

## NOTICE OF MEETING

This meeting of the Board of Commissioners will take place electronically, in accordance with the Open Public Meetings Act, specifically N.J.S.A. 10:4-9.3. Notice of this meeting was given by (1) public advertisement with sufficient notice herewith to the Home News Tribune, N.J.; (2) filing advance written notice of this meeting with the City Clerk's Office and (3) posting this notice on the public website of the Housing Authority. During the meeting, participants, including members of the public, may be muted by the host, however there will be an opportunity for them to participate and speak during the public portion of the meeting where participants will be unmuted at their request. Meeting Date and Time: 3/26/25 at 6:45 p.m.

Meeting Date and Time: 3/26/25 at 6:45 p.m. using the below link:

Join Zoom Meeting Link: <https://bit.ly/30BRs18>

Meeting ID: 836 9705 7370

Passcode: 030306

Phone: 1-646-558-8656

Notice is hereby given that the Housing Authority of the City of New Brunswick (NBHA) will hold a Meeting of the Board of Commissioners on Wednesday, 3/26/24 at 6:45 p.m. via ZOOM using internet technology.

## AGENDA

Roll Call, Call to Order (Chairperson)

Reading of the Public Notice and Pledge of Allegiance

Consideration of Meeting Minutes

Public Comment

Report of Secretary and Committee Reports

Informational Item – Update from 100 Jersey Ave and other assigned Redevelopment properties,

Pennrose, LLC on Hildebrand Commons, Digital Divide progress,

Unfinished Business

New Business (Resolutions)

### **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.

### **NBHA RESOLUTION 2025 – 3/26 #9**

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

### **NBHA RESOLUTION 2025 – 3/26 #10**

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

**NBHA RESOLUTION 2025 – 3/26 #11**

Resolution to Authorize and Approve Wilentz law firm 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 \$110.00 an hour.

**NBHA RESOLUTION 2025 – 3/26 #12**

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

**NBHA RESOLUTION 2025 – 3/26 #13**

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

**NBHA RESOLUTION 2025 – 3/26 #14**

Resolution to Authorize and Approve a contract with Magic Touch Construction for Unit Modernization and Maintenance Repair for \$110.00 an hour not to Exceed \$150,000.

**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.

**NBHA RESOLUTION 2025 – 3/26 #16**

Resolution to Authorize and Approve Magic Touch Construction Maintenance and Repair for an hourly rate from \$100 an hour to \$150.00 an hour for maintenance turn around units not to Exceed \$150,000.

**NBHA RESOLUTION 2025 – 3/26 #17**

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

**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.

**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.

**NBHA RESOLUTION 2025 – 3/26 #20**

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

**NBHA RESOLUTION 2025-3/26#21 (Executive Session if Needed)****Adjournment**

The meeting may also include other NBHA business and redevelopment matters deemed necessary by the Board of Commissioners.