

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
NOVEMBER 30, 2022

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on November 30, 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 Anthony Giorgianni (via Zoom video)
Commissioner Dale Caldwell (via Zoom video)

ABSENT:

Commissioner Barbara Cepeda

ALSO PRESENT:

John Clarke, Executive Director (via Zoom video)
Alberto Camacho Esq., NBHA Legal (via Zoom video)
Dan Toto (Deputy Director)

CONSIDERATION OF MINUTES

NONE

RESOLUTIONS

NBHA RESOLUTION 2022 – 11/30 # 27

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

MOTION: Commissioner Caldwell moved to accept Resolution # 27. Commissioner Giorgianni seconded.

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

NBHA RESOLUTION 2022 – 11/30 # 28

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

MOTION: Commissioner Giorgianni moved to accept Resolution # 28. Commissioner Caldwell seconded.

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

NBHA RESOLUTION 2022 – 11/30 # 29

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

MOTION: Commissioner Wright moved to accept Resolution # 29. Commissioner Medina-Hernandez seconded.

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

NBHA RESOLUTION 2022 – 11/30 # 30

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

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

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

NBHA RESOLUTION 2022 – 11/30 # 31

Resolution Authorizing and Approving Inter-Agency Agreement Between the Franklin Township Housing Authority and the New Brunswick Housing Authority

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

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

NBHA RESOLUTION 2022 – 11/30 # 32

Resolution Authorizing and Approving a Contracts for Modernization Works with All Risk and a Primary and Magic Touch Construction and Secondary for the New Brunswick Housing Authority in Amounts not to Exceed \$150,000 dollar.

MOTION: Commissioner Giorgianni moved to accept Resolution # 32. Commissioner Medina-Hernandez seconded.

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

NBHA RESOLUTION 2022 – 11/30 # 33

Resolution Authorizing and Approving a Contract for Electrical Service with Magic Touch Construction for the New Brunswick Housing Authority in an Amount not to Exceed \$100,000 dollars.

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

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

NBHA RESOLUTION 2022 – 11/30 # 34

Resolution Authorizing and Approving a Contract for Plumbing Services with Magic Touch Construction for the New Brunswick Housing Authority in an Amount not to exceed \$200,000 dollars

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

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

NBHA RESOLUTION 2022 – 11/30 # 35

Resolution Authorizing and Approving a Contract for Management Consulting Services with PHActory for the New Brunswick Housing Authority in an Amount not to Exceed \$60,000 dollars

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

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

NBHA RESOLUTION 2022 – 11/30 # 36
(ACTING AS REDEVELOPMENT AGENCY)

Resolution Authorizing and Approving a Contract for Redevelopment Legal Services with Wilentz Goldman and Spitzer for the New Brunswick Housing Authority

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

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

NBHA RESOLUTION 2022 – 11/30 # 37

Resolution Authorizing and Approving a Contract for General Legal Services for the New Brunswick Housing Authority in an Amount not to Exceed \$55,000 dollars

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

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

NBHA RESOLUTION 2022 – 11/30 # 38

Resolution Authorizing and Approving a Contract for Architect and Engineering Services for the New Brunswick Housing Authority in an Amount not to Exceed \$30,000 dollars

MOTION: Commissioner Giorgianni moved to accept Resolution # 38. Commissioner Medina-Hernandez seconded.

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

NBHA RESOLUTION 2022 – 11/30 # 39

Resolution Authorizing and Approving a Contract for Audit Services with Giampaolo & Associates for the New Brunswick Housing Authority in an Amount not to Exceed \$16,995 dollars

MOTION: Commissioner Wolde moved to accept Resolution # 39. Commissioner Giorgianni seconded.

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

NBHA RESOLUTION 2022 – 11/30# 40

Resolution Adopting the FY 2023 HUD Fair Market Rents (FMR) for use by the New Brunswick Housing Authority

MOTION: Commissioner Wolde moved to accept Resolution # 40. Commissioner Giorgianni seconded.

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

NBHA RESOLUTION 2022 – 11/30 # 41

Resolution Authorizing and Approving a Contract for Security Camera Maintenance Equipment Services and Repair with ComTec Systems Inc. for the New Brunswick Housing Authority in an Amount not to Exceed \$80,000 dollars

MOTION: Commissioner Giorgianni moved to accept Resolution # 41. Commissioner Wright seconded.

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

NBHA RESOLUTION 2022 – 11/30# 42

Resolution Adopting and Approving the Revised Payment Standard at 120% of the FMR for use by the New Brunswick Housing Authority

MOTION: Commissioner Wolde moved to accept Resolution # 42. Commissioner Giorgianni seconded.

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

PUBLIC COMMENT:

None

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 Giorgianni seconded.

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

The motion carried 6-0-0. The meeting was adjourned.

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, November 30, 2022 as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: November 30, 2022

Certified To Be a True Original Copy



Maria Martinez
HR Clerk