

## 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: 9/24/25 at 6:45 p.m.

Meeting Date and Time: 9/24/25 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

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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, 9/24/25 at 6:45 p.m. via ZOOM using internet technology.

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## 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 – Landlord Incentive Program Presentation, Update on Pennrose/Hildebrand Commons, Demolition and new construction of NBHA property and all other assigned Redevelopment properties under contract. Phada update from DC trip, Back to school supplies to children from our housing complex,

Unfinished Business

New Business (Resolutions)

**NBHA RESOLUTION 2025 – 7/25 #30 (9/25)**

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

**NBHA RESOLUTION 2025 – 8/25 #31 (9/25)**

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

**NBHA RESOLUTION 2025 – 9/25 #32 (9/25)**

Resolution of the New Brunswick Housing and Redevelopment Authority Authorizing and Approving Submission of a Section 18 Application to the U.S. Department of HUD

**NBHA RESOLUTION 2025 – 9/25 #33 (9/25)**

Resolution Approving the Landlord Incentive Program presented by CSG Consulting.

**NBHA RESOLUTION 2025 – 9/25 #34 (9/25)**

Resolution Approving New Board Member (Elizabeth Vignuolo) on the New Brunswick Housing and Redevelopment Authority filling the vacancy created by long time board member Dr. Dale Caldwell Resignation.

**(NBHA RESOLUTION 2025-6/26 #35 Executive Session if Needed)**

**Adjournment**

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