

# **THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**

## **REGULAR BOARD MEETING MINUTES**

### **DECEMBER 18, 2019**

#### **1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:30PM on December 18, 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 Dale Caldwell

Commissioner Medina-Hernandez

Commissioner Wallace Dunlap (via conference phone at start, arrived at until 7:02PM)

Commissioner Zachary Wright

##### **ABSENT:**

Commissioner Yirgu Wolde

Commissioner Kevin Jones

##### **ALSO PRESENT:**

John Clarke, Executive Director

Dan Toto, Senior Portfolio Manager

Alberto Camacho Esq., NBHA Legal

#### **CHAIRMAN STATEMENT**

None

## **CONSIDERATION OF MINUTES**

**MOTION:** Commissioner Medina-Hernandez made a motion to approve the November Minutes of the Board of Commissioners. Commissioner Caldwell seconded.

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

## **RESOLUTIONS**

### **NBHA RESOLUTION 2019 - 12/18 # 48**

#### **ACING AS REDEVELOPMENT AGENCY**

Resolution Approving Dedsignation of French Street Urban Renewal Corporation ("FSURC") as Redeveloper for Final Phase of Project on Project Site and Approving AST Development Corporation ("AST" or "Redeveloper") as Redeveloper of a Multi-Story Medical Office Building for the Project Site

**MOTION:** Commissioner Caldwell moved to accept Resolution #48. Commissioner Medina-Hernandez seconded.

**COMMENTS:** Thomas Kelso Esq. spoke about the project designation and recognized AST Development and their principle Robert D'Anton. Mr. Kelso discussed the project and introduced Chris Broach (Civil Engineer) and Mike Rollin (Architect) who went of the project specifics and who addressed questions. Charles Kratovil made comments about the project and asked that the Board not approve the project. Mr. Kratovil also comments about the project schedule.

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

The motion carried 4-0-1

### **NBHA RESOLUTION 2019 - 12/18 # 49**

Resolution Authorizing and Approving Payments of Bills for the Month of November 2019

**MOTION:** Commissioner Caldwell moved to accept Resolution #49. Commissioner Giorgianni seconded.

**ROLL CALL:** Ayes: Caldwell, Dunlap, Medina-Hernandez, Wright, Giorgianni

Nays: None  
Abstentions: None  
Absent: Jones, Wolde

The motion carried 5-0-0

**NBHA RESOLUTION 2019 - 12/18 # 50**

Resolution Authorizing and Approving Contract with GEI for Additional Remediation Testing Services in an Amount not to Exceed \$16,500.00

**MOTION:** Commissioner Giorgianni moved to accept Resolution #50.  
Commissioner Wright seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2019 - 12/18 # 51**

Resolution Appointing John Clarke as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund

**MOTION:** Commissioner Caldwell moved to accept Resolution #51. Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2018 - 12/18 # 52**

Resolution Authorizing and Approving Revised Flat Rents for the New Brunswick Housing Authority's Public Housing Program Effective January 1, 2020

**MOTION:** Commissioner Wright moved to accept Resolution #52. Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2019 – 12/18 # 53**

Resolution Authorizing and Approving Contract for Professional Risk Management Services with Alamo Insurance Group

**MOTION:** Commissioner Wright moved to accept Resolution #53. Commissioner Medina-Hernandez seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2019 – 12/18 # 54**

Resolution Authorizing and Approving Contract for Fee Accounting Services with Polcari & Company in an Amount not to Exceed \$47,400

**MOTION:** Commissioner Wright moved to accept Resolution #54. Commissioner Medina-Hernandez seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2019 – 12/18 # 55**

Resolution Authorizing and Approving a Revised Housing Authority of the City of New Brunswick Procurement Policy

**MOTION:** Commissioner Wright moved to accept Resolution #55. Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2019 – 12/18 # 56**

Resolution Authorizing and Approving a Revised Housing Authority of the City of New Brunswick Internal Control Policy

**MOTION:** Commissioner Wright moved to accept Resolution #56. Commissioner Medina-Hernandez seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2019 – 12/18 # 57**

Resolution Authorizing and Approving an Interagency Agreement between the Franklin Township Housing Authority and the New Brunswick Housing Authority

**MOTION:** Commissioner Wright moved to accept Resolution #57. Commissioner Medina-Hernandez seconded.

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

The motion carried 5-0-0

**SECRETARY'S REPORT**

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

**COMMITTEE REPORTS**

None

**PUBLIC COMMENT**

Charles Kratovil commented about the meeting schedule and asked that the Board consider meeting on different dates than the Coty Council. Mr. Kratovil also commented on Resolution #48 and the votes casts. There were no other comments from the public.

**MOTION:** Commissioner Wright made a motion to adjourn the meeting.  
Commissioner Giorgianni seconded.

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

The motion carried 6-0-0. The meeting was adjourned at 7:34PM.

**CERTIFICATION AND APPROVAL OF BOARD MINUTES**

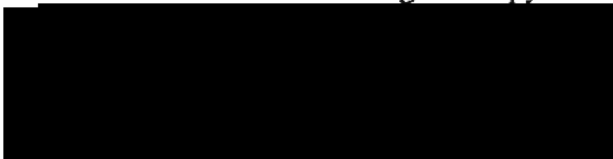
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, December 18, 2019, as the official minutes to be entered into record.



John A. H. Clarke  
Executive Director/Board Secretary

Date: December 18, 2019

Certified To Be a True Original Copy



Maria Martinez  
Clerk