

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: 3/26/25 at 6:45 p.m.

Meeting Date and Time: 4/22/26 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, 4/22/26 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 – Update on Redevelopment properties, Pennrose, LLC on Hildebrand Commons, Motorcycle and 4 wheelers on property, Chairmans update on RFP's on Fourward Hill properties and forming of committee for purposed development of Schwartz Homes and Robeson Village.

Unfinished Business

New Business (Resolutions)

NBHA RESOLUTION 2026– 4/26 #51

Resolution to approve redeveloper Sovereign Consulting, Inc for the redevelopment project located in the 131 Jersey Avenue Redevelopment Plan area on Block 243, Lot 27.01.

NBHA RESOLUTION 2026– 4/26 #52

Resolution to introduce the NBHA annual Budget to the New Jersey DCA for the period of time from July 1, 2026 to June 30, 2027.

NBHA RESOLUTION 2026– 4/26 #53

Resolution approving, authorizing, and ratifying payment of bills for February & March 2026.

NBHA RESOLUTION 2026– 4/26 #54

Resolution to Authorize and Approve Annual Auditing Services Contract to Giampaolo & Associates at an hourly rate of \$225 for principals and \$150 an hour for managers not to Exceed \$17,570 approved previous NBHA board meeting on 2/26/25 from the floor resolution approved.

NBHA RESOLUTION 2026– 4/26 #55

Resolution to Authorize and Approve McKernan Architectural & Engineering Services at an hourly rate of \$90 an hour for administrative, \$200 for Principal Architects, \$195 for Principal Engineer and \$285 an hour for Senior Principals not to Exceed \$60,000.

NBHA RESOLUTION 2026 – 4/26 #56

Resolution to Authorize and Approve Wilentz law firm Redevelopment Legal Services not to Exceed an averaged hourly rate of \$315 for litigation and complex legal services and \$300 for all other services, paralegal services \$110.00 an hour.

NBHA RESOLUTION 2026– 4/26 #57

Resolution to Authorize and Approve Polcari General Fee Accounting Services at an hourly rate of \$200 Partners and \$145 Senior Accountant not to Exceed \$62,000.

NBHA RESOLUTION 2026– 4/26 #58

Resolution to Authorize and Approve a contract with Vel Construction for Unit Modernization for \$91.75 an hour for Carpenter, \$112.65 drywall, \$73.85 painter, \$118.25 roofer, \$56.25 Laborer, \$185.00 asbestos sampling, \$250.00 air sampling and not to Exceed \$150,000.

NBHA RESOLUTION 2026– 4/26 #59

Resolution to Authorize and Approve a contract with Magic Touch Construction for Plumbing Repair and Maintenance not to Exceed \$125.00 Pipe fitter, \$125.00 plumber, \$125.00 Sheet Metal Worker an hour not to exceed \$150,000.

NBHA RESOLUTION 2026 – 4/26 #60

Resolution to Authorize and Approve a contract with Magic Touch Construction for Electrical Repair and Maintenance not to Exceed \$125.00 an hour not to exceed \$150,000.

NBHA RESOLUTION 2026-4/26 #61

Resolution to Authorize and Approve a Risk Manager/Broker from Alamo Insurance Group fee not to exceed 6% of assessment cost to the JIF. No additional cost to the NBHA.

NBHA RESOLUTION 2026 – 4/26 #62

Resolution to Authorize and Approve a contract with Manfredi & Pellechio Law Firm for general legal services concerning redevelopment matters including but not limited to, all facets of legal services for the NBHA authority.

NBHA RESOLUTION 2026-4/26#63 (Executive Session if Needed)

Adjournment

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