

CHAIRPERSON

Dale Caldwell

VICE CHAIRPERSON

Luis Gonzalez

2ND VICE CHAIRPERSON

Anthony Giorgianni

COMMISSIONERS

Yirgu Wolde

Anthony Cupano

Ida Brangman

Kevin Jones



EXECUTIVE DIRECTOR

John Clarke, P.H.M.



**EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY**

**BOARD OF
COMMISSIONERS
MEETING PACKAGE**

March 26, 2014

COMMUNITY ROOM

7 VAN DYKE AVENUE

NEW BRUNSWICK, NJ 08901

6:45PM

"Working Together, We Can Make a Better Future"

7 VANDYKE AVENUE NEW BRUNSWICK, NEW JERSEY 08901

TEL. 732-745-5157 www.nbnjha.org

**NBHA BOARD
OF
COMMISSIONERS**

AGENDA

- I. Roll Call, Call to Order (Chairperson)
- II. Pledge of Allegiance
- III. Reading of the Public Notice (Recording Secretary)
- IV. Consideration of Previous Meeting Minutes
(2/26)
- V. New Business (Resolutions)
- VI. Old Business
- VII. Open Public Session
- VIII. Adjournment

NOTICE OF MEETING

Notice of the Meeting was given in the following manner:

1. Notice of the meeting was transmitted to the Home News Tribune.
2. Said notice of the meeting and a copy of the agenda were filed with the Office of City Clerk on March 21, 2014.
3. Said notice of the meeting and a copy of the agenda were prominently posted on the announcement board in the Lobby of City Hall, 78 Bayard Street, New Brunswick, NJ at least 48 hours prior to the convening of the meeting.

Date of Public Notice: March 20, 2014

PUBLIC MEETING NOTICE

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, March 26, 2014 at 6:45 pm in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

AGENDA

- I. Roll Call, Call to Order (Chairperson)
- II. Pledge of Allegiance
- III. Reading of the Public Notice (Recording Secretary)
- IV. Consideration of Previous Meeting Minutes.
- V. New Business (Resolutions)
 - NBHA RESOLUTION 2014 – 03/26 #11**
Resolution Authorizing and Approving Payment of Bills for the Month of February, 2014.
 - NBHA RESOLUTION 2014 – 03/26 #12**
Resolution Accepting and Approving the Submission of the Five Year Agency Plan for the New Brunswick Housing Authority (2010 through 2014) and the One Year/Annual Agency Plan for Fiscal Year 2014.
 - NBHA RESOLUTION 2014 – 03/26 #13- ACTING AS REDEVELOPMENT AGENCY**
Resolution approving Amendment to Redevelopment Agreement with St. Peter's University Hospital, Inc. to extend demolition and construction deadlines for a project consisting of an office building and off street parking in the Easton Park Redevelopment Area.
 - NBHA RESOLUTION 2014 – 03/26 #14 - ACTING AS REDEVELOPMENT AGENCY**
Resolution approving Amendment to Redevelopment Agreement with 90 New Street, LLC, incorporating a revised concept plan for a mixed use project in the Downtown Development District Redevelopment Area.
- VI. Adjournment

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

CITY CLERK 03/20/14 PM 12:50

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
FEBRUARY 26, 2014

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, February 26, 2014.

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:

Chairman Dale Caldwell
Commissioner Yirgu Wolde
Commissioner Kevin Jones
Commissioner Ida Brangman

ABSENT:

Vice Chairperson Luis Gonzalez
Second Vice Chairperson Anthony Giorgianni
Commissioner Anthony Cupano

ALSO PRESENT:

John Clarke, Executive Director
Mark Roedelbronn, Director of Operations
Joseph Manfredi Esq., NBHA Legal

APPROVAL OF MINUTES

MOTION: Commissioner Jones made a motion to approve the Annual Meeting Minutes of the January 22, 2014 Board of Commissioners meeting. Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2014 2/26 # 10

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving a Revised Concept Plan and Redesignating 90 New Street, LLC as Redeveloper for a Mixed Use Project in the Downtown Development District Redevelopment Area

MOTION: Commissioner Jones moved to accept Resolution #10. Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: Tom Kelos Esq. spoke on behalf of the Redeveloper in support of the proposed concept plan. Mark Carelli (A&E for project) reviewed the plan and discussed details with the Board. Yvonne Marcuse Esq. (NBHA Legal) discussed the redevelopment project and address questions from the Board.

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 - 2/26 # 4

Resolution Authorizing and Approving Payment of Bills for the Month of January, 2014

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

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 - 2/26 # 5

Resolution Revising the Flat Rent Schedule for the New Brunswick Housing Authority Effective May 1, 2014

MOTION: Commissioner Jones moved to accept Resolution #5.
Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 2/26 # 6

Resolution Accepting Annual Audit Report for FYE 6/30/13 and Authorizing and Approving Submission

MOTION: Commissioner Wolde moved to accept Resolution #6.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 2/26 # 7

Resolution Approving and Authorizing the Allocation of Additional Funds not to Exceed \$4,000.00 for Additional Architect and Engineering Services by Joseph McKernan Jr. and Associates to the Housing Authority of the City of New Brunswick

MOTION: Commissioner Wolde moved to accept Resolution #7.
Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 2/26 # 8

Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.

MOTION: Commissioner Jones moved to accept Resolution #8.
Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 2/26 # 9

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

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

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report verbally and addressed questions from the Board and public.

COMMITTEE REPORTS

No reports were given.

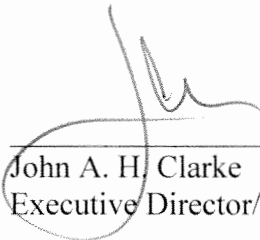
MOTION: Commissioner Jones made a motion to adjourn the meeting. Commissioner Brangman seconded.

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

The motion carried 4-0-0. The meeting was adjourned at 7:25PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

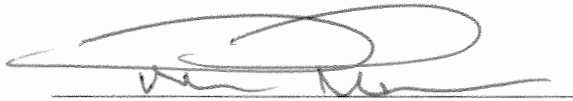
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, February 26, 2014, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: February 26, 2014

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2014 - 3/26 # 11

Resolution Authorizing and Approving Payment of Bills for the Month of February, 2014

NBHA RESOLUTION 2014 - 3/26 # 12

Resolution Accepting and Approving the Submission of the Five Year Agency Plan for the New Brunswick Housing Authority (2010 through 2014) and the One Year/Annual Agency Plan for Fiscal Year 2014

NBHA RESOLUTION 2014 - 3/26 # 13

ACTING AS REDEVELOPMENT AUTHORITY

RESOLUTION approving Amendment to Redevelopment Agreement with St. Peter's University Hospital, Inc. to extend demolition and construction deadlines for a project consisting of an office building and offstreet parking in the Easton Park Redevelopment Area

NBHA RESOLUTION 2014 - 3/26 # 14

ACTING AS REDEVELOPMENT AUTHORITY

RESOLUTION approving Amendment to Redevelopment Agreement with 90 New Street, LLC, incorporating a revised concept plan for a mixed use project in the Downtown Development District Redevelopment Area