

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD Special MEETING MINUTES
December 4, 2024

1. CALL TO ORDER

The Rescheduled Special meeting of the New Brunswick Housing Authority was called to order at 5PM on December 4, 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

None

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024-5822 #57

Resolution authorizing and approving the payment of bills for the month of October 2024 for the New Brunswick Housing Authority.

ROLLCALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2024-12/4 #58 (Tabled)

Resolution ratifying, authorizing, and approving payment of bills for the month of November 2024 for the New Brunswick Housing Authority.

ROLLCALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2024-12/4 #59

Resolution ratifying and approving Commissioner Travel to Atlantic City for the NJLM convention 2024.

ROLLCALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2024-12/4 #60

Resolution approving the Executive Director Dan Toto employment contract for 2025-2026 with a 3 year option to approve Director Toto.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

Director Toto thanked the board for their trust in him and echoed the need to bring new quality housing to the residents he serves. The commissioners congratulated Director Toto after the meeting went into closed session led by Mr. Manfredi legal counsel for NBHA.

NBHA RESOLUTION 2024-12/4 #61

Resolution Approving regular Board meeting dates for calendar year 2025.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

NBHA RESOLUTION 2024-12/4 #62

Resolution Approving the Conversion to RAD for the former Hoffman Pavillion Senior bldg.. located at 75 Neilsen St. New Brunswick NJ. Hildebrand Commons

(Pennrose).

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

Tanya Dempsey led the meeting for CSG consulting to summarize what Pennrose is anticipating for the closing deal of Hildebrand Commons as they are waiting for NJHMFA to set the tentative date. We were told that Pennrose has completed their portion of the deal and they deal is with NJHMFA as they are delayed.

Commissioner Wolde had financing questions and Tanya addressed them in force. Dempsey said deal was roughly 38 million plus and that we were going to have 35 senior vouchers there in addition to it being all affordable. Project has been limping along for 15 years and finally we are at a serious position. Many of the residents were originally relocated at Harvey St. location owned by Pennrose 15 years ago. Wolde wanted to know when the tax credits would expire. Dempsey said by the end of next year.

NBHA RESOLUTION 2024-12/4 #63

Resolution Authorizing the Pursuit of a Redevelopment deal option for Schwartz Homes and Robeson Village by way of a Section 18 application for the redevelopment of Schwartz Homes and Robeson Village.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

Executive Director Toto stated that this was his number 1 goal when he was interviewing for the position to bring new housing for the residents of Schwartz and Robeson Village. Tanya Dempsey Staff highlight 3 plans and are willing to come up with more housing concepts. Ariel Aufgang did the initial draft and presented it to the board with plenty of questions by all board members and it's a work in progress. "what is your appetite and how large of small do you want this project is up to you" A mix community with the understanding that 259 units of low income must be restored on the site. A full-Rebuild concept is in front of the BOC at NBHA. They had 3 great options in front of them for discussion and the 4 residents input which took place in September and will continue to be in the conversation.

The Commissioners wanted to be clear that new housing is definitely needed on this property and that they want to explore the best route to get there in making the project happen. All commissioners had intelligent questions and concerns and this is the first step in many conversations to bring it to fruition. It's about creating a plan and forming a budget to work with the community and stakeholders engagement is essential. The consultants have done over a dozen of these plans over the years. Locations in NYC, LA, Minneapolis, Orlando and Maine on air force base. Visioning is the key to make this project successful.

NBHA RESOLUTION 2024-12/4 #64

Adoption of Late Submission of FYE 2025 annual budget to the DCA because the Annual plan update needed to be readvertised for open public comment period.

Executive Session if needed.

ROLLCALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

This key component of transparency needed to occur so the wish list of items on out 1 year and 5 year play in in conformity.

NBHA RESOLUTION #65

Motion to go into Executive Session by Chairman Wright and 2nd by Medina-Hernandez.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 5-0-0-1.

6. Report of the Secretary

Director Toto spoke about the Housing Crisis and commented on the resignation of Commissioner Petix. Looking forward to Commissioners being given the opportunity to go to trainings and exploring the much needed new development of housing stock for the individuals we serve.

7. PUBLIC COMMENT

Charlie Kratovil wants to talk the Agenda items on the packet. He congratulated Mr. Toto on being given a contract for E.D. He wants to see the resolution and the contract agreement. Once Mr. Toto receives it he will give Mr. Kratovil a copy. Executive Director Toto will get back to Charlies comments. Mr. Kratovil wanted to know how many faircloth to Rad units we were going to have and Kratovil wanted to know about section 18 and what law it derives from. Both questions answered by Dempsey and legal counsel Manfredi. Dempsey said 48 units. Manfredi said section 18 is a HUD program which provides demolition and disposition funds for the revitalization of housing properties that are obsolete and provides additional homes to be built in that affected area. Kratovil wanted to know about the Abundant life project that is being litigated in court.

Mr. Kratovil wanted to know about the resident who allegedly had their Christmas Decorations taken down. Mr. Toto said tenant was warned 4 separate times and that tenant know they could not put up props or inside furniture outdoors.

8. UNFINISHED BUSINESS

The NBHA went into executive session for a personnel matter.

9. RESOLUTIONS

10. ADJOURN

Motion to adjourn

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

The meeting was adjourned at approximately 9:30 PM.