

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
AUGUST 28, 2023**

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on August 28, 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 Anthony Giorgianni (via Zoom video)
Commissioner Wallace Dunlap (via Zoom video)
Commissioner Dale Caldwell (via Zoom video)

ALSO PRESENT

John Clarke, Executive Director (via Zoom video) Dan Toto, Deputy Director (via Zoom video)
Alberto Comacho Esq., NBHA Legal (via Zoom video)
John Hoffman Esq., NBHA Special Counsel (via Zoom video)

5. ANNUAL MEETING

Chair nominations are opened. Commissioner Wright nominated Commissioner Wright for Chairperson. Chair nominations are closed.

ROLL CALL:

Ayes: Wolde, Caldwell, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

Vice Chair nominations are opened. Commissioner Medina Hernandez nominates Commissioner Dunlap. Vice Chair nominations are closed.

ROLL CALL:

Ayes: Wolde, Caldwell, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

2nd Vice Chair nominations are opened. Commissioner Wolde nominates Commissioner Giorgianni. Vice Chair nominations are closed.

ROLL CALL:

Ayes: Wolde, Caldwell, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

6. CONSIDERATION OF MINUTES

MOTION: Commissioner Giorgianni made a motion to approve the Regular Meeting held on May 24, 2023 Meeting Minutes of the Board of Commissioners. Commissioner Caldwell seconded.

ROLL CALL:

Ayes: Wolde, Caldwell, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

7. PUBLIC COMMENT

Charles Kratovil commented about the Executive Director's possible resignation, Board meeting cancelations, and inquiries about 11 Spring Street Urban renewal project.

8. RESOLUTIONS

NBHA RESOLUTION 2023 –8/28 # 21

ACTING AS REDEVELOPMENT AGENCY

Resolution approving 11 Spring Street Urban Renewal, LLC as redeveloper for property known as Block 16, Lot 4.01 (11 Spring Street) on the New Brunswick Tax Map for the construction of a residential and commercial project located in the NB Downtown Redevelopment Plan Area.

COMMENTS: John Hoffman Esq, (NBHA Special Counsel) presented an overview of the resolution and addressed questions from the Board. Thomas Kelso, attorney, Michael Higgins, architect, representing the developer, and Sam Boraie, developer, also answered questions from the Board. The public was given the opportunity to comment. Charles Kratovil commented on the project.

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

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: none

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2023 –8/28 #22

Resolution ratifying, authorizing, and approving payments of bills for the months of May, June, and July 2023

MOTION: Commissioner Giorgianni moved to accept Resolution # 22. Commissioner Wright seconded.

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2023 –8/28 #23

Resolution adopting the State Budget for FYE 6/30/24 for all programs and operations of the New Brunswick Housing Authority

MOTION: Commissioner Wolde moved to accept Resolution # 23. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2023 –8/28 #24

Resolution authorizing and approving the write-off of certain rent in the total amount of \$77,165.36 deemed to be uncollectable by staff and personnel of the New Brunswick Housing Authority

MOTION: Commissioner Wolde moved to accept Resolution # 24. Commissioner Wright seconded.

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2023 –8/28 #25

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

MOTION: Commissioner Medina-Hernandez moved to accept Resolution # 25.
Commissioner Wright seconded.

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2023 –8/28 #26

Resolution authorizing and approving an inter-agency agreement between the New Brunswick Housing Authority and the Housing Authority of the City of Trenton

MOTION: Commissioner Wolde moved to accept Resolution # 26. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2023 –8/28 #27

Resolution authorizing and approving Project Based Housing Choice Vouchers for Stirlingside Residence (50 Neilson Street) and Coming Home of Middlesex County Inc. (45 Remsen Avenue) from the New Brunswick Housing Authority

MOTION: Commissioner Wright moved to accept Resolution # 27. Commissioner Wolde seconded.

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2023 –8/28 #28

Resolution authorizing and approving agreement with the New Jersey Public Housing Authority Joint Insurance Fund to provide insurance to the New Brunswick Housing Authority

MOTION: Commissioner Wright moved to accept Resolution # 28. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2023 –8/28 #29

Resolution ratifying and approving a change order for general legal service contract between Manfredi & Pellechio and the New Brunswick Housing Authority

MOTION: Commissioner Wolde moved to accept Resolution # 29. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Wolde, Giorgianni, Dunlap, Medina-Hernandez, Wright

Nays: None

Abstentions: None

Absent: Caldwell

The motion carried 5-0-0-1.

9. CLOSED SESSION

Motion to enter into a Closed Session to discuss a personnel matter

Motion: A motion was made by Commissioner Wright. Commissioner Wolde seconded.

The Board went into closed session as Medina-Hernandez's request at approximately 7:55 PM and exited approximately 7 minutes later.

Motion to end the closed session and return to open session

Motion: The motion was moved by Commissioner Wright. Commissioner Wolde seconded.

There is no action coming from closed session and discussion was limited to a personnel matter.

10. ADJOURN

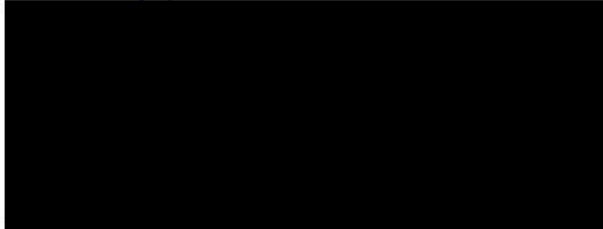
Motion to adjourn

Motion: The motion was moved by Commissioner Wright and seconded by Commissioner Giorgianni.

The meeting was adjourned at approximately 8:10 PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, Dan Toto, 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, Monday, August 28, 2023, as the official minutes to be entered into record.



Date: September 21, 2023

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