

**NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
NEW BRUNSWICK HOUSING AUTHORITY
BOARD MEETING MINUTES
SEPTEMBER 27, 2023**

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on September 27, 2023.

2. 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

Dan Toto, Deputy Director (via Zoom video)
Joseph Manfredi Esq., NBHA Legal (via Zoom video)

3. OPEN PUBLIC MEETING NOTICE ACT

Mr. Dan Toto, Deputy Director of the New Brunswick Housing Authority (Secretary) read the Notice of Public Meeting.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. MOTION TO TABLE NBHA RESOLUTION 2023 - 9/28 # 34

Resolution to approve and authorize a change order to the contract with PHActory Consulting, LLC for Management Consulting Services

MOTION: Commissioner Dunlap made a motion to table Resolution #34. Commissioner Medina-Hernandez seconded.

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 Wolde made a motion to approve the Special Meeting held on August 28, 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. SECRETARY'S REPORT

Our esteemed Executive Director John Clarke who served for over 27 years, has officially retired. We thank Mr. Clarke for his years of service with the New Brunswick Housing and Redevelopment Authority and the many contributions he has made with the development of land in the City of New Brunswick. Moreover, Mr. Clarke supported many scholarships and donation drives within public housing that made an immediate impact in so many young lives. These efforts led to life-changing circumstances for many of our residents. Please take a moment to recognize and wish Mr. Clarke well in the next chapter of his life.

Commissioner Wolde requested the preparation of a certificate of recognition for Mr. Clark at a future Board meeting.

7. PUBLIC COMMENT

Charles Kratovil commented about the following:

New Board member being appointed; Lack of transparency with regard to the retirement of the previous Executive Director; General Counsel's bills being excessive and inappropriate; personnel matters; Forming and running of the new non-profit, who the Board Members will be and whether or not the meetings will be open to the public; Timeline for Executive Director search.

8. NEW BUSINESS

Chair Wright requested a motion to name Dan Toto Interim Executive Director of the New Brunswick Housing and Redevelopment Authority pursuant to a recommendation from the personnel committee.

MOTION: Commissioner Caldwell moved to name Dan Toto Interim Executive Director. Commissioner Medina-Hernandez seconded.

ROLL CALL:

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

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

NBHA RESOLUTION 2023 - 9/28 # 30 (ACTING AS REDEVELOPMENT AGENCY)
Resolution Approving Second Amendment to Redevelopment Plan Between Stirlingside Urban Renewal LLC and the Housing Authority of the City of New Brunswick acting as the Redevelopment Agency ("Redevelopment Agency") for a Multi-Family Residential Project in the Lower George Street Redevelopment Area.

COMMENTS: Mr. Casey (developer representative) presented an overview of the resolution and the project and addressed questions from the Commissioners.

MOTION: Commissioner Giorgianni moved to accept Resolution # 30. Commissioner Dunlap seconded.

ROLL CALL:

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

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

NBHA RESOLUTION 2023 - 9/28 # 31

Resolution approving, authorizing, and ratifying payment of bills for the month of August 2023

MOTION: Commissioner Giorgianni moved to accept Resolution # 31. Commissioner Medina-Hernandez seconded.

ROLL CALL:

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

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

NBHA RESOLUTION 2023 - 9/28 # 32

Resolution Authorizing and Approving Inter-Agency Agreement Between the Franklin Township Housing Authority and the New Brunswick Housing Authority

MOTION: Commissioner Giorgianni moved to accept Resolution # 32. Commissioner Medina-Hernandez seconded.

ROLL CALL:

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

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

NBHA RESOLUTION 2023 - 9/28 # 33

Resolution Authorizing and Approving the FY 2024 HUD Fair Market Rents and Payment Standards for use by the New Brunswick Housing Authority Effective October 1, 2023

MOTION: Commissioner Dunlap moved to accept Resolution # 33. Commissioner Wolde seconded.

ROLL CALL:

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

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

NBHA RESOLUTION 2023 - 9/28 # 35

Resolution approving and ratifying the Corrective action plan with the Department of Housing and Urban Development regarding physical inspections.

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

ROLL CALL:

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

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

NBHA RESOLUTION 2023 - 9/28 # 36

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

MOTION: Commissioner Giorgianni moved to accept Resolution # 36. 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.

10. ADJOURN

Motion to adjourn

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

ROLL CALL:

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

Nays: none

Abstentions: None

Absent: None

The motion carried 6-0-0-0.

The meeting was adjourned at approximately 7:25 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, Wednesday, September 27, 2023, as the official minutes to be entered into record.


Dan Toto
Interim Executive Director

Date: September 28, 2023

Certified To Be a True Original Copy

