

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

FEBRUARY 22, 2023

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on February 22, 2023.

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 Barbara Cepeda (via Zoom video)
Commissioner Anthony Giorgianni (via Zoom video)

ABSENT:

Commissioner Dale Caldwell
Commissioner Wallace Dunlap

ALSO PRESENT:

John Clarke, Executive Director (via Zoom video)
Dan Toto, Deputy Director (via Zoom video)
Alberto 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 Wolde made a motion to approve the Special Meeting held on June 29, 2022 Meeting Minutes of the Board of Commissioners.
Commissioner Medina-Hernandez seconded.

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

MOTION: Commissioner Giorgianni made a motion to approve the Special Meeting held on July 7, 2022 Meeting Minutes of the Board of Commissioners. Commissioner Cepeda seconded.

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

MOTION: Commissioner Medina-Hernandez made a motion to approve the Annual Meeting held on July 27, 2022 Meeting Minutes of the Board of Commissioners. Commissioner Cepeda seconded.

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

MOTION: Commissioner Cepeda made a motion to approve the Regular Meeting held on July 27, 2022 Meeting Minutes of the Board of Commissioners. Commissioner Medina-Hernandez seconded.

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

MOTION: Commissioner Wolde made a motion to approve the Regular Meeting held on November 30, 2022 Meeting Minutes of the Board of Commissioners. Commissioner Giorgianni seconded.

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

PUBLIC COMMENT:

Danielle Moore commented about the need to expand the High School because of increase to population. Charlie Kratovil made comments about Commissioner votes on projects and about quorums for meetings. Mr. Kratovil also commented about the Russo Development Project. April Nicklaus commented that the Board needing to spend more time focusing on affordable housing.

RESOLUTIONS

NBHA RESOLUTION 2023 – 2/22 # 1

Resolution ratifying, adopting and approving the 2023 Meeting Schedule for the New Brunswick Housing Authority

MOTION: Commissioner Giorgianni moved to accept Resolution # 1. Commissioner Medina-Hernandez seconded.

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

NBHA RESOLUTION 2023 – 2/22 # 2

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Amendment to Redevelopment Agreement between RTF NB Urban Renewal, LLC as Redeveloper and Housing Authority of City of New Brunswick for property now known as Block 707.04, Lots 7.05; 7.06; 7.08; 7.10; 7.11 and 7.12 (formerly known as a portion of 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. (Special Counsel) spoke about the proposed resolution and gave a summary amendment. Kate Coffey Esq. (Counsel for Redeveloper) described need for the changes and also addressed questions from the Board. Ms. Coffey Introduced other members of the development team and addressed additional questions from the Board.

MOTION: Commissioner Giorgianni moved to accept Resolution # 2. Commissioner Cepeda seconded.

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

NBHA RESOLUTION 2023 – 2/22 # 3

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Assignment of portion of the Redevelopment Project and the Redevelopment Agreement relating to that portion to PHM New Brunswick New Jersey Development Urban Renewal, LLC on property now known as Block 707.04, Lot 11 and Lot 12 for construction of 186 for sale townhouses on property located in the Sears Redevelopment Plan Area

COMMENTS:

John Hoffman Esq. (Special Counsel) spoke about the proposed resolution and gave a summary of the need for the resolution and discussed Phase 1B and the changes. Kate Coffey Esq. (Counsel for Redeveloper) described the need for changes outlined in the resolution. Ms. Coffey

also introduced other members of the development team and addressed additional questions from the Board.

MOTION: Commissioner Wright moved to accept Resolution # 3. Commissioner Giorgianni seconded.

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

NBHA RESOLUTION 2023 – 2/22 # 4

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Partial Assignment and Assumption of Redevelopment Agreement for Phase 1A of the Redevelopment Project to RTF NB A Urban Renewal, LLC, a related entity of Redeveloper, consisting of a mixed-use building with approximately 272 residential units, indoor and outdoor amenities and retail space on Block 707.04, Lot 7.10 located in the Sears Redevelopment Plan Area

COMMENTS:

John Hoffman Esq. (Special Counsel) spoke about the proposed resolution and gave a summary of the need for the resolution. Kate Coffey Esq. (Counsel for Redeveloper) described the need for changes outlined in the resolution and addressed questions from the Board.

MOTION: Commissioner Wright moved to accept Resolution # 4. Commissioner Giorgianni seconded.

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

NBHA RESOLUTION 2023 - 2/22 # 5

Resolution ratifying, authorizing and approving the payment of bills for the months of November and December 2022

MOTION: Commissioner Wright moved to accept Resolution # 5. Commissioner Cepeda seconded.

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

NBHA RESOLUTION 2023 – 2/22 # 6

Resolution ratifying, authorizing and approving the appointment of John Clarke as Fund Commissioner for the New Jersey Housing Authority Joint Insurance Fund for 2023

MOTION: Commissioner Wolde moved to accept Resolution # 6. Commissioner Giorgianni seconded.

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

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.

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

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

The motion carried 5-0-0. The meeting was adjourned at 7:41PM.

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, February 22, 2023 as the official minutes to be entered into record.



Date: February 22, 2023

Certified To Be a True Original Copy



HR Clerk