

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
June 28th and July 23,
2025

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on September 24, 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 Dale Caldwell (via Zoom video)
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 David Blevins (via Zoom video)
Commissioner Yessina Medina-Hernandez

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 May 28, 2025 Board meeting. Commissioner Dunlap seconded.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Blevins, Caldwell and Medina-Hernandez
Nays: none
Abstentions: none
Absent: none

The motion carried 7-0-0.

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, Caldwell, Medina Hernandez

Nays: none

Abstentions: none

Absent: none

The motion carried 7-0-0.

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 2025-5/28 #25

NBHA RESOLUTION 2025 – 5/28 #25

Resolution Approving, Authorizing, and Ratifying payment of bills for April 2025.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Blevins, Caldwell and Medina-Hernandez.

Nays: none

Abstentions: none

Absent: none

The motion carried 7-0-0.

Resolution 2025-5/28 #26

Resolution Approving revisions to the Redevelopment Agreement by and between the Housing Authority of the City of New Brunswick Acting as Redevelopment Agency and Fulton Square Urban Renewal, LLC

Resolution 2025-5/28 #26

ROLL CALL:

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

Nays: none

Abstentions: Medina-Hernandez

Absent: none

The motion carried 6-0-1.

NBHA RESOLUTION 2025 – 6/25 #27

Resolution Approving, Authorizing, and Ratifying payment of bills for May 2025.

ROLL CALL:

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

Nays: none

Abstentions: none

Absent: none

The motion carried 7-0-0.

NBHA RESOLUTION 2025 – 6/25. #28

Resolution Approving the Digital infrastructure initiative with the DCA designed to support or 259 garden style apartments serving Public Housing clients.

ROLLCALL:

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

Nays: none

Abstentions: none

Absent: none

The motion carried 7-0-0.

NBHA RESOLUTION 2025 – 6/25 #29

Resolution Approving Amendment to Amended and Restated Redevelopment Agreement between Housing Authority of the City of New Brunswick Acting as Redevelopment Agency and Downtown HUB Associates III, LLC as Redeveloper and Acknowledge by Assignment of the Redevelopment Rights.

ROLLCALL:

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

Nays: none

Abstentions: Medina-Hernandez

Absent: none

The motion carried 6-0-1.

NBHA RESOLUTION 2025 – 7/23 #30

Resolution Approving, Authorizing, and Ratifying payment of bills for June 2025.

ROLLCALL:

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

Nays: none

Abstentions: none

Absent: Medina-Hernandez

The motion carried 6-0-1.

NBHA RESOLUTION 2025 – 7/23 #31

Assignment of portion of Redevelopment Site (Block 707.04, Lot 7.05) from RTF NB Urban Renewal, LLC to an affiliate- RTF NB Urban Renewal B. LLC.

ROLLCALL:

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

Nays: none

Abstentions:

Absent: Medina-Hernandez

The motion carried 6 -0-1.

6/28. Board meeting:

Commissioner Caldwell added you do not have to be present at a meeting to vote for the minutes portion of the vote/consideration as long as you had ample time to have reviewed on your own time. Attorney Camacho echo the same.

Public Comment:

Charlie Kratovil wanted to know why the Helix Nokia resolution was a walk on and not advertised earlier. Attny Hoffman referred to the closing date did not occur bf ED Toto sent it out and ED Toto made sure to properly have it walked on thru legal counsel Camacho. Kratovil wanted to know about the Hildebrand commons old senior building ribbon cutting ceremony. Spoke volumes about the project.

Kratovil wants to know what is going on with the Borraie project on 11 Spring St. ED Toto promised to get him the info. Kratovil wants to know are we serious about De-Designating the current developers that fail to comply.. Attny Hoffman said yes.

Kratovil wants us to have an in person meeting in August. He also wants to have us maintain a better website for redevelopment matters. Chairman Wright encouraged him to reach out to ED Toto and assist with his skill set.

Chairman Zachary Wright gave an update on Mayor Cahills support of the redevelopment for the NBHA Schwartz and Robeson Village property that is in serious need of redevelopment. Commissioner Medina Hernandez asked what HUDs requirements were for the project and wants to make sure the residents are kept in the loop. The Chairman gave a diligent breakdown of the initial and ongoing steps that are required. Attorney Camacho talked about the requirements HUD demands in order to make this possible. So no surprises pop up. We are all in agreement that we agree to build something if possible said by the Chair..

Mr. Hoffman gave a phenomenal upday on the current 6 redevelopment projects the redevelopment board had before them. Jersey Ave project the developer has been De-Designated. They will have to come back before the board for application approval. Medina Hernandez is disappointed from the mess and filth they left behind on the site.

Sovereign Consulting has been de-designated and will have to come back to the board for approval.

The New Street Elks bldg. never requested a hearing and has not even filled out the proper application or paperwork.

NB Plaza Church Project on Georges Rd case is in litigation and not the fault of the redevelopers and it's a wait and see application.

Millenium bank applicant is negotiating and will be filing the application with the board soon.

For resolution #26 the City would like for that property to be cleaned up. Hoffman presented a strict time line for the beginning and ending of that project, it's a heavily contaminated property

and wants a modified site plan. Hoffman laid out a strict milestone date timeframe and the board of commissioners were pleased with it. Giorgianni likes having an accountability of developers.

For Resolution #29 Attny Hoffman spoke to the board about the nokia project and asked for an amendment to the agreement for the financing thru Provident bank. Commissioner Wolde wanted to know about a marketing study that was possibly done about over development of apts in New Brunswick. Hoffman said that financing has been a big concern for developers with the investors bc of overload of units. Wolde wants to know about parking at the Nokia site. ED Toto wanted to make sure resolution was valid and took the necessary steps to walk on the resolution so it would be valid. Attny Camacho made sure process was legal.

Wolde wants to know about the rising costs at the Fulton Sq. Site.
Giorgiani wants to know about the Devco restaurants and cafes. Hoffman said it will be build by summer of 2026.

Hoffman said the Jersey ave property went bankrupt and Commisioner Medina-Hernandez wants to know when it will be cleaned up.

Giorgiani wants to know if letters to de-designate went out to other developers. Hoffman yes.

July Meeting 2025

Annual and Regular Meeting:

Annual Meeting :

Election of commissioners :

Attorney Camacho held the procedural election:

Chairman was elected unanimously as it went to Zachary Wright.

He thanked everyone for the faith they had in him.

Vice Chairperson: Giorgiani was elected and nominated overwhelmingly.

2nd Vice Chair: Blevins

Roll Call:

Blevins

Dunlap

Caldwell

Giorgiani

Wolde

Wright

ABSENT: MEDINA-HERNANDEZ

MATTHEW FERGUSON LIAISON TO THE CITY COUNCIL AND NBHA BOARD WANTED US TO KNOW THAT HE SUPPORTS THE NEW REDEVELOPMENT PLANS AND SO DOES THE CITY COUNCIL FOR THE RESIDENTS OF SCHWARTZ ROBESON.

REGULAR MEETING 7/23/25

ROLL CALL

Blevins
Dunlap
Caldwell
Giorgiani
Wolde
Wright

ABSENT: MEDINA-HERNANDEZ

PUBLIC COMMENT: CHARLIE KRATOVIL

Wants an update on all the redevelopment projects. Mr. Hoffman provided a detailed explanation of the status for each one. ED Toto told Kratovil he would provide him with info soon after meeting.

Sears Site Resolution: #31

Hoffman explained in detail the amended reso for this project and it was strictly financial in nature. Commissioner Dunlap wanted to know if there was a change in low income residents allowed to live there. Hoffman answer no. Chairman Wright explained that said developer made a significant contribution to the city for affordable housing initiatives. Chairman also spoke about Mayor Cahills tremendous support in providing a letter in support of the redevelopment project at Schwartz/ Robeson. ED Toto praised the board. ED Toto also eluded to the fact that HUD may be cutting subsidy and we need to be ready as the cuts are real.

