

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
AUGUST 21, 2019

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:30PM on Wednesday, August 21, 2019.

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 Anthony Giorgianni
Commissioner Yirgu Wolde
Commissioner Kevin Jones
Commissioner Dale Caldwell
Commissioner Medina-Hernandez
Commissioner Wallace Dunlap

ABSENT:

None

ALSO PRESENT:

John Clarke, Executive Director
Alberto Camacho Esq., NBHA Legal

CONSIDERATION OF MINUTES

MOTION:

Commissioner Caldwell made a motion to approve the June Regular Meeting Minutes of the Board of Commissioners. Commissioner Wolde seconded.

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

RESOLUTIONS

ACTING AS REDEVELOPMENT AGENCY

NBHA RESOLUTION 2019 – 8/21 # 22 ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Designation of Stirlingside Urban Renewal, LLC as Redeveloper of Project Site (“Stirlingside” or “Redeveloper”) for a multi-family residential Project in Lower George Street Redevelopment Area and Approving the Concept Plan provided by Stirlingside for the Project Site

MOTION: Commissioner Jones moved to accept Resolution #22. Commissioner Caldwell seconded.

COMMENTS: John Hoffman Esq. (Special Redevelopment Counsel) gave a statement to describe the proposed project and introduced the developer representative. Karuna Mehta (Project Manager-TCB) gave more detailed description of the project and the development team and discussed the application for tax credits and reviewed the proposed development.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 – 8/21 # 16

Resolution Ratifying, Authorizing and Approving Payments of Bills for the Months of May and June, 2019

MOTION: Commissioner Jones moved to accept Resolution #16. Commissioner Caldwell seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 17

Resolution Ratifying, Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$ 16,467.31 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

MOTION: Commissioner Caldwell moved to accept Resolution #17. Commissioner Jones seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 -8/21 # 18

Resolution Authorizing and Approving Payment of Bills for the Month of July, 2019

MOTION: Commissioner Jones moved to accept Resolution #18. Commissioner Caldwell seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 19

Resolution Approving Contract with Rich Tree Services NJ State Contract 18-DPP-00645 in an amount not to exceed \$37,671.00

MOTION: Commissioner Caldwell moved to accept Resolution #19. Commissioner Medina-Hernandez seconded.

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

The motion carried 5-0-1

NBHA RESOLUTION 2019 - 8/21 # 20

Resolution Approving and Adopting the Returned State Budget for the Housing Authority of the City of New Brunswick for FYE 6/30/20 and Authorizing Final Submission

MOTION: Commissioner Caldwell moved to accept Resolution #20. Commissioner Giorgianni seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 – 8/21 # 21

Resolution Approving Attendance for Commissioner Kevin Jones to the Professional Development Training Program from September 11, 2019 to September 14, 2019

MOTION: Commissioner Caldwell moved to accept Resolution #21. Commissioner Medina-Hernandez seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 – 8/21 # 23

Resolution Approving and Adopting a revised Admissions and Continued Occupancy Policy (ACOP) for the Housing Authority of the City of New Brunswick

MOTION: Commissioner Jones moved to accept Resolution #23. Commissioner Medina Hernandez seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 – 8/21 # 24

Resolution Approving and Adopting a revised Administrative Plan (Admin Plan) for the Housing Authority of the City of New Brunswick

MOTION: Commissioner Jones moved to accept Resolution #24. Commissioner Caldwell seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 25

Resolution Awarding and Approving the Contract with Hymanson, Parnes & Giampaolo for Annual Auditing Services for Fiscal Year Ending 6/30/19 in an amount not to exceed \$ 15,945.00

MOTION: Commissioner Caldwell moved to accept Resolution #25. Commissioner Giorgianni seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2018 – 8/21 # 26

Resolution Awarding and Approving Contract with William A. Elias for Management Consulting Services in an amount not to exceed \$60,000.00

MOTION: Commissioner Wolde moved to accept Resolution #26. Commissioner Medina-Hernandez seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 – 8/21 # 27

Resolution Awarding and Approving Contract with Manfredi & Pellechio to provide General Legal Services to the Housing Authority of the City of New Brunswick in an amount not to exceed \$60,000.00

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

ROLL CALL: Ayes: Jones, Wolde, Giorgianni, Caldwell, Dunlap, Medina-Hernandez
Nays: None

Abstentions: None
Absent: None

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 28

ACTING AS REDEVELOPMENT AGENCY

Resolution Awarding and Approving Contract to Provide Legal Services in Connection with Redevelopment Matters Undertaken by the Housing Authority of the City of New Brunswick with Wilentz, Goldman & Spitzer, Esqs

MOTION: Commissioner Jones moved to accept Resolution #28. Commissioner Medina-Hernandez seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 29

Resolution Awarding and Approving a Contract for Energy Audit to EMG in an amount not to exceed \$13,400.00

MOTION: Commissioner Caldwell moved to accept Resolution #29. Commissioner Jones seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 30

Resolution Awarding and Approving Contract for Architectural & Engineering Services to Joseph F. McKernan Jr. in an amount not to exceed \$30,000.00

MOTION: Commissioner Jones moved to accept Resolution #30. Commissioner Medina-Hernandez seconded.

ROLL CALL: Ayes: Jones, Wolde, Giorgianni, Caldwell, Dunlap, Medina-Hernandez
Nays: None

Abstentions: None
Absent: None

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 31

Resolution Awarding and Approving Contract for Unit Modernization and Maintenance Repair to All-Risk in an amount not to exceed \$ 200,000.00

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

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 32

Resolution Awarding and Approving Contract for Electrical Repair and Maintenance to Magic Touch Construction in an amount not to exceed
\$ 100,000.00

MOTION: Commissioner Jones moved to accept Resolution #32. Commissioner Caldwell seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 33

Resolution Awarding and Approving Contract for Security Cameras and Maintenance to ComTec in an amount not to exceed \$ 80,000.00

MOTION: Commissioner Jones moved to accept Resolution #33. Commissioner Giorgianni seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 34

Resolution Awarding and Approving Contract for Bed Bug Treatment Services to Alliance Pest Control in an amount not to exceed \$ 25,000.00

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

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 35

Resolution Awarding and Approving Contract for Lead Testing Consulting Services to LEW Corporation in an amount not to exceed \$ 10,499.00

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

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 36

Resolution Awarding and Approving Contract for Plumbing Repair and Maintenance to Magic Touch Construction in an amount not to exceed \$ 200,000.00

MOTION: Commissioner Caldwell moved to accept Resolution #36. Commissioner Jones seconded.

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

The motion carried 6-0-0

NBHA RESOLUTION 2019 - 8/21 # 37

Resolution Authorizing and Approving the SEMAP for the Housing Authority of the City of New Brunswick

MOTION: Commissioner Caldwell moved to accept Resolution #37. Commissioner Medina-Hernandez seconded.

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

The motion carried 6-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report verbally and addressed questions from the Board.

COMMITTEE REPORTS

None

PUBLIC COMMENT

Charles Kratovil made comments the time of the Board meeting saying that it should be held at a different time than City Council meetings. Also commented on the Wilentz having a conflict because it works for the NBPA and County Bond Authority. Mr. Kratovil also made comments about the election and asked who the officers were. Gretchen Spencer made comments about needing speed bumps and stated she had a letter from the City saying the Housing Authority could do speed bumps. She said she would give it to Mr. Clarke. Earnestine Sanders (14 Bergen Court) stated that her unit has items that need repaired. Veronica Waters (13 Bergen Court) said her gutters above her unit needed to be cleared.

MOTION: Commissioner Jones made a motion to adjourn the meeting.
Commissioner Caldwell seconded.

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

The motion carried 6-0-0. The meeting was adjourned at 7:42PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, John A. H. 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, August 21, 2019, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: August 21, 2019

Certified To Be a True Original Copy



Maria Martinez
Clerk