

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
MAY 24, 2017

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, May 24, 2017.

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 (left meeting at 7:34PM)
Commissioner Cesar Ovando
Commissioner Kevin Jones
Commissioner Dale Caldwell

ABSENT:

Commissioner Edna Otero

ALSO PRESENT:

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

CONSIDERATION OF MINUTES

MOTION: Commissioner Caldwell made a motion to approve the December 21, 2016 Regular Meeting Minutes of the Board of Commissioners. Commissioner Jones seconded.

ROLL CALL: Ayes: Jones, Ovando, Giorgianni, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Otero

MOTION: Commissioner Jones made a motion to approve the January 25, 2017 Regular Meeting Minutes of the Board of Commissioners. Commissioner Caldwell seconded.

ROLL CALL: Ayes: Jones, Ovando, Giorgianni, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Otero

MOTION: Commissioner Giorgianni made a motion to approve the February 22, 2017 Regular Meeting Minutes of the Board of Commissioners. Commissioner Ovando seconded.

ROLL CALL: Ayes: Jones, Ovando, Giorgianni, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Otero

RESOLUTIONS

NBHA RESOLUTION 2017 - 5/24 # 15

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Dedesignation of 90 New Street, LLC as Redeveloper of Project Site and Approving The Standard at New Brunswick, LLC (“Standard” or “Redeveloper”) as Redeveloper for a New Mixed Use Project in the Downtown Development District Redevelopment Area and Approving the Concept Plan provided by Standard for the Project Site

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

COMMENT: Glenn Patterson (City of New Brunswick) spoke about the project and its benefit to the City and confirmed that the project complied with the designated redevelopment area requirements. John Hoffman (NBHA Special Counsel) discussed the designation and the proposed schedule of the project that will be completed by June 2020. Tom Kelso (Counsel for redeveloper) spoke about the project and gave an overview. Jason Dornboss (Landmark Properties) spoke about the project and about the company's experiences with developing student housing. Mr. Patterson and Mr. Dornboss addressed questions from Commissioners Wolde, Caldwell and Giorgianni regarding parking, project financing and a marketing study for the project. John Treirer (BKV Group) discussed the architecture and engineering of the project and addressed questions from the Board. Gretchen Spencer commented about the need for development and repairs on older NBHA properties. Charles Kratovil asked questions about the project that were addressed by Mr. Kelso and Chairman Wolde.

ROLL CALL: Ayes: Jones, Ovando, Giorgianni, Caldwell, Wolde
Nays: None
Abstentions: None
Absent: Otero

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 5/24 # 16

Resolution Authorizing and Approving Payment of Bills for the Month of April, 2017

MOTION: Commissioner Caldwell moved to accept Resolution #16.
Commissioner Giorgianni seconded.

ROLL CALL: Ayes: Ovando, Jones, Giorgianni, Caldwell
Nays: None
Abstentions: None
Absent: Otero, Wolde

The motion passed 4-0-0

SECRETARY'S REPORT

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

COMMITTEE REPORTS

No further reports were given.

PUBLIC COMMENT: Charles Kratovil made several comments about programs and operations that were addressed by Mr. Clarke and Commissioner Giorgianni.

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

ROLL CALL: Ayes: Ovando, Jones, Giorgianni, Caldwell
Nays: None
Abstentions: None
Absent: Otero, Wolde

The motion carried 5-0-0. The meeting was adjourned at 7:51PM.

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, May 24, 2017, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: May 24, 2017

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations