

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
November 29, 2023

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on November 29, 2023.

2. ROLL CALL PRESENT

Commissioner Wallace Dunlap (via Zoom video)
Commissioner Zachary Wright (via Zoom video)
Commissioner Douglas Petix (via Zoom video)
Commissioner Yirgu Wolde (via Zoom video)

ALSO PRESENT

Dan Toto, Interim Executive Director (via Zoom video)
Mr. Joseph Manfredi, NBHA Legal (via Zoom video)
Mr. Hoffman, Redevelopment Legal (via Zoom video)

3. OPEN PUBLIC MEETING NOTICE ACT

Mr. Dan Toto, Interim Executive 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. CONSIDERATION OF MINUTES

Minutes were moved and seconded but then tabled when it was realized that there would not be a quorum present of Commissioners who were present at the meeting for which the minutes were for.

Motion: Commissioner Wright made a motion to table the minutes from the October 25th, 2023 Board meeting. Commissioner Wolde seconded.

ROLL CALL:

Ayes: Dunlap, Petix, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell, Giorgianni, Medina-Hernandez

The motion carried 4-0-0-3.

6. PUBLIC COMMENT

Charles Kratovil had the following questions and comments. Any updates on Executive Director Search. Response from Chair Wright that he may see something next meeting. Question on status of non-profit board. Mr. Toto said the formation documents are formed. Will the meeting be open to the public. Mr. Manfredi, as a non-profit it will not be open to the public. Mr. Kratovil advocates for open meetings. Mr. Kratovil wants to know what the hold up is on the project and why the housing authority is playing a role as there is no affordable or any housing in this project. What role would Amtech have with the Cyber response plan?

7. REPORT OF THE SECRETARY

Mr. Toto expressed his thanks the Board of Commissioners for their attention paid to the tenant population we serve. Commissioners Wright, Maria-Hernandez, and Caldwell helped distribute over 250 Thanksgiving baskets. We so appreciate their being involved. Mr. Toto invited Commissioners interested in participating in the Holiday event to reach out to him.

8. RESOLUTIONS

NBHA RESOLUTION 2023 – 11/29 #40

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving a First Amendment to a Redevelopment Agreement between the Housing Authority of the City of New Brunswick and Sovereign Consulting, Inc. as Redeveloper for property located at 131 Jersey Avenue (Block 243, Lot 27.01 on the New Brunswick Tax Map) for the construction of a flex-warehouse facility in the 131 Jersey Avenue Redevelopment Plan Area

Discussion

Mr. Hoffman explained that the amendment is for more time. The redevelopment authority was transferred in the 70's by City Council because they felt that the Housing Authority was best positioned to handle redevelopment matters.

James Clarken, representing the redevelopers, noted it is basically the same project as originally proposed and will be vetted by the Planning Board. He stated it is not residential as it is in an industrial zone and not zoned for residential. He further answered that at this time there is no intention to file for a long term tax exemption and the project would be contributing 2% to the affordable housing fund.

Motion: Commissioner Petix made a motion to approve the NBHA Resolution 2023-40. Commissioner Wright seconded.

ROLL CALL:

Ayes: Dunlap, Petix, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell, Giorgianni, Medina-Hernandez

The motion carried 4-0-0-3.

NBHA RESOLUTION # 2023 - 11/29 # 41

Resolution approving, authorizing, and ratifying payment of bills for October 2023.

Motion: Commissioner Wright made a motion to approve the NBHA Resolution 2023-41.
Commissioner Wolde seconded.

ROLL CALL:

Ayes: Dunlap, Petix, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell, Giorgianni, Medina-Hernandez

The motion carried 4-0-0-3.

NBHA RESOLUTION 2023 – 11/29 #42

Resolution Approving a Cyber Incident Response Plan.

Mr. Manfredi said a plan is required by HUD and the state to have steps in place to address a cyber incident.

Motion: Commissioner Wright made a motion to approve the NBHA Resolution 2023-42.
Commissioner Wolde seconded.

ROLL CALL:

Ayes: Dunlap, Petix, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell, Giorgianni, Medina-Hernandez

The motion carried 4-0-0-3.

NBHA Resolution 2023 – 11/29/#43

Resolution authorizing an extension of 60 days at no cost for existing contracts that are already procured but nearing their expiration dates. This includes contracts in the following areas, management consulting, general legal services, general accounting services,

redevelopment legal services, A/E services, Unit Maintenance and Modernization services, electrical and plumbing services.

Motion: Commissioner Wright made a motion to approve the NBHA Resolution 2023-43. Commissioner Petix seconded.

ROLL CALL:

Ayes: Dunlap, Petix, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell, Giorgianni, Medina-Hernandez

The motion carried 4-0-0-3.

9. ADJOURN

Motion to adjourn

Motion: The motion was moved by Commissioner Wright and seconded by Commissioner Wolde which passed unanimously.

ROLL CALL:

Ayes: Dunlap, Petix, Wolde, Wright

Nays: none

Abstentions: none

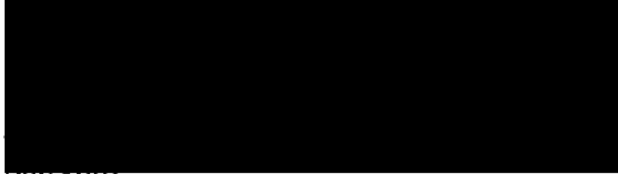
Absent: Caldwell, Giorgianni, Medina-Hernandez

The motion carried 4-0-0-3.

The meeting was adjourned at approximately 7:30 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, November 29, 2023, as the official minutes to be entered into record.

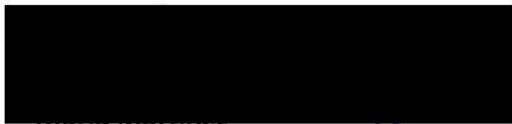


Dan Toto

Interim Executive Director

Date: December 27, 2023

Certified To Be a True Original Copy



Wanda Martinez