

NBHA RESOLUTION 2025 – 3/26 #8

Resolution to Authorize and Approve Annual Auditing Services Contract to Giampaolo & Associates at an hourly rate of \$225 for principals and \$150 an hour for managers not to Exceed \$17,570 approved previous NBHA board meeting on 2/26/25 from the floor resolution approved.

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

NBHA RESOLUTION 2025 – 2/26 #8

Resolution to Authorize and Approve Annual Auditing Services Contract to Giampaolo & Associates at an hourly rate of \$225 for principals and \$150 an hour for managers not to Exceed \$17,570 approved previous NBHA board meeting on 2/26/25 from the floor resolution approved.

WHEREAS, pursuant to Federal and State regulations, the Comptroller General of the United States and the New Jersey– Division of Local Government Services, have the right to annually audit the books and records of the New Brunswick Housing Authority pertinent to its Operating Accounts; and

WHEREAS, the United States Government and the New Jersey Department of Community Affairs has authorized local public housing agencies to procure such an audit by an independent public accountant in lieu of auditing by them; and

WHEREAS, the New Brunswick Housing and Redevelopment Authority is in need of an Independent Public Accountant to perform those annual auditing services and

WHEREAS, auditing services are professional services within the meaning of the New Jersey Public Contracts Law and are, therefore, exempt from bidding requirements; and


WHEREAS, the Authority has the monies available for payment of such Annual Auditing Services in Fiscal Year Ending 6/30/2024 Budget; and

WHEREAS, the Executive Director has caused a Request for Proposals for said auditing services to be advertised two (2) times and proposals were submitted and evaluated in accordance with the Competitive Proposal process and the Proposal of GIAMPAOLO & ASSOCIATES was rated to be the most beneficial to the needs of the Housing Authority and acceptance thereof was accordingly recommended;


NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the city of New Brunswick does hereby approve and accept said bid for Annual Auditing Services in accordance with the proposal by **GIAMPAOLO & ASSOCIATES** not to exceed \$17,570 dollars;

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby authorize and direct the Executive Director to execute a Contract on behalf of the New Brunswick Housing and Redevelopment Authority with **GIAMPAOLO & ASSOCIATES** for said Annual Auditing Services for FYE 6/30/2024.

Passed on this 26th day of March, 2025 (see Attached Vote Box)



ZACHARY WRIGHT, Chairperson



DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION # 2025 – 3/26 #9

Resolution approving, authorizing, and ratifying payment of bills for February 2025.

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

NBHA RESOLUTION 2025 – 3/26 #10

Resolution to Authorize and Approve Architectural & Engineering Services hourly rate of \$45 an hour for administrative services, \$195 for Principle Architects, \$160 for Principle Engineer and \$275 an hour for Senior Principles not to Exceed \$60,000.

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 (NJS.A.40A: 12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the Housing Authority is in need of Architectural & Engineering Services to its public housing units; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for a request for proposals which ran from 1/19/25-1/26/25 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for requests for proposals, the Housing Authority issued RFP packages and responses were reviewed and scored the New Brunswick Housing Authority; and

WHEREAS, following review of all proposals received, the proposal received by Joseph F. McKernan Jr, RA Architects & Associates, LLC in amounts not to exceed \$60,000 was determined to represent the best value for the Housing Authority; and

WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in CFP and operation budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said proposal for Architectural and Engineering services from Joseph F. McKernan Jr, RA Architects & Associates, LLC in a total amount not to exceed \$60,000 dollars.

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #10

Resolution to Authorize and Approve Architectural & Engineering Services hourly rate of \$45 an hour for administrative services, \$195 for Principle Architects, \$160 for Principle Engineer and \$275 an hour for Senior Principles not to Exceed \$60,000.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/25 #11

Resolution to Authorize and Approve Redevelopment Legal Services not to Exceed an averaged hourly rate of \$300 for litigation and complex legal services and \$300 for all other services, paralegal services \$110 an hour.

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 (NJS.A.40A: 12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the Housing Authority is in need of Redevelopment Legal Services; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for a request for proposals which ran from 1/19/25-1/26/25 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for requests for proposals, the Housing Authority issued RFP packages and responses were reviewed and scored the New Brunswick Housing Authority; and

WHEREAS, following review of all proposals received, the proposal received by Wilentz, Goldman & Spitzer, PA with an average hourly rate of \$300 (litigation, other legal and paralegal) was determined to represent the best value for the Housing Authority; and

WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in its budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said proposal for Redevelopment Legal services from Wilentz, Goldman & Spitzer, PA, LLC with an average hourly rate of \$300.

Passed on this 26th day of March, 2025 (see Attached Vote Box)


ZACHARY WRIGHT, Chairperson


DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #11

Resolution to Authorize and Approve Redevelopment Legal Services not to Exceed an averaged hourly rate of \$230

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #12

Resolution to Authorize and Approve a contract with AMA Consulting LLC for Management Consulting Services with an hourly rate of \$175 an hour not to Exceed \$130,000.

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 Management Consultant Services; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for a request for proposals which ran from 3/26/25-3/26/26 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for requests for proposals, the Housing Authority issued RFP packages and responses were reviewed and scored the New Brunswick Housing Authority; and

WHEREAS, following review of all proposals received, the proposal received by AMA Consulting, LLC not to exceed amount of \$130,000 was determined to represent the best value for the Housing Authority; and

WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in its budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said proposal for Management Consulting services from AMA Consulting, LLC in a total amount not to exceed \$130,000.

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025- 3/26 #12

Resolution to Authorize and Approve a contract with AMA Consulting LLC for Management Consulting Services with an hourly rate of \$175 an hour and not to Exceed \$130,000.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

[Signature Box]

ZACHARY WRIGHT, Chairperson

[Signature Box]

DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #13

Resolution to Authorize and Approve General Fee Accounting Services with an hourly rate of \$190 Partners and \$145 Senior Accountant not to Exceed \$59,000

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 General Fee Accounting Services; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for a request for proposals which ran from 1/19/25-1/26/25 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for requests for proposals, the Housing Authority issued RFP packages and responses were reviewed and scored the New Brunswick Housing Authority; and

WHEREAS, following review of all proposals received, the proposal received by Polcari & Company, certified public accountants, in an not to exceed amount of \$59,000 was determined to represent the best value for the Housing Authority; and


WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in its budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said proposal for General Fee Accounting Services from Polcari & Company in a total amount not to exceed \$59,000.

Passed on this 26th day of March, 2025 (see Attached Vote Box)


ZACHARY WRIGHT, Chairperson


DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #13

Resolution to Authorize and Approve General Fee Accounting Services at a hourly rate of \$190 Partners an hour and \$145 Senior Accountant not to Exceed \$59,000.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #14

Resolution to Authorize and Approve a contract with Magic Touch Construction for Unit Modernization and Maintenance Repair at a hourly rate of \$110 not to Exceed \$150,000.

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 (NJS.A.40A: 12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the Housing Authority is in need of capital improvement to its public housing units including unit modernization and maintenance repairs at its AMP 1 property; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids and pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received Magic Construction in amounts not to exceed \$150,000 and it was determined that the contractor was the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A: 11-2 and federal procurement regulations; and

WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has determined that these funds are available for payment of such services in CFP and operation budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said bid for unit modernization and maintenance repairs from Magic Construction in a total amount not to exceed \$150,000 dollars.

Passed on this 26th day of March, 2025 (see Attached Vote Box)


ZACHARY WRIGHT, Chairperson


DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #14

Resolution to Authorize and Approve a contract with Magic Touch Construction for Unit modernization and Maintenance Repair with a hourly rate of \$110.00 not to Exceed \$150,000.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIÉL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #15

Resolution to Authorize and Approve a contract with Magic Touch Construction for Plumbing Repair and Maintenance not to Exceed \$116.99 an hour not to exceed \$150,000.

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 Plumbing Repair and Maintenance to its public housing units including unit modernization and maintenance repairs at its AMP 1 property; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids which ran from 1/19/25-1/26/25 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received Magic Construction with an hourly rate not to exceed \$116.99 per hour and it was determined that the contractor was the lowest responsible bidder pursuant to N.J.S.A.

40A:11-4, N.J.S.A 40A: 11-2 and federal procurement regulations; and

WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has determined that these funds are available for payment of such services in CFP and operation budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said bid for Plumbing repair and maintenance from Magic Construction with an hourly rate of \$116.99 per hour and not to exceed \$150,000.

Passed on this 26th day of February, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #15

Resolution to Authorize and Approve a contract with Magic Touch Construction for Plumbing and Maintenance Repair with a hourly rate of \$116.00 not to Exceed \$150,000.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #16

Resolution to Authorize and Approve a contract with Magic Touch Construction for Maintenance and Repair at a hourly rate from \$100 an hour to \$150 an hour for maintenance turn around units not to Exceed \$150,000.

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 (NJS.A.40A: 12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the Housing Authority is in need of Maintenance and Repair to its public housing units including unit modernization and maintenance repairs at its AMP 1 property; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids which ran from 1/19/25-1/26/25 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received Magic Construction in amounts not to exceed \$100,000 and it was determined that the contractor was the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A: 11-2 and federal procurement regulations; and

WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has determined that these funds are available for payment of such services in CFP and operation budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said bid for Maintenance turn around units and Repair from Magic Construction in a total amount not to exceed \$150,000 dollars.

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #16

Resolution to Authorize and Approve a contract with Magic Touch Construction for Maintenance and Repair at a hourly rate from \$100 an hour to \$150 an hour for maintenance turn around units not to Exceed \$100,000.

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

NBHA RESOLUTION 2025 – 3/26 #17

Resolution to Authorize and Approve a contract with Magic Touch Construction for Electrical Repair and Maintenance for \$122.10 an hour not to exceed \$100,000.

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 (NJS.A.40A: 12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the Housing Authority is in need of Electrical Repair and Maintenance to its public housing units including unit modernization and maintenance repairs at its AMP 1 property; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids which ran from 1/19/25-1/26/25 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received by Magic Construction for an hourly rate not to exceed \$122.00 and it was determined that the contractor was the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A: 11-2 and federal procurement regulations; and

WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has determined that these funds are available for payment of such services in CFP and operation budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said bid for Electrical Repair and Maintenance from Magic Construction with an hourly rate of \$122.00 an hour not to exceed \$100,000.

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #17

Resolution to Authorize and Approve a contract with Magic Construction for Electrical Repair and Maintenance with an hourly rate of \$122.00 an hour not to exceed \$100,000.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #18

Resolution to remove former employees from the PNC bank, Amboy Bank, BNY Mellon Bank accounts and add Anthony Muzi, MBA CPA to the PNC bank, Amboy Bank and BNY Mellon Bank accounts.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025-3/26 #19

Resolution to Authorize and Approve a Risk Manager/Broker from Alamo Insurance Group fee not to exceed 6% of assessment cost to the JIF. No additional cost to the NBHA.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #20

Resolution to extend another 30 days on certain Contracts while procurement process finishes at no extra cost

Pulled Resolution No action Taken.

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

Passed on this 26th day of March, 2025 (see Attached Vote Box)

ZACHARY WRIGHT, Chairperson

DANIEL TOTO, Executive Director
And Secretary to the Board