

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
February 28, 2024

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on February 2024.

2. ROLL CALL PRESENT

Commissioner Wallace Dunlap (via Zoom video)
Commissioner Anthony Giorgianni (via Zoom video)
Commissioner Zachary Wright (via Zoom video)
Commissioner Yirgu Wolde (via Zoom video)
Commissioner Medina-Hernandez (via Zoom video)
Commissioner Douglas Petix (via Zoom video)

ALSO PRESENT

Dan Toto, Interim Executive Director (via Zoom video)
Mr. Alberto Camacho, NBHA Legal (via Zoom video)

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. OPEN PUBLIC MEETING NOTICE ACT

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

5. CONSIDERATION OF MINUTES

Motion: Commissioner Wright made a motion to approve the minutes from the January 24, 2024 Board meeting. Commissioner Medina Hernandez seconded.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

Motion: Commissioner Wright made a motion to approve Resolution #4. Commissioner Dunlap seconded.

ROLL CALL; Ayes: Petix, Dunlap, Giorgianni,
Wolde, Wright

Nays: none

Abstentions: Medina-Hernandez

Absent: Caldwell

The motion carried 5-0-1-1.

NBHA RESOLUTION 2024 - 2/28 #3

ACTING AS REDEVELOPMENT AGENCY

Resolution approving NB Plaza Owner Urban Renewal, LLC as Redeveloper for property known as Block 120, Lots 4, 5.01 and 7 on the New Brunswick Tax Map for the construction of a mixed-use residential, commercial project located in the Lower George II Redevelopment Plan Area

Public comment: Mr. Kratochvil why only 10% affordable? The answer is that the minimum is 10% but the developer is looking to do more if funding permits. He asked a further question as to the splits between the owners. Developer's Counsel said that information is not public information. A further question about qualifications. The answer was that information was provided in the submission and the builder Ray's Building has done similar project sizes.

Mr. Kratochvil said that there isn't enough public information available on the project and is interested in learning more and hopes that there will be more information provided.

Developer's Counsel responded that this is only the first step in the process. This will still go before the City Planning Board.

Ms. AndreaW had the following questions and observations. She expressed concerns about a lack of transparency. Is the public being fully involved, Is the church getting the best deal? What about gentrification? This is a once in a lifetime opportunity for the church.

Developer's Counsel responded that it is not the role of the Housing Authority to determine what is in the best interest of the church. The public has been followed and the public had the opportunity at two Council meetings and one planning board meeting and there is more to come.

Council President Escobar expressed that the project is supported by City Council and hopes that the end result is something that would be beneficial to the community, which I am a part of.

Chair Wright asked a question about local labor involvement. Developer's Counsel said that the project would be built using union labor and would be open to labor involvement with the Housing Authority.

6. REPORT OF THE SECRETARY

Mr. Toto made the following report.

Interesting things from the San Diego PHADA conference. I'd like to form a committee to talk about these ideas for more resident empowerment. Chairman Wright believes we need some more aggressive action to revitalize the housing portfolio. He'd like to get the housing that people deserve.

Mr. Toto reported 3 vacant units. The REAC inspections have been replaced with INSIPRE. TCB broke ground last week. Mr. Petix requested a possible time and date change of the Board meeting. Completed the OPRA request.

Vote was unanimously approved to close the Secretary's report.

7. Informational Item - Update from Pennrose, LLC on Hildebrand Commons

An update was provided by Tim Henkel at Pennrose on Hildebrand Commons. We've made progress and are on the path to closing. Here to make sure that we are moving in the right direction. A total of \$1.7 million has been spent in predevelopment costs. Moving to get building permits. Aiming for a financial closing in October 2024 with 100% occupancy for August 2026. Looking at a total development cost of around \$34 million.

Public comment: Charles Kratovil clarifying that there are additional public comment period. One question about the \$1.7 million if that included the \$1.1 million that the housing authority provided for demolition and remediation? The answer from Pennrose was that this did not include the housing authority funds. Mr. Kratovil listed some concerns regarding flooding, timeline, etc. Pennrose addressed flooding concerns and proper approvals are in place. Pennrose also said that the switch from 9% to 4% LIHTC should reduce risk of winning awards.

8. Unfinished Business

Trying to plan a retreat. Mr. Manfredi and I will develop an agenda. It will probably be in March or summertime. Please let me know dates that work.

9. RESOLUTIONS

NBHA RESOLUTION 2024 - 2/28 #4

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Third Amended to the Redevelopment Agreement by and between The Housing Authority of the City of New Brunswick Acting as Redevelopment Agency and Fulton Square Urban Renewal, LLC

