

CHAIRPERSON

Yirgu Wolde

VICE CHAIRPERSON

Anthony Giorgianni

2ND VICE CHAIRPERSON

Luis Gonzalez

COMMISSIONERS

Anthony Cupano

Ida Brangman

Dale Caldwell

Kevin Jones



EXECUTIVE DIRECTOR

John Clarke, P.H.M.

DEPUTY DIRECTOR

Michael C. Mesi, P.H.M.



**EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY**

BOARD OF COMMISSIONERS REPORT

February 27, 2013

COMMUNITY ROOM

7 VAN DYKE AVENUE

NEW BRUNSWICK, NJ 08901

Regular Meeting- 6:45PM

"Working Together, We Can Make A Better Future."

7 VANDYKE AVENUE • NEW BRUNSWICK, NEW JERSEY 08901
TEL. 732-745-5157 • TTD. 800-852-7997

AGENDA

**NBHA BOARD
OF
COMMISSIONERS MEETING**

- I. Roll Call, Call to Order (Chairperson)
- II. Pledge of Allegiance
- III. Reading of the Public Notice (Recording Secretary)
- IV. Approval of the Minutes (January Meetings)
- V. New Business (Resolutions)
- VI. Open Public Session
- VII. Adjournment

NOTICE OF PUBLIC MEETING

Notice of the Meeting was given in the following manner:

1. Notice of the meeting was transmitted to the Home News Tribune.
2. Notice of the meeting was filed with the Clerk of the City New Brunswick on February 22, 2013.
3. Said notice of the meeting was prominently posted on the announcement board in the lobby of City Hall at least 48 hours prior to the convening of this meeting.

Affidavit of Publication

Publisher's Fee \$151.20 Affidavit \$35.00

State of New Jersey } SS.

Middlesex County
Personally appeared Debbie Davis

Of the Home News Tribune, a newspaper printed in Freehold, New Jersey and published in East Brunswick, in said County and State, and of general circulation in said county, who being duly sworn, deposed and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 2 times, once in each issue as follows:

12/26/12, 12/27/12

A.D. 2012

Debbie Davis

Sworn and subscribed before me, this
27 day of December, 2012

Kathleen A. Gibson
Notary Public of New Jersey

CITY OF NEW BRUNSWICK

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

SCHEDULE OF REGULAR MEETINGS OF BOARD OF COMMISSIONERS JANUARY 1, 2013 TO DECEMBER 31, 2013

Date	Day	Time	Place
January 23, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
February 27, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
March 27, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
April 24, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
May 22, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
June 26, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 24, 2013	Wednesday	6:30 p.m.	ANNUAL RE-ORG. MEETING Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 24, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
September 25, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
October 23, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
November 20, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
December 18, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue

Kathleen A. Gibson
Notary Public State of New Jersey
My Commission Expires Dec. 18, 2014

Date of Public Notice: February 22, 2013

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold its Regular Meeting of the Board of Commissioners on Wednesday, February 27, 2013 at 6:45PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

The agenda will be for consideration of NBHA business and any redevelopment matters deemed necessary by the Board of Commissioners.

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
JANUARY 23, 2013

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45 PM on Wednesday, January 23, 2013.

2. OPEN PUBLIC MEETING NOTICE ACT

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. ROLL CALL

PRESENT:

Chairperson Yirgu Wolde
Second Vice Chairperson Luis Gonzalez (Arrived at 6:47PM)
Commissioner Dale Caldwell
Commissioner Ida Brangman

ABSENT:

Vice Chairperson Anthony Giorgianni
Commissioner Kevin Jones

ALSO PRESENT:

John Clarke, Executive Director
Alberto Camacho, NBHA Legal

APPROVAL OF MINUTES

MOTION: Commissioner Caldwell made a motion to approve the Annual Meeting Minutes of the December 2012 Board of Commissioners meeting. Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

ROLL CALL: Ayes: Gonzalez, Caldwell, Brangman, Wolde
Nays: None
Abstentions: Cupano
Absent: Jones, Giorgianni

RESOLUTIONS

NBHA RESOLUTION 2013 - 1/23 # 1

Resolution Authorizing and Approving Payment of Bills for the Months of December, 2012

MOTION: Commissioner Brangman moved to accept Resolution #1. Commissioner Cupano seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 1/23 # 2

Resolution Appointing John Clarke as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund and Approving Renewal Membership in the New Jersey Public Housing Insurance Fund

MOTION: Commissioner Caldwell moved to accept Resolution #2. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

NBHA RESOLUTION 2013-1/23 # 3

Resolution Approving Attendance of Dale Caldwell to the New Jersey Chamber of Commerce Walk to Washington D.C on January 31, 2013 through February 1, 2013

MOTION: Commissioner Cupano moved to accept Resolution #3.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

NBHA RESOLUTION 2013 - 1/23 # 4

Resolution Approving Revision to the Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget for Fiscal Year 2012

MOTION: Commissioner Caldwell moved to accept Resolution #4.
Commissioner Brangman seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

**NBHA RESOLUTION 2013 - 1/23 # 5
ACTING AS REDEVELOPMENT AGENCY**

Resolution terminating designation of New Brunswick Development Corporation as redeveloper of Lot 9.01 in Block 54 in Redevelopment area 2 in the College Avenue Redevelopment area

MOTION: Commissioner Cupano moved to accept Resolution #5.
Commissioner Caldwell seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

**NBHA RESOLUTION 2013 - 1/23 # 6
ACTING AS REDEVELOPMENT AGENCY**

Resolution designating Rutgers Hillel Corporation as substitute redeveloper of Lot 9.01 on Block 54 Redevelopment area 2 in the College Avenue Redevelopment area

MOTION: Commissioner Caldwell moved to accept Resolution #6.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: Andrew Catrera and Mary Gonger spoke representing Hillel and on behalf of the project. They addressed questions from the Board of Commissioners.

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

NBHA RESOLUTION 2013 - 1/23 # 7

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Amendment to Redevelopment Agreement with Matrix Upper Lot Urban Renewal, LLC for a mixed use project in the Downtown Development District

MOTION: Commissioner Cupano moved to accept Resolution #7.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: John Clarke reviewed the proposed amendment with Board of Commissioners and addressed questions.

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

NBHA RESOLUTION 2013 - 1/23 # 8

Resolution Approving the Award of Contract for Public Relations Services to Gregory G. Marasco Associates Inc. (GMA)

MOTION: Commissioner Cupano moved to accept Resolution #8.
Commissioner Caldwell seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

NBHA RESOLUTION 2013 - 1/23 # 9

Resolution Appointing Mark Roedelbronn as 504 Compliance Officer for the New Brunswick Housing and Redevelopment Authority

MOTION: Commissioner Caldwell moved to accept Resolution #9.
Commissioner Brangman seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

NBHA RESOLUTION 2013 - 1/23 # 10

Resolution Accepting Physical Needs Assessment and Energy Audits
completed by EMG of Hunt Valley, Maryland for all of its Public Housing
Properties

MOTION: Commissioner Cupano moved to accept Resolution #10.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Cupano, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report.

COMMITTEE REPORTS

No reports were given.

MOTION: Commissioner Cupano made a motion to adjourn the
meeting. Commissioner Gonzalez seconded.

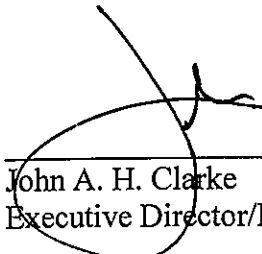
PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Cupano, Gonzalez, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Jones, Giorgianni

The motion carried 5-0-0. The meeting was adjourned at 8:05PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

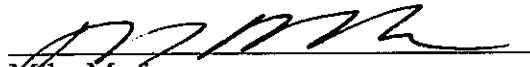
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, January 23, 2013, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: January 23, 2013

Certified To Be a True Original Copy


Mike Mesi
Deputy Director

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2013 - 2/27 # 11

Resolution Authorizing and Approving Payment of Bills for the Month of January, 2013

NBHA RESOLUTION 2013 – 2/27 # 12

Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services

NBHA RESOLUTION 2013 – 2/27 # 13

Resolution Approving Attendance by Chairman Yirgu Wolde at the National Association of Housing and Redevelopment Officials (NAHRO) Conference in Washington D.C. on March 15, 2013 through March 20, 2013

NBHA RESOLUTION 2013 – 2/27 # 14

RESOLUTION APPROVING AND AUTHORIZING THE ALLOCATION OF ADDITIONAL FUNDS NOT TO EXCEED \$45,000.00 FOR ADDITIONAL LEGAL SERVICES BY JOSEPH A. MANFREDI & ASSOCIATES, P.C. TO THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

NBHA RESOLUTION 2013-2/27 # 15 (Redevelopment)

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION APPROVING THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH NEW BRUNSWICK-JERSEY URBAN RENEWAL, LLC FOR THE ACQUISITION AND DISPOSITION OF LAND FOR THE CONSTRUCTION OF A MIXED RETAIL AND RESIDENTIAL DEVELOPMENT IN THE JERSEY AVENUE/HANDY STREET REDEVELOPMENT AREA

NBHA RESOLUTION 2013 – 2/27 # 16

Resolution Approving Revisions to CFP Budget for Fiscal Years 2009 and 2011