

NOTICE OF MEETING

Notice is hereby given that the Housing Authority of the City of New Brunswick (NBHA) will hold a Meeting of the Board of Commissioners on Wednesday, 2/28/24 at 6:45 p.m. via ZOOM using internet technology.

Meeting Date and Time: 2/28/24 at 6:45 p.m. using the below link:

Join Zoom Meeting Link: <https://bit.ly/3R6x8Hn>

Meeting ID: 854 8561 0407

Passcode: 315183

Phone: 646 558 8656

The purpose of the meeting will be to conduct NBHA business and redevelopment matters deemed necessary by the Board of Commissioners.

NOTICE OF MEETING

This meeting of the Board of Commissioners will take place electronically, in accordance with the Open Public Meetings Act, specifically N.J.S.A. 10:4-9.3. Notice of this meeting was given by (1) public advertisement with sufficient notice herewith to the Home News Tribune, N.J.; (2) filing advance written notice of this meeting with the City Clerk's Office and (3) posting this notice on the public website of the Housing Authority. During the meeting, participants, including members of the public, may be muted by the host, however there will be an opportunity for them to participate and speak during the public portion of the meeting where participants will be unmuted at their request. Meeting Date and Time: 2/28/24 at 6:45 p.m.

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AGENDA

Roll Call, Call to Order (Chairperson)

Reading of the Public Notice and Pledge of Allegiance

Consideration of Meeting Minutes

Public Comment

Report of Secretary and Committee Reports

Informational Item – Update from Pennrose, LLC on Hildebrand Commons

Unfinished Business

New Business (Resolutions)

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

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

NBHA RESOLUTION 2024 – 2/28 #5

Resolution approving, authorizing, and ratifying payment of bills for January 2024.

NBHA RESOLUTION 2024 – 2/28 #6

Resolution for Ratifying, Authorizing and Approving Payment for Vehicle Purchased from Gentilini Ford for \$54,999

NBHA RESOLUTION 2024 – 2/28 #7

Resolution to Authorize and Approve Annual Auditing Services Contract to Giampaolo & Associates not to Exceed \$17,570

NBHA RESOLUTION 2024 – 2/28 #8

Resolution for using Contactor for Emergency Work in the amount of \$20,197.96 to be paid with CFP Funds, which is outside the scope of Current Awarded Contractors and Balances. Work to include, Heating Repair, Flood Repair, Structural Integrity Repair.

NBHA RESOLUTION 2024 – 2/28 #9

Resolution to Authorize and Approve Architectural & Engineering Services not to Exceed \$60,000

NBHA RESOLUTION 2024 – 2/28 #10

Resolution to Authorize and Approve Redevelopment Legal Services not to Exceed an averaged hourly rate of \$230

NBHA RESOLUTION 2024 – 2/28 #11

Resolution to Authorize and Approve a contract with Phactory Consulting LLC for Management Consulting Services not to Exceed \$60,000

NBHA RESOLUTION 2024 – 2/28 #12

Resolution to Authorize and Approve General Fee Accounting Services not to Exceed \$49,500

NBHA RESOLUTION 2024 – 2/28 #13

Resolution to Authorize and Approve a contract with Magic Touch Construction for Unit Modernization and Maintenance Repair not to Exceed \$150,000

NBHA RESOLUTION 2024 – 2/28 #14

Resolution to Authorize and Approve a contract with Magic Touch Construction for Plumbing Repair and Maintenance not to Exceed \$114.99 an hour

NBHA RESOLUTION 2024 – 2/28 #15

Resolution to Authorize and Approve Maintenance and Repair not to Exceed \$150,000

NBHA RESOLUTION 2024 – 2/28 #16

Resolution to Authorize and Approve a contract with Check Electrical for Electrical Repair and Maintenance not to Exceed \$77.10 an hour

NBHA RESOLUTION 2024 – 2/28 #17

Resolution to extend another 30 days on certain Contracts while procurement process finishes at no extra cost

Adjournment

The meeting may also include other NBHA business and redevelopment matters deemed necessary by the Board of Commissioners.