

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

MAY 25, 2022

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on May 25, 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)
Commissioner Barbara Cepeda (via Zoom video)
Commissioner Anthony Giorgianni (via Zoom video)

ABSENT:

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)
Rebecca Escobar, City Council Liaison (via ZOOM video)

CONSIDERATION OF MINUTES

MOTION: Commissioner Giorgianni made a motion to approve the April 27, 2022 Meeting Minutes of the Board of Commissioners. Commissioner Wolde seconded.

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

RESOLUTIONS

NBHA RESOLUTION 2022 - 5/25 # 16

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving NJ Innovation Associates LLC as Redeveloper for property known as Block 17.01, Lot 1.03 on the New Brunswick Tax Map for construction of a New Jersey Innovation and Technology HUB and Rutgers Translational Research Facility and Medical School consisting of approximately 550,000 square feet on property located in the Ferren Redevelopment Plan Area and approving a Redevelopment Agreement between the Redevelopment Agency and Redeveloper

COMMENTS:

John Hoffman Esq. spoke about the redevelopment agreement and plan and gave an overview. Mr. Hoffman introduced Charles Liebling Esq., who introduced Chris Paladino (Devco) who went over the project and answered questions from the Board.

MOTION: Commissioner Giorgianni moved to accept Resolution # 16. Commissioner Cepeda seconded.

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

NBHA RESOLUTION 2022 - 5/25 # 17

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Downtown HUB Associates II, LLC as Redeveloper for property known as Block 17.01, Lots 1.02 and Block 17.02, Lot 1.04 on the New Brunswick Tax Map for development and construction of a research/office building and additional improvements on property located in the Ferren Redevelopment Plan Area and approving a Redevelopment Agreement between the Redevelopment Agency and Redeveloper

COMMENTS:

John Hoffman Esq. spoke about the redevelopment agreement and plan and gave an overview. Mr. Hoffman introduced Charles Liebling Esq., who introduced Chris Paladino (Devco) who went over the project and answered questions from the Board.

MOTION: Commissioner Cepeda moved to accept Resolution # 17. Commissioner Wolde seconded.

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

NBHA RESOLUTION 2022 – 5/25 # 18

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

MOTION: Commissioner Wright moved to accept Resolution # 18. Commissioner Cepeda seconded.

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

NBHA RESOLUTION 2022 – 5/25 # 19

Resolution Adopting and Approving the Revised Payment Standards for the Housing Choice Voucher Program for the New Brunswick Housing Authority

MOTION: Commissioner Cepeda moved to accept Resolution # 19. Commissioner Dunlap seconded.

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

NBHA RESOLUTION – 5/25 # 20

Resolution Adopting and Approving an Interagency (Shared Services) Agreement Between the New Brunswick Housing Authority and the City of New Brunswick.

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

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

PUBLIC COMMENT;

Chairperson Medina-Hernandez called for public comments:

There were no 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

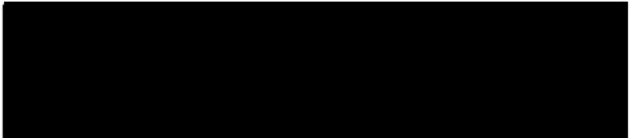
MOTION: Commissioner Wolde made a motion to adjourn the meeting.
Commissioner Cepeda seconded.

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

The motion carried 6-0-0. The meeting was adjourned at 7:30PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

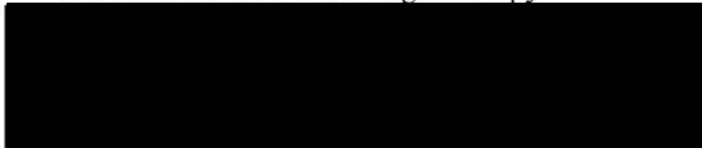
I, John Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, May 25, 2022 as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: May 25, 2022

Certified To Be a True Original Copy



Maria Martinez
HR Clerk

