

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
March 24, 2024

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on March 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, 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, Executive Director of the New Brunswick Housing Authority (Secretary) read the Notice of Public Meeting.

5. CONSIDERATION OF MINUTES

Motion: Commissioner Medina-Hernandez made a motion to approve the minutes from the February 28, 2024 Board meeting. Commissioner Giorgianni. seconded.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell, Caldwell

The motion carried 5-0-0-2.

6. REPORT OF THE SECRETARY

Mr. Toto made the following report.

Recognition to commissioner Medina-Hernandez and liason Council president Rebecca Escobar for their diligent work for the residents of the NBHA. Our REAC/Inspire inspection went well after our HUD inspection. We only had a handful of minor violations and Mr. Toto expects a high score after being on the physical standards corrective action plan for the last two years from our dismal score in 2021. NBHA housing stock is from the 1960's and we are on 14 acres of land. The former inspection system is draconian to our property and the Executive Director is confident that with the new system we will be more fairly scored. The financial audit conducted by Giampaolo service an outside auditor was conducted and we anticipate a good outcome. Will make report available asap once we receive the report. Our authority remains financially strong. Our Budget is in the process of being finalized and the NBHA staff is gathering all relevant paperwork for our Accountant (Polcari). The retreat is being handled by Commissioner Caldwell and will be reporting back to the board our the next two meetings. Chairman Wright is heading up a committee to pursue funds for replacing our housing stock.

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

7. Public Comment

Public comment: Charles Kratovil asked about the certificate of completion resolution that was presented to the NBHA board of Commissioners. It's a redevelopment matter that typically comes at the end of a project said by Executive Director Dan Toto and legal counsel Alberto Camacho. It indicates that the project is completed. Kratovil wants to know if this is the only public comment period. Yes. Kratovil wants to know when the NBHA website will have more regarding redevelopment projects that are in the works? Kratovil wants to know when we will be doing some sort of hybrid NBHA board meetings for the public to attend? Kratovil wants to encourage the board to record our meetings. Mr. Toto told Mr. Kratovil to keep sending suggestions over to him.

Motion to close public comment.

Chairman Wright moved

Commissioner Wolde 2nd

5-0-0-2 passed

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.