

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

March 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
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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 (February Meeting)
- 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 Thursday, March 21, 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.

Date of Public Notice: March 21, 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, March 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
FEBRUARY 27, 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, February 27, 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
Commissioner Dale Caldwell
Commissioner Ida Brangman
Commissioner Kevin Jones

ABSENT:

Vice Chairperson Anthony Giorgianni
Commissioner Anthony Cupano

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Joseph Manfredi Esq., NBHA Legal

APPROVAL OF MINUTES

MOTION: Commissioner Jones made a motion to approve the Annual Meeting Minutes of the January 2013 Board of Commissioners meeting. Commissioner Caldwell seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2013 - 2/27 # 11

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

MOTION: Commissioner Caldwell moved to accept Resolution #11. Commissioner Jones seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 2/27 # 12

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

MOTION: Commissioner Jones moved to accept Resolution #12. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 - 2/27 # 15

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving the Amended and Restated Redevelopment Agreement with New Brunswick-Kersey 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

MOTION: Commissioner Jones moved to accept Resolution #15.
Commissioner Caldwell seconded.

PUBLIC COMMENTS: Thomas Kelso, Esq. discussed the proposed amendment and introduced Ron Aulbuach (Director of Engineering for Edgewood Properties) who reviewed the proposal with the Board. Joseph Manfredi (acting special counsel) stated the amendment was acceptable and had been reviewed by NBHA acting special counsel.

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

The motion carried 5-0-0

NBHA RESOLUTION 2013-2/27 # 13

Resolution Approving Attendance of Yirgu Wolde at the National Association of Housing and Redevelopment Officials (NAHRO) Conference in Washington, DC from March 15, 2013 through March 20, 2013

MOTION: Commissioner Jones moved to accept Resolution #13.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

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 Manfredi & Associates, P.C. to the Housing Authority of the City of New Brunswick

MOTION: Commissioner Caldwell moved to accept Resolution #14.
Commissioner Jones 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 - 2/27 #16

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

MOTION: Commissioner Wolde moved to accept Resolution #16.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report. Commissioner Caldwell commented on his attending the Chamber of Commerce Event.

COMMITTEE REPORTS

No reports were given.

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

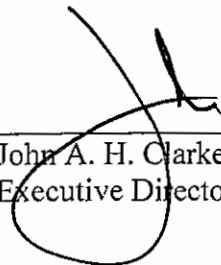
PUBLIC COMMENTS: None

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

The motion carried 5-0-0. The meeting was adjourned at 7:50PM.

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 27, 2013, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: February 27, 2013

Certified To Be a True Original Copy



Mike Mesi
Deputy Director

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2013 – 3/27 # 17

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

NBHA RESOLUTION 2013 – 3/27 # 18

Resolution Approving and Adopting the Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget for Fiscal Year 2013

NBHA RESOLUTION 2013 – 3/27 # 19

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Redevelopment Agreement with New Brunswick Development Corporation for a Mixed-Use Educational, Retail, Parking and Transportation Project on the Downtown Campus of Rutgers, The State University, in the College Avenue Rehabilitation Area