

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

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on April 23, 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 Blevins (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 March 26 2025 Board meeting. Commissioner Dunlap seconded.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina Hernandez

The motion carried 4-0-1-2.

6. PUBLIC COMMENT

Toto opened it up for public comment now. Charlie KRATOVIL wanted to welcome the new Commissioner Blevins. Thanks the BOC for taking action on the developers. Appreciates the update on the Pennrose development and modernizing the Schwartz Holmes property. Charlie thinks we could make the meetings public for the development of Schwartz Holmes. redevelopment projects and other items to increase transparency. Charlie wanted to know how AMA consulting came about? Toto said he was vetted pretty good and that they will help with the HUD demands and he will be presenting later in the meeting. Save your questions for him. Toto said lets stop wasting time and be cognizant of tax payers money. We are in dire need for new housing. Chairman Wright said we are on the right path we have every intention in involving folks maybe not on the color of the steps or the color of the grass or the height of the grass but they will be included as they were initially when we had 120 residents in the community center

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

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Blevins

Nays: none

Abstentions:

Absent: Caldwell, Medina Hernandez

The motion carried 5-0-0-2

7. REPORT OF THE SECRETARY

New commissioner David Blevins was sworn in by legal Counsel Alberto Camacho.

6 Redevelopment projects summary letters were given to the commissioners by Mr. Hoffman and commissioners wanted to proceed accordingly. Chairman Wright wants to move on the developers. Target dates are important. Full agreement with counsel. Commissioner Wolde is concerned about the delay. Toto said we have to follow the legal agreement with the developer.

Camacho agreed with the summary and confirmed.

8. RESOLUTIONS

Resolution 2025-3/26 #8

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.

Director Toto said no findings were found by the Auditors.

ROLLCALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina Hernandez

The motion carried 4-0-1-2.

Resolution approving payment of bills for February 2025

Resolution 2025-3/26 #9

ROLLCALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Blevins,

Nays: none

Abstentions: none

Absent: Caldwell, Medina-Hernandez

The motion carried 5-0-0-2.

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.

Mr. Wolde asked a question if it was enough money for the services.

ROLLCALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4-0-1-2.

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.

Wolde asked why the Law Firm did not have a not to exceed cost. Camacho said that its paid out of the developer only account.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4 -0-1-2.

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.

Mr. Curtiss Caudill gave an overview of his Consulting firm.. Admin and Acop plans. Working with Newark and Linden PHAs. They make authorities better. Director Toto asked if Charlie Kratovil was still available to ask his questions but he was at Linden PHA. This consulting firm is minority owned..(Woman)

Toto will use the consulting firm to hear grievances as well. Curtiss want to De-Regulate certain aspects of HUD. Right now there is a lot going on at the Fed level. Efficiency and Compliance is the focus.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4 -0-1-2.

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.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4 -0-1-2.

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.

Wolde wants to know if other contractors have applied. Director Toto said the same theme is that contractors do not want to handle the RFP process it's a small pool. HUD needs to lighten up a little bit...

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4 -0-1-2.

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.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4 -0-1-2.

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.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4 -0-1-2.

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.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4-0-1-2.

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.

Wolde wants to know why this has to be done. Tony Muzi needs to have access to the banks so he can remove the former employees and put himself on to handle accts.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Blevins

Nays: none

Abstentions:

Absent: Caldwell, Medina-Hernandez

The motion carried 5-0-2.

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.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright,

Nays: none

Abstentions: Blevins

Absent: Caldwell, Medina-Hernandez

The motion carried 4-0-1-2.

NBHA RESOLUTION 2025 – 3/26 #20

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

- **This resolution was pulled. No Action Taken**

NBHA RESOLUTION 2025-3/26#21

Resolution Ratifying and Approving the Redevised Utility Allowances Schedule for use in the Housing Choice Program. Director Toto gave a breakdown of its use.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Blevins

Nays: none

Abstentions: none

Absent: Caldwell, Medina-Hernandez

The motion carried 5 -0-2.

NBHA RESOLUTION 2025-3/26#22 (Executive Session if Needed)

9. ADJOURN

Motion to adjourn

Motion: The motion was moved by Commissioner Wolde and seconded by Commissioner which passed unanimously.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Blevins

Nays: none

The meeting was adjourned at approximately 9:10 PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

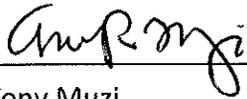
I, Dan Toto, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, March 26, 2025, as the official minutes to be entered into record.



Dan Toto
Executive Director

Date: March 26, 202~~4~~5

Certified To Be a True Original Copy



Tony Muzi

NBHA RESOLUTION 2025-4/23 #23

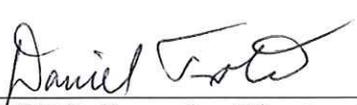
Resolution to Authorize and Approve the Nokia H2 project (Block 17.01, Lot 1.05). Change of ownership of the Redeveloper which now consist of SJP New Brunswick, LLC, an experienced developer and real estate investment trust controlled by Morgan Stanley and Nokia.

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

Passed on this 23th day of April, 2025 (see Attached Vote Box)



ZACHARY WRIGHT, Chairperson



DANIEL TOTO, Executive Director And Secretary to the Board

NBHA RESOLUTION 2025-4/23 #24

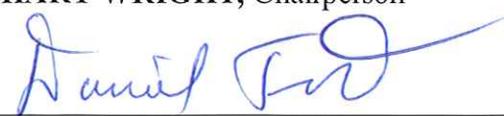
Resolution to Authorize the introduction of the July 1, 2025 to June 30, 2026 NBHA budget to the New Jersey DCA.

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

Passed on this 23th day of April 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.

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

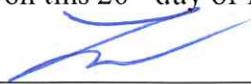
WHEREAS, following review of all proposals received, the proposal received by Joseph F. McKernan Jr, RA Architects & Associates, LLC in amounts not to exceed \$60,000 was determined to represent the best value for the Housing Authority; and

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

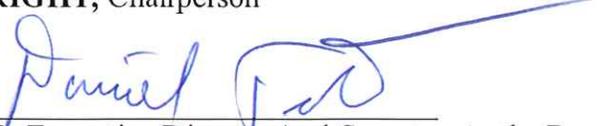
WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in CFP and operation budgets;

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

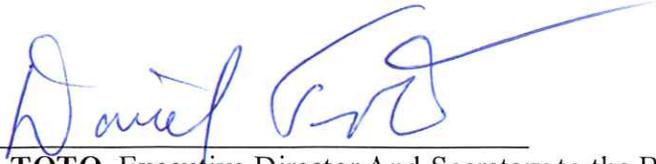
Resolution to Authorize and Approve Architectural & Engineering Services hourly rate of \$45 an hour for administrative services, \$195 for Principle Architects, \$160 for Principle Engineer and \$275 an hour for Senior Principals not to Exceed \$60,000.

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI			✓			
MEDINA HERNANDEZ	2 nd					
WOLDE						✓
PETIX			✓			
CHAIRPERSON WRIGHT	M		✓			

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



ZACHARY WRIGHT, Chairperson

A handwritten signature in blue ink, appearing to read "Daniel Toto", with a long horizontal flourish extending to the right.

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 (N.J.S.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

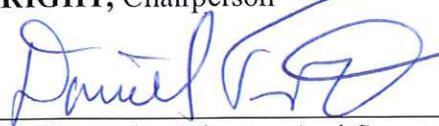
WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in its budgets;

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

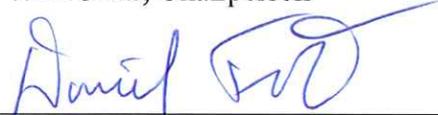
Resolution to Authorize and Approve Redevelopment Legal Services not to Exceed an averaged hourly rate of \$230

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI		2	✓			
MEDINA HERNANDEZ			✓			
WOLDE						✓
BELVINS			✓			
CHAIRPERSON WRIGHT	M		✓			

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

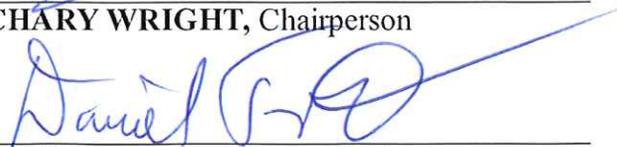
WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in its budgets;

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



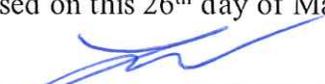
DANIEL TOTO, Executive Director
And Secretary to the Board

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		2	✓			
WOLDE			✓			✓
BLEVINS			✓			
CHAIRPERSON WRIGHT	m		✓			

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 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 (NJS.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

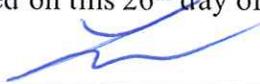
WHEREAS, following review of all proposals received, the proposal received by Polcari & Company, certified public accountants, in an not to exceed amount of \$59,000 was determined to represent the best value for the Housing Authority; and

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

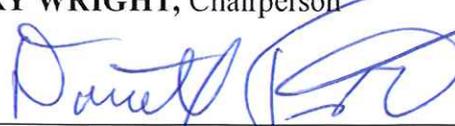
WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in its budgets;

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



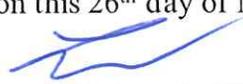
DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #13

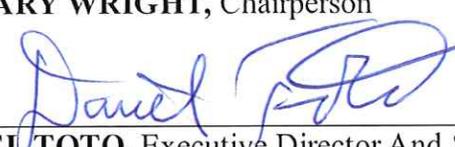
Resolution to Authorize and Approve General Fee Accounting Services at a hourly rate of \$190 Partners an hour and \$145 Senior Accountant not to Exceed \$59,000.

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI	M		✓			
MEDINA HERNANDEZ		2nd	✓			
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 (N.J.S.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

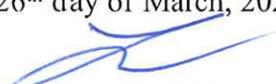
WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received Magic Construction in amounts not to exceed \$150,000 and it was determined that the contractor was the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A: 11-2 and federal procurement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

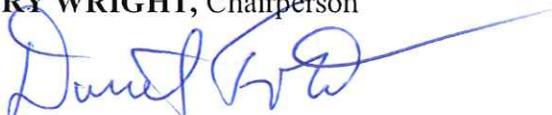
WHEREAS, the Housing Authority has determined that these funds are available for payment of such services in CFP and operation budgets;

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

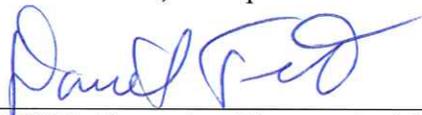
Resolution to Authorize and Approve a contract with Magic Touch Construction for Unit modernization and Maintenance Repair with a hourly rate of \$110.00 not to Exceed \$150,000.

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI			✓			
MEDINA HERNANDEZ		2nd	✓			
WOLDE						✓
BEVLINS			✓			
CHAIRPERSON WRIGHT	M		✓			

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 #15

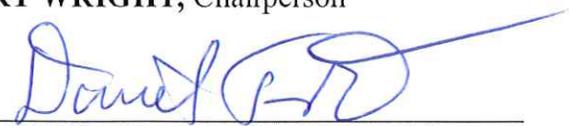
Resolution to Authorize and Approve a contract with Magic Touch Construction for Plumbing and Maintenance Repair with a hourly rate of \$116.00 not to Exceed \$150,000.

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI		2nd	✓			
MEDINA HERNANDEZ			✓			
WOLDE						✓
BLEVINS			✓			
CHAIRPERSON WRIGHT	M		✓			

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 #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 (NJS.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;

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.

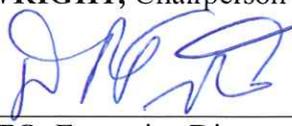
COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI		2nd	✓			
MEDINA HERNANDEZ			✓			
WOLDE						✓
BLEVINS			✓			
CHAIRPERSON WRIGHT	M		✓			

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 #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 (N.J.S.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

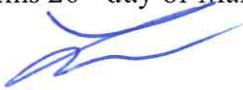
WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received Magic Construction in amounts not to exceed \$100,000 and it was determined that the contractor was the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A 40A: 11-2 and federal procurement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

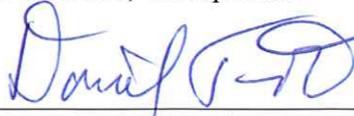
WHEREAS, the Housing Authority has determined that these funds are available for payment of such services in CFP and operation budgets;

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 #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 (N.J.S.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

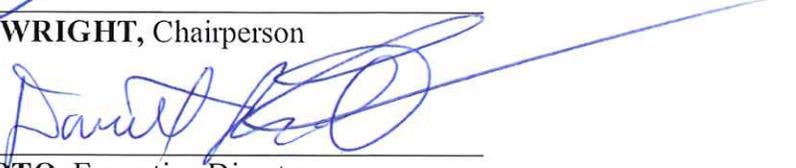
WHEREAS, the Housing Authority has determined that these funds are available for payment of such services in CFP and operation budgets;

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



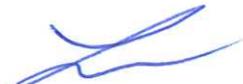
DANIEL TOTO, Executive Director
And Secretary to the Board

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		2nd	✓			
WOLDE						✓
BLEVINS			✓			
CHAIRPERSON WRIGHT	M		✓			

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

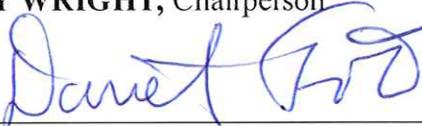
Resolution to remove former employees from the PNC bank, Amboy Bank, BNY Mellon Bank accounts and add Anthony Muzi, MBA CPA to the PNC bank, Amboy Bank and BNY Mellon Bank accounts.

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI			✓			
MEDINA HERNANDEZ		2nd	✓			
WOLDE						✓
BLEVINS			✓			
CHAIRPERSON WRIGHT	M		✓			

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



ZACHARY WRIGHT, Chairperson



DANIEL TOTO, Executive Director
And Secretary to the Board

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		<i>JMD</i>	✓			
WOLDE						✓
BLEVINS			✓			
CHAIRPERSON WRIGHT	<i>M</i>		✓			

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

[Handwritten signature]

ZACHARY WRIGHT, Chairperson

[Handwritten signature: Daniel TOTO]

DANIEL TOTO, Executive Director
 And Secretary to the Board

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

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

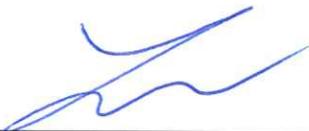
WHEREAS, the New Brunswick Housing Authority (NBHA) Board of Commissioners desires to extend existing contracts that have recently expired for an additional 30 days; and

WHEREAS, the NBHA benefits from having the services related to the contracts continue to provide the services in the existing scope of work continue to be provided without a gap in services; and

WHEREAS, the NBHA has funds available in the current contracts to cover the extension for these services to be provided; and

WHEREAS, the NBHA is conducting new procurements to enable competition and new contracts; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does approve and ratify the extension of contracts by 30 days



ZACHARY WRIGHT, Chairperson



DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2025 – 3/26 #20

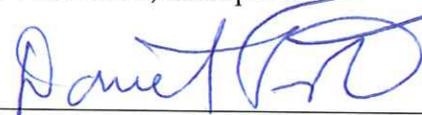
Resolution to extend another 30 days on certain Contracts while procurement process finishes at no extra cost

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

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 #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

Resolution Ratifying and Approving the Redevised Utility Allowances Schedule for use in the Housing Choice Program.

NBHA RESOLUTION 2025-3/26#22 (Executive Session if Needed)