

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
ANNUAL MEETINGS
&
MONTHLY MEETING PACKAGE
August 5, 2014**

CONFERENCE ROOM

7 VAN DYKE AVENUE

NEW BRUNSWICK, NJ 08901

6:30PM- Annual

6:45PM - Monthly

“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**

ANNUAL MEETING AGENDA

- I. Roll Call, Call to Order (Chairperson)
- II. Reading of the Public Notice (Recording Secretary)
- III. Pledge of Allegiance
- IV. Annual Elections of Board Officers
- V. 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 and a copy of the agenda were filed with the Clerk of the City New Brunswick on July 18, 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 at least 48 hours prior to the convening of this meeting.

**NBHA BOARD
OF
COMMISSIONERS**

AGENDA

- I. Roll Call, Call to Order (Chairperson)
- II. Reading of the Public Notice (Recording Secretary)
- III. Pledge of Allegiance
- IV. Consideration of Minutes of Previous Meeting
- V. New Business (Resolutions)
- VI. Old Business
- VII. Open Public Session
- VIII. 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 and a copy of the agenda were filed with the Clerk of the City New Brunswick on July 18, 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 at least 48 hours prior to the convening of this meeting.

Affidavit of Publication

Publisher's Fee \$69.68 Affidavit \$35.00

State of New Jersey } SS.

Middlesex County

Personally appeared

Melanie Alt

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, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

12/16/13

A.D. 2013

Sworn and subscribed before me, this
16 day of December, 2013

Kathleen A. Gibson
Notary Public of New Jersey

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

SCHEDULE OF REGULAR MEETINGS OF BOARD OF COMMISSIONERS JANUARY 1, 2014 TO DECEMBER 31, 2014

Date	Day	Time	Place
January 22, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
February 26, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
March 26, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
April 23, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
May 28, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
June 25, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 23, 2014	Wednesday	6:30 p.m.	ANNUAL RE-ORG. MEETING Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 23, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
September 24, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
October 22, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
November 19, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
December 17, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901

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

Date of Public Notice: August 1, 2014

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold its Annual Meeting of the Board of Commissioners on Tuesday, August 5, 2014 at 6:30 pm in the Conference 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. Annual Elections of Board Officers
- V. Adjournment

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 Tuesday, August 5, 2014 at 6:45 pm in the Conference 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 – 08/05 #35

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

NBHA RESOLUTION 2014 – 08/05 #36

Resolution Adopting the State Budget for the Housing Authority of the City of New Brunswick for 2015.

NBHA RESOLUTION 2014 – 08/05 #37

Resolution an Inter-Agency Agreement with the Middletown Township Housing Authority for the provision of Management Services.

NBHA RESOLUTION 2014 – 08/05 #38

Resolution Approving and Adopting Revisions to 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 – 08/05 #39

Resolution Approving the Award of Contracts for Roof Repairs and Roof Layover Replacement with Weatherproofing Technologies, Inc., MRESC#FB -13-B.

NBHA RESOLUTION 2014 – 08/05 #40

Resolution Approving Attendance for Training by Commissioner Kevin Jones to the Executive Director/Commissioner Professional Development Program on Martha's Vineyard in September 14, 2013 through September 17, 2013.

NBHA RESOLUTION 2014 – 08/05 #41

Resolution Approving the Award of Contracts for AMP 1 Site Generator with Lighton Industries, MRESC#13/14-13 EL3.

- VI. Old Business
- VII. Open Public Session
- VIII. Adjournment

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

CITY CLERK
08/01/14 PM 10:45

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
JUNE 25, 2014

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, June 25, 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:

Vice Chairperson Luis Gonzalez
Second Vice Chairperson Anthony Giorgianni
Commissioner Yirgu Wolde
Commissioner Kevin Jones

ABSENT:

Chairperson Dale Caldwell
Commissioner Anthony Cupano
Commissioner Ida Brangman

ALSO PRESENT:

John Clarke, Executive Director
Mark Roedelbronn, Director of Operations
Joseph Manfredi Esq., NBHA Legal
Yvonne Marcuse Esq., NBHA Special Counsel

CONSIDERATION OF MINUTES

MOTION: Commissioner Jones made a motion to a approve the April 23rd and May 28th, 2014 Regular Meeting Minutes of the Board of Commissioners meetings. Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2014 - 6/25 # 29

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

MOTION: Commissioner Jones moved to accept Resolution #29. Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014-6/25 # 30

ACTING AS REDEVELOPMENT AGENCY

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

MOTION: Commissioner Wolde moved to accept Resolution #30. Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: Yvonne Marcuse (NBHA Special Counsel) discussed the resolution with the Board.

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 - 6/25 # 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

MOTION: Commissioner Wolde moved to accept Resolution #31.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: Yvonne Marcuse (NBAH Special Counsel) discussed the resolution with the Board.

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 - 6/25 # 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

MOTION: Commissioner Jones moved to accept Resolution #32.
Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

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

MOTION: Commissioner Wolde moved to accept Resolution #33.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: John Clarke (NBHA Executive Director) discussed the resolution with the Board.

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

The motion carried 4-0-0

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

MOTION: Commissioner Jones moved to accept Resolution #34.
Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: John Clarke (NBHA Executive Director) discussed the resolution with the Board.

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

Absent: Caldwell, Brangman, Cupano

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 Wolde seconded.

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

The motion carried 4-0-0. The meeting was adjourned at 7:16PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

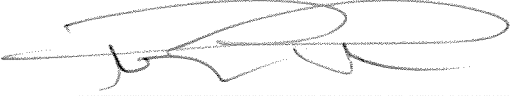
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, June 25, 2014, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: June 25, 2014

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2014 - 8/5 # 35

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

NBHA RESOLUTION 2014 – 8/5 # 36

Resolution Adopting the State Budget for the Housing Authority of the City of New Brunswick for 2015

NBHA RESOLUTION 2014 - 8/5 # 37

Resolution Approving an Inter-Agency Agreement with the Middletown Township Housing Authority for the provision of Management Services

NBHA RESOLUTION 2014 – 8/5 # 38

Resolution Approving and Adopting Revisions to 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 – 8/5 # 39

Resolution Approving the Award of Contracts for Roof Repairs and Roof Layover Replacement with Weatherproofing Technologies, Inc., MRESC#FB -13-B

NBHA RESOLUTION 2014 – 8/5 # 40

Resolution Approving Attendance for Training by Commissioner Kevin Jones to the Executive Director/Commissioner Professional Development Program on Martha's Vineyard in September 14, 2014 through September 17, 2014

NBHA RESOLUTION 2014 – 8/5 # 41

Resolution Approving the Award of Contracts for AMP 1 Site Generator with Lighton Industries, MRESC#13/14-13 EL3.

NBHA RESOLUTION 2014 – 8/5 # 42

Resolution Approving the Appointment of New Jersey Public Housing Authority Joint Insurance Fund Commissioner for 2014 and 2015

NBHA RESOLUTION 2014 – 8/5 # 43

Resolution to Renew Membership in the New Jersey Public Housing Authority Joint Insurance Fund