

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: March 22, 2023 AT 6:45PM

Join Zoom Meeting Link: <https://bit.ly/3SDBVPE> Meeting ID: 885 3968 1545 Passcode: 383074 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, March 22, 2023 at 6:45PM 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 2023 – 3/22 # 7 Resolution Ratifying, Authorizing and Approving the Payment of bills for the Months of January and February 2023

NBHA RESOLUTION 2023 – 3/22 # 8 Resolution Approving and Accepting the 2023 Capital Fund ACC Amendment for the New Brunswick Housing Authority

NBHA RESOLUTION 2023 – 3/22 # 9 Resolution Ratifying and Approving the Revised Utility Allowances Schedule for use in the Housing Choice Voucher Program

NBHA RESOLUTION 2023 – 3/22 # 10 Resolution Approving and Accepting the Annual Audit for FYE 6/30/22 for the New Brunswick Housing Authority

NBHA RESOLUTION 2023 – 3/22 # 11 Resolution Approving and Awarding a Contract for General Fee Accounting Services for the New Brunswick Housing Authority to Polcari & Co

NBHA RESOLUTION 2023 – 3/22 # 12 Resolution Approving and Awarding a Contract for Professional Risk Management Services for the New Brunswick Housing Authority to Alamo Insurance Group

NBHA RESOLUTION 2023 – 3/22 # 13 ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Appraisal Performed by Integra Realty Resources for the Acquisition of 125 Georges Road, New Brunswick, NJ (Tax map Block 292.01, Lot 2.02) in connection with the Fulton Square Redevelopment Project

NBHA RESOLUTION 2023 – 3/22 # 14 ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Appraisal Performed by Integra Realty Resources for the Acquisition of 340 Paul Robeson Boulevard, New Brunswick, NJ (Tax map Block 292.01, Lot 2.01) in connection with the Fulton Square Redevelopment Project

NBHA RESOLUTION 2023 – 3/22 # 15 ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Environmental Assessment Report, Environmental Cost Chart and Limited Asbestos Containing Materials Survey Report on Properties known as 125 Georges Road, New Brunswick, NJ (Tax map Block 292.01, Lot 2.02) and 340 Paul Robeson Boulevard, New Brunswick, NJ (Block 292.01, Lot 2.01) Prepared by Vanasse Hanglon Bustlin, Inc. ("VHB") in connection with the Fulton Square Redevelopment Project

NBHA RESOLUTION 2023 – 3/22 # 16 ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Consent to Transfer and Sale of Limited Partnership Interest of TCF JPM/F, LLC to TCB Interest Owner, LLC by New Brunswick Housing Authority, Sole Owner of NBHA Hope Manor Corporation, and Approval of the Execution of the Fourth Amendment to Riverside Urban Renewal Limited Partnership

NBHA RESOLUTION 2023 – 3/22 # 17 Resolution approving and adopting the final version of the 2022 DCA Budget for 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.