approving Contract for the Accounting Services with Polcari & Company in an Amount not to Exceed \$49,500 Dollars.

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

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

The motion carried 5-0-0

SECRETARY'S REPORT

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

COMMITTEE REPORTS

None

PUBLIC COMMENT

None

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

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

The motion carried 5-0-0. The meeting was adjourned at 7:35PM.

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 26, 2022 as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: January 26, 2022

Certified To Be a True Original Copy



Maria Martinez
HR Clerk