NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
FEBRUARY 25,2026

1. Call to Order

The meeting of the New Brunswick Housing Authority Board of Commissioners was called to order at 6:45PM FEBRUARY 25,2026. The Chair noted that the meeting was being held electronically in accordance with the Open Public Meetings Act (NJSA 10:4-9.3).

Proper notice of the meeting was provided through public advertisement to the Home News Tribune, filing with the City Clerk's Office, and posting on the Housing Authority's official website.

Participants were advised that they may be muted during the meeting but would be provided with an opportunity to speak during the public comment portion.

2. Roll Call

PRESENT:

- · Commissioner Medina Hernandez (via zoom meeting)
- · Commissioner Wolde – (via zoom meeting)
- · Commissioner Giorgiani – (via zoom meeting)
- · Commissioner Dunlap – (via zoom meeting)
- · Commissioner Blevens – (via zoom meeting)
- · Chairperson Wright – (via zoom meeting)

ALSO PRESENT:

Dan Toto Executive Director (via Zoom meeting)
Alberto Camacho - NBHA Legal (via zoom meeting)
Anthony Muzi – Finance (via zoom meeting)

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. OPEN PUBLIC MEETING NOTICE ACT

Mr. Dan Toto, Executive Director of the New Brunswick Housing Authority (Secretary), read the Notice of Public Meeting.

5. Public Comment

David Solarski expressed his interest in the Lower George Redevelopment Plan. Chairman Wright responded that Mr. Hoffman would be available to provide additional information and direct Mr. Solarski to the appropriate legal resources regarding the redevelopment plan.

Charlie addressed the Board regarding the Jersey Sanford Redevelopment Plan, noting that the plan has been a significant topic of discussion within the community. He referenced the proposed amendment that would have permitted data center development, stating that the effort was defeated following substantial public opposition.

Charlie thanked Chairman Wright for ensuring that proposed changes were not advanced in a rushed manner that could adversely affect the redevelopment plan. He also raised concerns about a developer who had previously presented significant redevelopment proposals that would have displaced longstanding small businesses in the area but had not been able to move forward with the proposed demolition. He emphasized the community's need for additional affordable housing and the preservation of neighborhood green space.

Charlie further expressed his appreciation for Chairman Wright's leadership and inquired whether a designated redeveloper had been selected for the Jersey Sanford redevelopment area.

Mr. Toto responded that a redeveloper would be designated through a process in which interested developers submit proposed redevelopment plans for consideration. The Board, in consultation with legal counsel, would review the proposals and determine the appropriate course of action.

Motion to Close Public Comment

A **motion** to close the public comment portion of the meeting was made by Chairperson Wright and **seconded** by Commissioner Waldy

Roll Call:

Ayes: Giorgianni, Medina Hernandez, Walde, Vignolo, Dunlap, Blevens, Wolde, Chairperson Wright

Nays:
Abstentions:
Absent:
The motion carried 8-0-0-0

6. REPORT OF THE SECRETARY

Mr. Toto provided an update on the Forward Hill RFPs, reporting that ten (10) bids had been received and would be maintained in a legal log. He also provided an update on Penrose Hilderbrand Commons, located along Neilson Street.

Commissioner Wright expressed optimism that construction would begin in time for a groundbreaking celebration commemorating the nation's 250th Anniversary on or around July 4th.

Mr. Toto reported on the recent state of emergency, noting that staff were retained over the weekend to assist with operations and ensure the safety of residents, particularly seniors. Approximately 18 neighborhood residents were also hired to assist with storm-related efforts. Chairman Wright thanked the maintenance staff for their dedication and service.

Chairman Wright further reported that four (4) RFPs had been issued for developer consulting, architectural, engineering, and developer services. The deadline for the Developer RFP is April 21st.

The Board also discussed anticipated housing development in New Brunswick, including approximately 3,000 units in the northern portion of the city and an additional 500 workforce and affordable housing units, along with the Board's proposed project.

7. Resolutions

NBHA Resolution 2026 – 2/25 #50

Resolution approving authorizing and ratifying payments of bills for January 2026.

Motion by Chairperson Wright and **seconded** by Commissioner Wolde

ROLL CALL:

Ayes: Giorgianni, Medina-Hernadez, Vignuolo, Dunlap, Blevens, Wolde, Chairperson Wright
Nays:
Abstentions:
Absent:

The Motion Carried 8-0-0-0