

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**BOARD MEETING MINUTES**  
**January 22, 2025**

**1. CALL TO ORDER**

The meeting of the New Brunswick Housing Authority was called to order at 6:45PM on January 22, 2025.

**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 Dale Caldwell (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, Caldwell

Nays: none

Abstentions: none

Absent:

**The motion carried 6-0-0.**

## **NBHA RESOLUTION 2025-1/22 #01**

Resolution Approving Designation of AST New Brunswick, LLC ("AST-NB") as Redeveloper of an 8 story, 217,600 sq. ft. Office Building on 172 New Street (Block 144, Lots 14.01, 16-19, 20.01, 22.01 and 37-44) in the New Redmond II Redevelopment Plan Area.

### **ROLL CALL:**

Ayes: Wright, Giorgianni, Wolde, Dunlap, Caldwell

Nays: Medina-Hernandez

Abstentions: none

Absent: none

The motion carried 5-1-0.

Mr. Hoffman gave the presentation about the concept plan that was given to the public and its on our website. Office building concept. Bldg going to be leased to the county and prosecutors office. Provident bank is financing part of the deal. Approving the project is before the board. Brian Nelson is the attorney for AST LLC. Project is already laid out by Mr. Hoffman. Robert D'Anton is present at the meeting via zoom. Project site is described into 2.1 acres. 8 story building being proposed and foot print on 200 thousand square feet of office space. There is a bike parking stalls requirement (29). Architect Matt presented the design. Commissioner Wolde wanted to know about parking and bike parking. He wants to know about Solar panel. Wanted to know about relocating some homes? He was interrupted by commissioner Medina Hernandez in asking about the homes being lost bc of the potential demolition of certain homes. Also inquired about PSE&G cobra head lighting for side walks. Meeting of lighting requirements is something PSE&G will highlight.

Chairman Wright asked about something that was not being considered for the front of New st. Commissioner wolde wanted to know about the administrative fee 10K. Wolde wants them to go over financing now. 155 million dollar project 30% Of private equity by Mr. D'Anton (AST). 70% is being financed. There is sufficient equity. Commissioner Giorgianni wants to know about the deck across the street on New St. Hoffman answered it. Wolde wanted to know about the bike parking for 5 years...Is there a fund or not? Uncertain but Brian the attorney answer he will comply with the ordinance if there is one. Now Charlie Kratovil is asking about assurances with the lease holders or agreement with the county in having a firm commitment. Brian answers that they have to be designated as the redeveloper first and then they will pursue the County intent to lease. Chairman Wright is in agreement. Charlie is concerned about the current housing crisis and wants the NBHA board to know about it.

## **NBHA RESOLUTION 2025-1/22 #2**

Resolution Authorizing and Approving the payment of bills for the month of January 2025

### **ROLL CALL:**

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

Nays: none

Abstentions: none

Absent:

**The motion carried 6-0-0.**

## **NBHA RESOLUTION 2025-1/22 #3**

Resolution Authorizing and Approving the payment of bills for the month of December 2025

### **ROLL CALL:**

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

Nays: None

**Motion Carried 6-0-0.**

## **NBHA RESOLUTION 2025-1/22 #4**

Resolution Approving and Adopting the NBHA Annual Schedule of Meetings for Calendar Year 2025 for New Brunswick Housing Authority Board Meetings.

### **ROLL CALL:**

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

Nays: None

**Motion Carried 6-0-0.**

Director Toto wanted the board to approve the calendar of meeting dates NBHA board calendar. After it was submitted this new calendar was officially adopted. Commissioner Medina Hernandez praised the maintenance staff for an outstanding job on the snow removal. ED Toto also praised the staff.

#### **6. Report of the Secretary**

Director Toto spoke about the Digital Divide among poor and well off students. Setting up a plan to bring the internet to all residents in PHA units. 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 know if the website was updated to contain redevelopment deals on it? Wants to know if Tom Kelso attorney was involved with the AST development deal? Toto said not to his knowledge. Charlie wants to know about the current condition of 100 Jersey avenue. Falling bricks. Mr. Toto said he will look into it. Charlie wants to know about the Abundant life project on Lower Geroge Street project. Mr. Hoffman answer for the Housing Authority provided the legal status of the case before the court. Kratovil wanted to know about the Abundant life project that is being litigated in court. Charlie wanted to tell us how easily it would be to audio record our own meetings.

No one else commented from the public comment period over at this point.

#### **8. UNFINISHED BUSINESS**

The NBHA Executive Director confirmed no other business needed to be addressed and moving onto New Business.

#### **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 9:00 PM.**

# SECTION 5 RESOLUTIONS

## **NBHA RESOLUTION 2025-2/26 #6**

Resolution Authorizing and Approving the payment of bills for the month of January 2025.

## **NBHA RESOLUTION 2025-2/26 #7 (Executive Session if Needed)**