THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES
APRIL 22,2026

1. Call to Order

The meeting of the New Brunswick Housing Authority Board of Commissioners was called to order at 6:45PM April 22,2026. 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 Waldy – (via zoom meeting)
- Commissioner Georgiani – (via zoom meeting)
- Commissioner Dunlap – (via zoom meeting)
- Commissioner Blevens – (via zoom meeting)
- Chairman Wright – (via zoom meeting)

ALSO PRESENT:

Dan Toto Executive Director (vía Zoom Video)

Absent: Commissioner Vinolo

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

Mr. Craville addressed the Board with detailed comments and inquiries regarding the **131 Jersey Avenue redevelopment project**. Mr. Craville requested updates on the project status, including the status of the Schwarz Roberson plans and related redevelopment efforts. He also raised questions regarding the developer's financial capacity, sources of funding, and the structure of the proposed project budget.

Mr. Craville further requested clarification on the Request for Proposal (RFP) process, including the number of respondents received and the range of redevelopment options available to the Board. He expressed concern regarding project transparency, long-term vacancy risks associated with speculative warehouse development, and the anticipated economic impact, including job creation and integration with surrounding redevelopment plans.

Additionally, Mr. Craville requested that the Board consider reopening public comment following presentations from the project representatives in order to allow the public an opportunity to respond after receiving additional information.

6. REPORT OF THE SECRETARY

The regular meeting of the New Brunswick Housing Authority Board of Commissioners was held on April 22, 2026, in accordance with the Open Public Meetings Act, with a quorum present and all resolutions approved by roll call vote. The Board also received public comments regarding redevelopment matters and adjourned after completing all agenda items.

7. CONSIDERATION OF MINUTES

Motion: Chairman Wright

Seconded: Commissioner Blevens

ROLL CALL:

AYES: Medina-Hernandez, Waldy, Georgiani, Dunlap, Blevins, Chairman Wright

NAYS:

ABSTENTIONS:

ABSENT:

The motion carried 6-0-0-0

8. RESOLUTIONS

Resolution 51: Designation of Sovereign Consulting, Inc. as redeveloper for the 131 Jersey Avenue redevelopment project, including approval of the redevelopment concept plan and agreement terms.

Motion: Chairman Wright

Seconded: Commissioner Georgiani

Resolution 52: Introduction of the FY 2026–2027 Annual Budget for submission to the New Jersey Department of Community Affairs.

Resolution 53: Approval of payment of bills for February and March 2026.

Resolution 54: Authorization of annual auditing services contract with GM Polo & Associates.

Resolution 55: Authorization of architectural and engineering services contract with McCernan Architectural & Engineering Services.

Resolution 56: Authorization of redevelopment legal services with Wentz Law Firm.

Resolution 57: Authorization of general fee accounting services with Paul Kerry.

Resolution 58: Authorization of unit modernization services contract with VEL Construction.

Resolution 59: Authorization of plumbing repair and maintenance services with Magic Touch Construction.

Resolution 60: Authorization of electrical repair and maintenance services with Magic Touch Construction.

Resolution 61: Authorization of risk manager broker services with Alamo Insurance Group.

Resolution 62: Authorization of legal services contract with Manfred & Pelliccio Law Firm.

9. Adjournment

Motion: Chairman Wright motion to adjourn and seconded by Commissioner Medina-Hernandez.