

NOTICE OF MEETING

This meeting of the Board of Commissioners will take place electronically, in accordance with the Open Public Meetings Act, specifically N.J.S.A. 10:4-9.3, due to the ongoing state of emergency occasioned by COVID-19. Notice of this meeting was given by (1) public advertisement with sufficient notice herewith to the Home New Tribune, N.J.; (2) filing advance written notice of this meeting with the City Clerk's Office and (3) posting this notice on the public website of the Housing Authority. During the meeting, participants, including members of the public, may be muted by the host, however there will be an opportunity for them to participate and speak during the public portion of the meeting where participants will be unmuted at their request.

Meeting Date and Time: November 30, 2022 AT 6:00PM

Join Zoom Meeting link: <https://bit.ly/3nmi9st>

Meeting ID: 847 2025 3355

Passcode: 116613

Phone: 646 558 8656

Notice is hereby given that the Housing Authority of the City of New Brunswick (NBHA) will hold its Regular Meeting of the Board of Commissioners on Wednesday, November 30, 2022 at 6:00PM via ZOOM using internet technology.

AGENDA

Roll Call, Call to Order (Chairperson)

Reading of the Public Notice and Pledge of Allegiance

Consideration of Meeting Minutes

Report of Secretary and Committee Reports

Unfinished Business

New Business (Resolutions)

NBHA RESOLUTION 2022 – 11/30 # 27 Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of July 2022.

NBHA RESOLUTION 2022 – 11/30 # 28 Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of August 2022.

NBHA RESOLUTION 2022 – 11/30 # 29 Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of September 2022.

NBHA RESOLUTION 2022 – 11/30 # 30 Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of October 2022.

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

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.

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.

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

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

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

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

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

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

NBHA RESOLUTION 2022 – 11/30# 40 Resolution Adopting the FY 2023 HUD Fair Market Rents (FMR) for use by the New Brunswick Housing Authority

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

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

Public Comment
Closed Session
Adjournment

The meeting may also include other NBHA business and redevelopment matters deemed necessary by the Board of Commissioners.