

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
December 27, 2023

1. CALL TO ORDER

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

2. OPEN PUBLIC MEETING NOTICE ACT

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

3. ROLL CALL PRESENT

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

ALSO PRESENT

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

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. CONSIDERATION OF MINUTES

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

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Giorgianni

The motion carried 6-0-0-1.

Motion: Commissioner Wright made a motion to approve the minutes from the November 29th, 2023 Board meeting. Commissioner Caldwell seconded.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Giorgianni

The motion carried 6-0-0-1.

6. PUBLIC COMMENT

Charles Kratovil had the following questions and comments. At last meeting there was an item that was added during the meeting, in the future would appreciate the ability to open up public comment in that situation. Which contracts were extended? Mr. Toto, general accounting, management consulting services, redevelopment legal services, A&E services, unit maintenance & modernization services, electrical services, plumbing services. Mr. Toto emphasized that these were to extend the time of the contracts only and not increase the budgeted amount. This was being done to review the procurement policy and be fair and equitable.

Mr. Kratovil asked for an update on Executive Director search. Chair Wright said an announcement would hopefully be made at the beginning of the year. Mr. Kratovil asked for an update on the status of the non-profit. Mr. Camacho responded that we are hoping to finalize very shortly and conduct an initial meeting in January. Mr. Kratovil asked about a personnel matter. Mr. Camacho responded that we have responded to the OPRA request and this is a personnel matter that shouldn't be discussed in public session.

A suggestion for in person meeting option, preferably hybrid.

Motion to close public comment was made by Commissioner Wright, seconded by Commissioner Medina-Hernandez.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Giorgianni

The motion carried 6-0-0-1.

7. REPORT OF THE SECRETARY

Mr. Toto recognized 3 Commissioners who came out on Thanksgiving. It gives an opportunity to hear from residents. Thanks to the Fire and Police Departments who come out and delivered gifts on Thanksgiving.

Mr. Toto reported that Chair Wright and he are looking for a new security system that is top notch.

8. RESOLUTIONS

NBHA RESOLUTION 2023 – 12/27 #44

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

Motion: Commissioner Caldwell made a motion to approve resolution 44. Commissioner Wolde seconded.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Giorgianni

The motion carried 6-0-0-1.

NBHA RESOLUTION # 2023 - 12/27 #45

Resolution approving Commissioner travel to and education at the 2024 PHADA Commissioners' Conference

Commissioner Wolde stated that in the past years there hasn't been budget and wondered what had happened that there was now this resolution. Mr. Toto responded that the budget was ok and this training was in the budget. Commissioners Wolde and Medina-Hernandez said this was good to hear. Commissioner Dunlap expressed interest in opportunities for training.

Motion: Commissioner Wright made a motion to approve resolution 45. Commissioner Medina-Hernandez seconded.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Giorgianni

The motion carried 6-0-0-1.

NBHA RESOLUTION 2023 – 12/27 #46

Resolution Approving regular Board meeting dates for 2024

Commissioner Petix explained that he has a standing meeting at 7:30 on these dates, and asked are the dates and times etched in stone? Mr. Toto wants to explore the hybrid option after the winter. Commissioner Wright states that we will explore other meeting time options.

Motion: Commissioner Medina-Hernandez made a motion to approve resolution 46. Commissioner Caldwell seconded.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Giorgianni

The motion carried 6-0-0-1.

NBHA RESOLUTION 2023 – 12/27 #47

Resolution Approving and ratifying change orders to extend contracts by 60 days

Commissioner Wolde asked how does this work with deadlines? Mr. Toto explained that contract deadlines were coming up on 6 or 7 contracts and this only extend the time of service delivery not increasing the budget of these contracts. RFPs are going out now for these services.

Motion: Commissioner Wright made a motion to approve resolution 47. Commissioner Wolde seconded.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Giorgianni

The motion carried 6-0-0-1.

9. ADJOURN

Motion to adjourn

Motion: The motion was moved by Commissioner Wright and seconded by Commissioner Medina- Hernandez which passed unanimously.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Giorgianni

The motion carried 6-0-0-1.

The meeting was adjourned at approximately 7:18 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, December 27, 2023, as the official minutes to be entered into record.

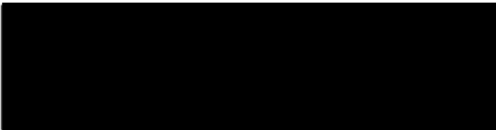


Dan Toto

Deputy Director

Date: January 3, 2024

Certified To Be a True Original Copy



Maria Martinez