

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY  
BOARD MEETING MINUTES  
SEPTEMBER 24, 2025**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on October 22, 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 Elizabeth Vignuolo(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 September 24, 2025 Board meeting. Commissioner Giorgianni seconded.

**ROLL CALL:**

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

Nays: none

Abstentions: none

Absent: Giorgianni

**The motion carried 5-0-0.**

**8. RESOLUTIONS**

Resolution 2025-8/25 #31

**NBHA RESOLUTION 2025 – 8/25 #31**

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

**ROLL CALL:**

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

Nays: none

Abstentions: none

Absent: Giorgianni

**The motion carried 5-0-0.**

Resolution 2025-9/25 #32

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

Resolution 2025-9/25 #32

**ROLL CALL:**

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

Nays: none

Abstentions: none

Absent: Giorgianni

**The motion carried 5-0-0.**

**NBHA RESOLUTION 2025 – 9/25 #33**

Resolution Approving the Landlord Incentive Program presented by CSG Consulting.

- A few of the Commissioners expressed a need to amend the resolution and it will be reintroduces at the next NBHA meeting.

**ROLL CALL:**

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

Nays: none

Abstentions: none

Absent: Giorgianni

**The motion carried 5-0-0.**

**NBHA RESOLUTION 2025 – 9/25. #34**

**ROLL CALL:**

Resolution Approving new Board member (Elizabeth Vignuolo) on the NBHA board filling the vacancy created by the long time board member Dr. Dale Caldwell Resignation.

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

Nays: none

Abstentions: none

Absent: Giorgianni

**The motion carried 6-0-0.**

**9/25. Board meeting:**

**Commissioner Wright** introduced Tanya Dempsey to explain the Landlord incentive program to help do work on the property they house our residents. This program will help create new Landlords in the Section 8 housing crisis. Medina Hernandez and Wolde had questions about the program and wanted an amendment. This matter will be reintroduces with the changes at the next NBHA October meeting. Commissioner Blevins wanted to keep an open mind on this issue. HUD is very supportive of this program.

Legal Counsel Camacho swore in new Commissioner Elizabeth Vignuolo because of the resignation of Dr. Dale Caldwell.

On the resolution of the disposition of section 18 Commissioner Wolde had some issue with the wording of the language. Camacho cleared it up and said he was comfortable with the way it was written.

On the resolution for the hiring of the Landlord incentive consultant the commissioners wanted the language verified and counsel reviewed. Wolde wanted to know if we are approving the contract for CSG. Commissioner Medina Hernandez wanted to button up the process. The board does not want to move forward without communicating back to them. The submission of this plan needs to go back to the board. A not to exceed cost of \$17,500 and to represent the Landlord incentive plan again. Blevins wants to protect the existing HUD funds and get another presentation of the full plan. Camacho agrees with idea but to make sure the plan encumbers the funds and the entirety of it. Camacho said its up to the board to do so. Camacho said put it in the resolution. Chairman Wright talked about safe guarding the funds. Camacho said make for up to a million dollars if available. Medina Hernandez wants to make an adjustment on the resolution. Medina Hernandez and Blevins moved on motion.

**Public Comment:**

Charlie Kratovil wanted to welcome the new commissioner to the board. He also wanted to encourage people to watch the recorded videos and made mention to the National night out event. Wants to know about 11 Spring Street and the Borrarie building. Wants to hold people accountable.

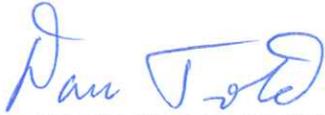
Charlie wants the redevelopment agreement from the developer. He wants to have all developers treated the same. Charlie wants to know how solid are we if we have a government shut down. Camacho said we will be ok but not a guarantee that we will be paid back.

Charlie wanted us to know that the new Redmond II project went back to the Parking Authority Agency. He is personally upset about this he wants us to know this process by them usurping our power. He likes that we are the real authority looking out for affordable housing residents.

Commissioner Wolde wanted to know about her background. She lives in the neighborhood and is an attorney by trade. Chair Wright welcomed Commissioner Vignuolo. ED Toto said that Vignuolo will be a valuable asset to this board.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

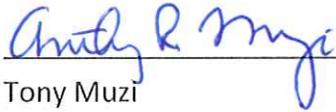
I, Dan Toto, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, September 24, 2025, as the official minutes to be entered into record.



Dan Toto  
Executive Director

Date: September 24, 2025

Certified To Be a True Original Copy



Tony Muzi