

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**

June 25, 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

**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 Minutes (April and May 2014)
- 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 June 20, 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: June 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, June 25, 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 (April & May).
- V. New Business (Resolutions)

NBHA RESOLUTION 2014 – 06/25 #29

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

NBHA RESOLUTION 2014 – 06/25 #30 - ACTING AS REDEVELOPMENT AGENCY

Resolution authorizing supplemental administrative fees for actions requested by redeveloper after execution of a Redevelopment Agreement.

NBHA RESOLUTION 2014 – 06/25 #31 - ACTING AS REDEVELOPMENT AGENCY

Resolution authorizing issuance of a Certificate of Completion for the Parking Component of a mixed use project on Lot 3, Block 117.01 ("Upper Lot") in the Downtown Development District Redevelopment Area.

NBHA RESOLUTION 2014 – 06/25 #32 - ACTING AS REDEVELOPMENT AGENCY

Resolution approving Fourth Amendment to Redevelopment Agreement with Gordon New Brunswick MAB Urban Renewal, L.L.C., assignee of 131 Jersey Avenue Associates, L.L.C., for a medical office building on Lot 27.01 in Block 243 in the 131 Jersey Avenue 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 06/20/14 11:10:12

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
MAY 28, 2014

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, May 28, 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
Vice Chairperson Luis Gonzalez
Second Vice Chairperson Anthony Giorgianni
Commissioner Yirgu Wolde
Commissioner Kevin Jones

ABSENT:

Commissioner Anthony Cupano
Commissioner Ida Brangman

ALSO PRESENT:

John Clarke, Executive Director
Mark Roedelbronn, Director of Operations
Melissa Pellechio Esq., NBHA Legal

RESOLUTIONS

NBHA RESOLUTION 2014 - 5/28 # 22

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

MOTION: Commissioner Jones moved to accept Resolution #22.
Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 – 5/28 # 23

Resolution Authorizing and Approving Contract with William A. Elias of West Milford, New Jersey for Management Consulting Services in Preparing and Updating the Housing Authority’s Agency Plan and other Management Training, Operation Studies, Assessments and Assistance related to the Management of the Housing Authority of the City of New Brunswick

MOTION: Commissioner Wolde moved to accept Resolution #23.
Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 - 5/28 # 24

Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2014 Annual Operating Accounts

MOTION: Commissioner Wolde moved to accept Resolution #24.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 - 5/28 # 25

(Acting as Redevelopment Authority)

Resolution Accepting Proposal and Authorizing Contract to Provide Legal Services in Connection with Redevelopment Matters Undertaken by the Housing Authority of the City of New Brunswick with Wilentz, Goldman & Spitzer, Esqs.

MOTION: Commissioner Jones moved to accept Resolution #25.
Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 - 5/28 # 26

Resolution Authorizing and Approving Contract with Joseph A. Manfredi & Associates to provide General Legal Services to the Housing Authority of the City of New Brunswick

MOTION: Commissioner Gonzalez moved to accept Resolution #26.
Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 – 5/28 # 27

Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company

MOTION: Commissioner Jones moved to accept Resolution #27.
Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 - 5/28 # 28

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

MOTION: Commissioner Jones moved to accept Resolution #28.
Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

Absent: Brangman, Cupano

The motion carried 5-0-0

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.

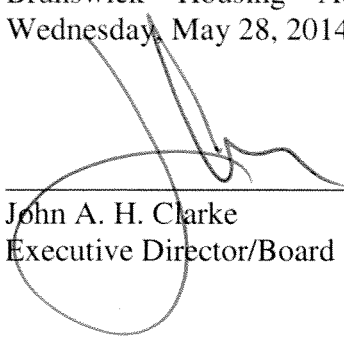
MOTION: Commissioner Jones made a motion to adjourn the meeting. Commissioner Giorgianni seconded.

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

The motion carried 5-0-0. The meeting was adjourned at 7:00PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

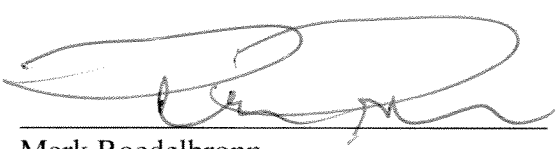
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, May 28, 2014, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: May 28, 2014

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2014 - 6/25 # 29

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NBHA RESOLUTION 2014 – 6/25 # 33

Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$11,340.02 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2014 – 6/25 # 34

Resolution Authorizing and Approving the Write-off of Certain Rent For Previous Failed Repayment Agreements in the Total Amount of \$65,451.18 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick