

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**BOARD MEETING MINUTES**  
**APRIL 27, 2022**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:01PM on April 27, 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 Yirgu Wolde (via Zoom video)  
Commissioner Zachary Wright (via Zoom video)  
Commissioner Wallace Dunlap (via Zoom video)

**ABSENT:**

Commissioner Anthony Giorgianni  
Commissioner Barbara Cepeda  
Commissioner Dale Caldwell

**ALSO PRESENT:**

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

**CONSIDERATION OF MINUTES**

**MOTION:** Commissioner Wright made a motion to approve the April 11, 2022 Meeting Minutes of the Board of Commissioners. Commissioner Wolde seconded.

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

## **RESOLUTIONS**

### **NBHA RESOLUTION 2022 - 4/27 # 11**

#### **ACTING AS REDEVELOPMENT AGENCY**

Resolution Approving RTF NB Urban Renewal, LLC as Redeveloper for property known as Block 710, Lots 7.02, 7.03 and 7.04 and Block 707.01, Lot 35.13 on the New Brunswick Tax Map for the construction of a residential and commercial project located in the Sears Redevelopment Plan Area

#### **COMMENTS:**

John Hoffman Esq. spoke about the proposed plan and described the experience of the developer Russo Development Group. Katie Coffey gave a general overview of the proposed plan and introduced Ed Russo. Mr. Russo described the plan in more detail and also addressed questions from the Board about the plan's proposed components of housing. Charles Kratovil asked about the components of housing and a possible payment in lieu of taxes. Those questions were addressed by Mr. Russo and Katie Coffey. Katie Coffey described a separate payment that could be made to a housing trust fund or other component. There were no further questions.

**MOTION:** Commissioner Wolde moved to accept Resolution # 11. Commissioner Dunlap seconded.

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

The motion failed.

### **NBHA RESOLUTION 2022 - 4/27 # 12**

Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of March 2022.

**MOTION:** Commissioner Wright moved to accept Resolution # 12. Commissioner Wolde seconded.

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

The motion carried 4-0-0

**NBHA RESOLUTION 2022 – 4/27 # 13**

Resolution Adopting and Approving the Revised Utility Allowances for Section 8/HCV Program for Use by the New Brunswick Housing Authority

**MOTION:** Commissioner Wright moved to accept Resolution # 13. Commissioner Dunlap seconded.

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

**NBHA RESOLUTION 2022 – 4/27 # 14**

Resolution Adopting, Accepting and Approving the Annual Audit for 6/30/21 for the New Brunswick Housing Authority.

**MOTION:** Commissioner Wright moved to accept Resolution # 14. Commissioner Dunlap seconded.

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

**NBHA RESOLUTION 2022 – 4/27 # 15**

Resolution Adopting and Approving the HUD and State Budget for All Programs and Operations of the New Brunswick Housing Authority

**MOTION:** Commissioner Wright moved to accept Resolution # 15. Commissioner Wolde seconded.

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

**PUBLIC COMMENT:**

Chairperson Medina-Hernandez called for public comments:

Charles Kratovil made general comments and asked if the motion for designation of redevelopment failed. Mr. Clarke confirmed that the motion failed. There were no further comments from the public.

**SECRETARY'S REPORT**

John Clarke presented the Secretary's Report verbally and said his written report to stand. He also addressed questions from the Board of Commissioners.

## **COMMITTEE REPORTS**

None

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

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

**The motion carried 4-0-0. The meeting was adjourned at 7:45PM.**

**CERTIFICATION AND APPROVAL OF BOARD MINUTES**

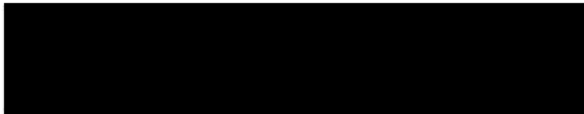
I, John Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, April 27, 2022 as the official minutes to be entered into record.



John A. H. Clarke  
Executive Director/Board Secretary

Date: April 27, 2022

Certified To Be a True Original Copy



Maria Martinez  
HR Clerk