

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
April 23, 2025

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on May 28, 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 4-0-0-2.

6. PUBLIC COMMENT

Toto opened it up for public comment now. Charlie KRATOVIL New Brunswick Today. Wishes new Commissioner Blevins again. He wants to know about 11 Spring Street Borraie Building. The LM project has not been designated yet. Intention is to be considered at the May meeting. Charlie wants to know about AST proposal change to the redevelopment plan. Hoffman got it from the Attorney for AST.

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 Dunlap.

ROLL CALL:

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

Nays: none

Abstentions:

Absent: Caldwell

The motion carried 6-0-0-1

7. REPORT OF THE SECRETARY

Mr. Hoffman went over the 6 Redevelopment projects to the BOC. We will post a more transparent development documents on the NBHA website. Hoffman provided a detailed report. Medina-Hernandez wanted to know the properties. Chairman Wright asked about the AST site. Hoffman said the County wants to lease it but nothing in writing as of yet. Abundant Life is delayed bc of legal action. Chair Wright wants to move to the 90 day letter. Fulton Sq. has been lagging to far behind potentially revoke the Designated Developer and make them come back to the board once they get squared away. Abundant life property legal matter has been resolved and the Judge ruled that the Plaintiffs did not have standing to bring the case. Should see development over the next year.

Pennrose Hildebrand Commons is finalized and we are waiting for the ground breaking. Closing is official. Suzanne Johnson is handling the Digital Divide concept.

Toto said we have to follow the legal agreement with the developer.

8. RESOLUTIONS

Resolution approving payment of bills for March 2025

Resolution 2025-4/23 #22

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

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 developer and real estate investment trust controlled by Morgan Stanley and Nokia.

Hoffman said a financial closing by May and a ground breaking soon after. 36 month development. Core Shell building was explained by Commissioner Giorgianni. Where you build the shell of a building

Commissioner Dunlap asked if solar panels were going to be used on this project. Hoffman said that pse&g can handle it. Hoffman and Charlie Liebing explained the process to the BOC.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2025 4/23 #24

Resolution to Authorize the Introduction of the July 1, 2025 to June 30, 2026 NBHA budget to the NJ DCA

Mike Maurice our fee accountant gave a presentation to the BOC. Toto provided the BOC with a copy of the Budget. Anticipating a surplus of \$298,000 in operations, HCV and Voucher is \$115,840, \$107,900 for COCC/redevelopment. Our HUD subsidy is down. Our overall Budget is \$19,112.900. Tonight the BOC approves the budget and than it gets fastfile to the DCA, We currently have a \$521,590 surplus. Charlie Kratovil appreciates the transparency. Wants the introduced budget on the website.

ROLL CALL:

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

Nays: none

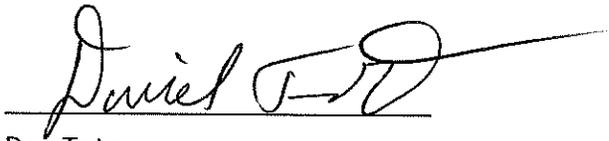
Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

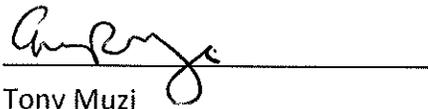
I, Dan Toto, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, April 23, 2025, as the official minutes to be entered into record.

A handwritten signature in black ink, appearing to read "Dan Toto", written over a horizontal line.

Dan Toto
Executive Director

Date: May 28, 2025

Certified To Be a True Original Copy

A handwritten signature in black ink, appearing to read "Tony Muzi", written over a horizontal line.

Tony Muzi