

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

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on April 24, 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 Wright made a motion to approve the minutes from the March, 2024 Board meeting. Commissioner Giorgianni. seconded.

**ROLL CALL:**

Ayes: Dunlap, Caldwell, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Petix, Medina-Hernandez

**The motion carried 5-0-0-2.**

## **6. REPORT OF THE SECRETARY**

Mr. Toto made the following report.

The NBHA staff should be commended for receiving a 84 percentile score within the Federally mandated REAC/Inspired inspection assessment. President Caldwell is assisting me to plan a Commissioners retreat at Centenary University. Commissioner Wolde is concerned about the date in June 2024. The Giampaolo Audit report was a perfect score..Strong financial findings.

Our REAC/Inspire inspection went well after our HUD inspection. We only had a handful of minor violations and Mr. Toto was thrilled about the high score after being on the physical standards

corrective action plan for the last two years from our dismal score in 2021. Chairman Wright is heading up a committee to pursue funds for replacing our old housing stock.

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

## **7. Public Comment**

Public comment: Charles Kratovil wanted to know is this general comment period and should he do all of it now. Chair said all comment right now. Kratovil wants to open it up after presentation. Asked about legal action on the 45 story project at abundant life. Charlie asked if we were confident in the developer? Asked about the former directors federal investigation. Toto said its not appropriate to answer any questions on that matter. Charlie wants to come to the retreat. What is the time line in having the community center open for the residents to join our board meeting. 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? The development of our growth is amazing in New Brunswick unlike any area in NJ.

Wants to see the draft agreement on timeline from the developer. The developer is presenting. Commissioner Wolde wants to know if the retreat is private. Attorney Camacho said that once 4 or more commissioners meet it is considered an open meeting for the public to attend. You have to notice the meeting to the public. Even if it's a training event.

Mr. Toto told Mr. Kratovil to keep sending suggestions over to him.

Motion to close public comment.

Chairman Wright moved

Commissioner Giorgianni 2<sup>nd</sup>

Wright, Caldwell, Dunlap, Giorgianni, Wolde

5-0-0-2 passed