

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: 10/22/25 at 6:45 p.m.

Meeting Date and Time: 10/22/25 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, 10/22/25 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 – Landlord Incentive Program Presentation, Update on Government Shut Down, Pennrose/Hildebrand Commons, Demolition and new construction of NBHA property. League of Municipalities event in A.C.

Unfinished Business

New Business (Resolutions)

NBHA RESOLUTION 2025 – 10/25 #35

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

NBHA RESOLUTION 2025 – 10/25 #36

Resolution confirming Downtown HUB Associates III Urban Renewal, LLC as Redeveloper of a 39 story mixed-use building, consisting of residential, laboratory and office uses on property located in the Ferren Redevelopment Plan Area and know as Block 17.01; Lots 1,2,3,8,9, and 10; approving the Redevelopment Agreement between the Housing Authority and Downtown HUB Associates III Urban Renewal, LLC and the Concept Plan for the Project.

NBHA RESOLUTION 2025 – 10/25 #37

Resolution Approving MSB Easton Hamilton, LLC as Redeveloper for property known as Block 51, Lots 20, 21, 21.01, 22, 24, 25, 26 and 33 on the New Brunswick Tax map for the construction of a mixed-use residential, commercial project consisting of 335 apartments with amenities with 67 affordable units and approximately 8,000 square feet of retail in the Easton Somerset Transitional Redevelopment Plan (Hamilton-Hardenburg-Area)

NBHA RESOLUTION 2025 – 10/25 #38

Resolution Approving the Landlord Incentive Program presented by CSG Consulting.

(NBHA RESOLUTION 2025-10/25 #39 Executive Session if Needed)

Adjournment

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