THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

January 28, 2026

1. CALL TO ORDER

   The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on January 28, 2026.

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 Giogianni (via Zoom Video)
   Commissioner Zachary Wright (via Zoom Video)
   Commissioner Yirgu Wolde (via Zoom Video)
   Commissioner David Belvins (via Zoom Video
   Commissioner Elizabeth Vignuolo

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 recited

5. CONSIDERATION OF MINUTES

Motion: Commissioner Wright made a motion to approve the minutes of the January 28,2026 Board Meeting. Commissioner Giorgianni Seconded.

Roll Call:

Ayes: Dunlap, Wolde, Giorgianni, Wright, Vignuolo, Belvins

Nays: None

Abstentions: None

Absent: Medina

6. PUBLIC COMMENT

Toto opened it up for the public comment now. Toto updated on the Pennrose Hilderbrand, Neilson Street Project. Chairman Wright gave us an update on the Schwartz Robeson development (Fourward Hill).

The RFP development project has until approx.. April 20th to respond to RFP. Mr. Wright praised Mr. Toto to getting this project to this point. Toto praise commissioner for doing a great job. Wright wants some good resource to be involved in ultimate project that will help residents. Mike Maurice the fee account stated HUD mandates as July new Notices for operating subs, cost reimbursement grant, the money must be spent 3 days before and 3 days after. He also provided a summary for New HUD fee accounting. Any operating money needs to obligate expense must be reported on April 30th.

The capital funding program operating the cost reimbursement grant 3 days before and 3 days after when the product has be brought. January 1st only allows us to use operating subsidy, cash bases. If is a positive number you can't use the operating subsidy, the accumulated subsidy has 7 years to be spent the money. During the Tampa PHFADA to stop the operating subsidy.

Motion close public comment was made by Commissioner Wright.

ROLL CALL:

Ayes: Dunlap, Giorgianni, Wolde, Wright, Belvis

Nays:

Abstentions:

Absent: Medina

7. REPORT OF THE SECRETARY

Toto did provide Mr. Slarskey briefly 5 minutes to assure his concern in regards NB Plaza place for qualification and redevelopment. Wright did speak on his behalf stating he will not want a project to face a demolishment, developer should not miss the deadline. If the deadline was missed a letter should be sent out to the developer to be brought up to speed, however any legal matter that goes through court has a right to protect developer timeline for construction. Our legal council reviewed the file and stated they do nothing because it was not valid. Charlie Kratovil is promoting government meetings on social media, he also questions about the RFP for Schwartz Robeson Village (Fourward Hill) and questions how many units will be built approximately have 500, 1000 or 2,000. Wright stated they are in the process of how many units

will be built but its going to be the right blend, onsite services as well as housing. They will replace one on one cutting down car traffic and a walkable community. Parker landing stated by legal council Hoffman and Camacho. The redevelopment is 14 stories tall with approximately 109 independent living residents, 30 assistants living, 32 memory care with a parking deck of approximately 210 parking spaces for residents' employees and visitors. This is 200million project which is self-finance. The project will be applicant tax exemption, no other status tax except because it will be hospital use. The property covers 54-4-3.6. This project will start no later than 2027 and finish by 2030. Kelso did stated does required the department of health and department of community affairs.

Public comment closed was made by commissioner wright.

8. RESOLUTIONS

Resolution approving payment of bills.
Resolution 2026 – 1/26 #47

ROLL CALL:
Ayes: Dunlap, Giogianni, Wolde, Wright, Blevis
Nays: None
Abstentions:
Absent: Medina
The motion carried:

NBHA RESOLUTION 2026 1/26 #48
John Hoffman attorney spoke about the Parker Landing overview plan for the senior assistant living building Villain. Project will start on 2027 and has an approximate to finish in 3 years. Kelso said engineering architecture from Georgia. Beth is the representative of parker homes. Beth gave a brief background of parker homes. Chris Langan provided us with a pre-background on his architecture construction site. Ian frelak present the plan (project), some resident from the parker Landingmight have to relocate when demolishing beginning for the parker facilities. Giorgianni wants to know about the shades and branches.

ROLL CALL:
Ayes: Dunlap, Giogianni, Wolde, Wright, Belvin
Nays:
Absentions:
Absent: Medina