

8. Unfinished Business

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

9. RESOLUTIONS

NBHA RESOLUTION # 2024 – 4/24 #23

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

Motion: Commissioner Wright made a motion to approve Resolution #23. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Caldwell

Nays: none

Abstentions:

Absent: Medina-Hernandez, Petix

The motion carried 5-0-0-2.

NBHA RESOLUTION 2024 – 4/24 #24

Resolution Authorizing and Approving the Audit submission completed by Giampaolo and Associates for FYE 6/30/24.

Motion: Giorgianni

2nd: Chairman Wright

ROLL CALL:

Ayes: Dunlap, Caldwell, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Petix, Medina-Hernandez

The motion carried 5-0-0-2.

NBHA RESOLUTION 2024 – 4/24 #25

Resolution to Authorize and Approve the Utility Allowance for Section 8 HCV Program.

ROLL CALL:

Ayes: Dunlap, Caldwell, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Medina-Hernandez, Petix

The motion carried 5-0-0-2.

NBHA RESOLUTION 2024-4/24 #26

Resolution Approving amended and restated Redevelopment Agreement between the Housing Authority of the City of New Brunswick acting as Redevelopment Agency and New Brunswick 2 Urban Renewal Associates Redeveloper and approving Concept Plan in Ferren Redevelopment Plan area.

Motion: Caldwell

2nd: Chairman Wright

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Caldwell

Nays: none

Abstentions:

Absent: Medina-Hernandez, Petix

The motion carried 5-0-0-2.

NBHA RESOLUTION 2024-4/24 #27

Resolution Approving Amended and Restated Agreement by and between the Housing Authority of City of New Brunswick acting as Redevelopment Agency and Downtown HUB Associates III, LLC for Redevelopment project pursuant to Ferren Redevelopment Plan on property known on the New Brunswick tax map as Block 17.01, Lots 1.05 and 1.06.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Caldwell, Wolde, Wright

Nays: none

Abstentions:

Absent: Petix, Medina-Hernandez

The Motion carries 5-0-0-2

Question: Comment by commissioner Caldwell-wanted to let the public know that Nokia coming to New Brunswick its monumental and it was echoed by Chairman Wright. Marisa Butchney from Devco and Andrew gave an overview of the project and addressed questions from the board of commissioners. Commissioner Wolde asked about the workforce labor poole. Andrew answered the commitment of a new workforce and retaining future talent in the labor field. Marisa said another important aspect of these projects is the contribution of 1.5 million at the Mayors discretion. Summer program for youth and focusing on the residents work force development learning a trade.

10. ADJOURN

Motion to adjourn

Motion: The motion was moved by Commissioner Wright and seconded by Commissioner Wolde.

ROLL CALL:

Ayes: Dunlap, Caldwell, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Medina-Hernandez, Petix

The motion carried 5-0-0-2.

The meeting was adjourned at approximately 8:30 PM.

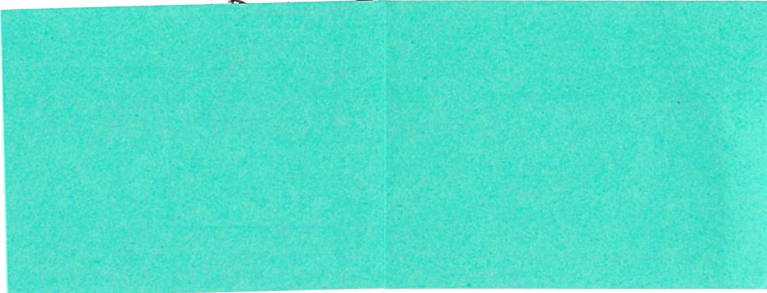
***We took an action to table the minutes..**

NBHA RESOLUTION 2024-4/24 #23

Resolution Authorizing and Approving the payment of bills for the month of March 2024

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL			✓			
DUNLAP			✓			
GIORGIANNI			✓			
MEDINA HERNANDEZ						✓
WOLDE			✓			
PETIX						✓
CHAIRPERSON WRIGHT			✓			

Passed on this 24th day of April, 2024 (see Attached Vote Box)



And Secretary to the Board

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL			✓			
DUNLAP			✓			
GIORGIANNI			✓			
MEDINA HERNANDEZ						✓
WOLDE			✓			
PETIX						✓
CHAIRPERSON WRIGHT			✓			

Passed on this 24th day of April, 2024 (see Attached Vote Box)



And Secretary to the Board

NBHA RESOLUTION 2024 - 4/24 #25

Resolution Ratifying and Approving the Revised Utility Allowances Schedule for use in the Housing Choice Voucher Program

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS the Housing Authority is in need of an updated utility allowance for use within its Housing Choice Voucher (Section 8) Program; and

WHEREAS the Housing Authority has contracted with The Nelrod Company to complete the attached updated Utility Allowance Schedule (see attached) for the New Brunswick Housing Authority.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratifies and approves the attached updated Utility Allowance Schedule effective March 24, 2024.

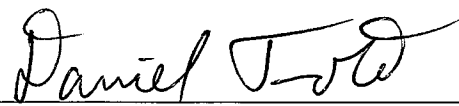
Passed on this 24 day of April 2024 (See attached Vote Box)

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL			✓			
DUNLAP			✓			
GIORGIANNI			✓			
MEDINA HERNANDEZ						✓
WOLDE			✓			
PETIX						✓
CHAIRPERSON WRIGHT			✓			

Passed on this 24th day of April, 2024 (see Attached Vote Box)



ZACHARY WRIGHT, Chairperson



DANIEL TOTO, Executive Director
And Secretary to the Board