

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**BOARD MEETING MINUTES**  
**February 26, 2025**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on February 26, 2025.

**2. OPEN PUBLIC MEETING NOTICE ACT**

Mr. Dan Toto, Executive Director of the New Brunswick Housing Authority (Secretary) read the Notice of Public Meeting.

**3. 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)

**ALSO PRESENT**

Dan Toto, Executive Director (via Zoom video)  
Mr. Alberto Camacho, NBHA Legal (via Zoom video)

**4. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**5. CONSIDERATION OF MINUTES**

Motion: Commissioner Wright made a motion to approve the minutes from the January 24, 2025 Board meeting. Commissioner Medina Hernandez seconded.

**ROLL CALL:**

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

Nays: none

Abstentions: none

Absent: Caldwell

**The motion carried 5-0-0-1.**

## **6. PUBLIC COMMENT**

Toto opened it up for public comment now. Charlie KRATOVIL wanted to welcome the new liaison, taking a look at the 100 Jersey Ave conduct and check up on the developers throughout the City. Likes the Digital equity plan we are trying to implement on the property. Likes the pursuit. Wants the NBHA website to get better. Wants to know the name of the new finance controller.

Mr. Kratovil encouraged the housing authority to update its website with particular focus on the redevelopment projects and other items to increase transparency.

Motion to close public comment was made by Commissioner Wright, seconded by Commissioner Giorgianni.

## **ROLL CALL:**

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

Nays: none

Abstentions: none

Absent: Caldwell

**The motion carried 5-0-0-1.**

## **7. REPORT OF THE SECRETARY**

Mr. Toto made the following report on 100 Jersey Avenue current condition and waiting on Mr. Hoffman redevelopment counsel for his update and summary at the next meeting. Toto said he wants to bring a Digital bridge to the population we serve. Middlesex county gave out a scholarship from monies NBHA gave sometime ago. NBHA is currently at 878 vouchers the most that we have ever had. Staff doing a great job serving the population we handle and the prospective tenants who seek housing and the relative process. Toto also brought a resolution from the floor "walk up" for Auditing services by Giampaolo LLC. Legal counsel Camacho verified legally that Toto had the ability to walk on a resolution for this service. Commissioner Dunlap wanted to know who else bid? Toto said they were the only firm to reply. Commissioner Wolde wants to know what budget year is being Audited. Toto said 2024. Will be done on March 13, 2024. Chairman Wright wanted to move the vote on this matter and clarified the options to move forward. Matthew Ferguson City of New Brunswick Councilman was introduced as the new liaison to the board. He has a masters in urban planning. He is pleased to be on the board and happy to be available. Toto opened it up for public comment now. Charlie KRATOVIL wanted to welcome the new liaison, taking a look at the 100 Jersey Ave conduct and check up on the developers throughout the City. Likes the Digital equity plan we are trying to implement on the property. Likes the pursuit. Wants the NBHA website to get better. Wants to know the name of the new finance controller.

## **8. RESOLUTIONS**

Resolution 2025-2/26 #6

Resolution approving payment of bills for February 2025

### **ROLL CALL:**

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

Nays: none

Abstentions: none

Absent: Caldwell

**The motion carried 5-0-0-1.**

Resolution Authorizing and Approving as a walk up resolution from the floor for Auditing services for the FY 2024.

### **ROLL CALL:**

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

Nays: none

Abstentions: none

Absent: Caldwell

**The motion carried 5-0-0-1.**

## **9. ADJOURN**

### **Motion to adjourn**

**Motion:** The motion was moved by Commissioner Wolde and seconded by Commissioner Medina- Hernandez which passed unanimously.

### **ROLL CALL:**

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

Nays: none

**The meeting was adjourned at approximately 7:10 PM.**

## CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, Dan Toto, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, March 26, 2025, as the official minutes to be entered into record.



Dan Toto  
Executive Director

Date: March 26, 2024

Certified To Be a True Original Copy



Tony Muzi