

**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**

**January 22, 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](http://www.nbnjha.org)

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OF  
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**AGENDA**

- I. Roll Call, Call to Order (Chairperson)
- II. Pledge of Allegiance
- III. Reading of the Public Notice (Recording Secretary)
- IV. Approval of Previous Meeting Minutes  
(12/6 and 12/18)
- V. New Business (Resolutions)
- VI. Old Business
- VII. Open Public Session
- VIII. Adjournment

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## **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 January 17, 2014.
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: January 17, 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, January 22, 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. Approval of the minutes
- V. New Business (Resolutions)

**NBHA RESOLUTION 2014 – 01/22 #1**

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

**NBHA RESOLUTION 2014 – 01/22 #2**

Resolution Approving Attendance by Commissioner Dale Caldwell to the New Jersey Chamber of Commerce Walk to Washington D.C. on February 13, 2014 through February 14, 2014.

**NBHA RESOLUTION 2014 – 01/22 #3**

Resolution Approving and Adopting Revised Allowance for Tenant-Furnished Utilities and Other Services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program.

- VI. Adjournment

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

CITY CLERK 01/17/14 PM 1:00

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**SPECIAL BOARD MEETING MINUTES**  
**DECEMBER 6, 2013**

**1. CALL TO ORDER**

The special meeting of the New Brunswick Housing Authority was called to order at 7:30AM on Friday, December 6, 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:**

Chairman Dale Caldwell (arrived at 7:40AM)  
Vice Chairperson Luis Gonzalez  
Commissioner Yirgu Wolde  
Commissioner Kevin Jones  
Commissioner Ida Brangman

**ABSENT:**

Second Vice Chairperson Anthony Giorgianni  
Commissioner Anthony Cupano

**ALSO PRESENT:**

John Clarke, Executive Director  
Mark Roedelbronn, Director of Operations  
Alberto Camacho Esq., NBHA Legal (via conference call)

**APPROVAL OF MINUTES**

**MOTION:** Commissioner Jones made a motion to approve the October 23, 2013 Regular Meeting Minutes of the Board of Commissioners meeting. Commissioner Brangman seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**RESOLUTIONS**

**NBHA RESOLUTION 2013 - 12/6 # 64**

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

**MOTION:** Commissioner Wolde moved to accept Resolution #64. Commissioner Jones seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**The motion carried 4-0-0**

**NBHA RESOLUTION 2013 - 12/6 # 65**

Resolution Approving the 2014 Meeting Schedule for the Housing Authority of the City of New Brunswick

**MOTION:** Commissioner Wolde moved to accept Resolution #65. Commissioner Jones seconded.

**CALL FOR PUBLIC COMMENTS:** None.

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

**The motion carried 4-0-0**

**NBHA RESOLUTION 2013 – 12/6 # 66**

**ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION** approving additional waiver of recording requirements for Lot 16.01 in Block 54 pursuant to Section 3.01 of Redevelopment Agreement with New Brunswick Development Corporation for the College Avenue Redevelopment Project on the Downtown Campus of Rutgers, The State University

**MOTION:** Commissioner Jones moved to accept Resolution #66.  
Commissioner Wolde seconded.

**CALL FOR PUBLIC COMMENTS:** Thomas Kelos Esq. spoke in support of this waiver. Yvonne Marcuse (NBHA Special Counsel) discussed the waiver with the Board of Commissioners and addressed questions. No further public comments were made.

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

**The motion carried 5-0-0**

**NBHA RESOLUTION 2013-12/6 #67**

**ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION** approving Concept Plan and transfer to Construction Management Associates, Inc. of Lot 4.01 in Block 71, commonly known as 17 Mine Street, in Redevelopment Area 2 in the College Avenue Redevelopment Area

**MOTION:** Commissioner Wolde moved to accept Resolution #67.  
Commissioner Jones seconded.

**CALL FOR PUBLIC COMMENTS:** Thomas Kelos Esq. spoke in support of the concept plan introduced Steve Schock (Kitchen and Associates) who designed the plan and is A&E of record. Yvonne Marcuse (NBAH Special Counsel) discussed the proposed plan and Mitch Broder (CMA) also addressed questions from the Board of Commissioners. No further public comments were made.

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

**The motion carried 5-0-0**

**NBHA RESOLUTION 2013-12/6 #68**

**ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION** approving transfer of ownership interest in Matrix Upper Lot Urban Renewal, LLC, the Redeveloper of the residential component of a mixed use project in the Downtown Development District Redevelopment Area

**MOTION:** Commissioner Jones moved to accept Resolution #68.  
Commissioner Gonzalez seconded.

**CALL FOR PUBLIC COMMENTS:** Yvonne Marcuse (NBHA Special Counsel) discussed the transfer of ownership interest with the Board of Commissioners and addressed questions. Chairman Dale Caldwell expressed concern about the need to continue to allow parking for the community church located next to their site. The developer confirmed they are already speaking with the church pastor and are trying to work toward a common resolution. No further public comments were made.

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

**The motion carried 5-0-0**

**NBHA RESOLUTION 2013-12/6 #69**

**ACTING AS REDEVELOPMENT AGENCY**



RESOLUTION approving Amendment to Redevelopment Agreement with respect to Lot 4.01 in Block 71, commonly known as 17 Mine Street, in Redevelopment Area 2 in the College Avenue Redevelopment Area

**MOTION:** Commissioner Brangman moved to accept Resolution #69. Commissioner Gonzalez seconded.

**CALL FOR PUBLIC COMMENTS:** Yvonne Marcuse Esq. discussed the amendment with the Board of Commissioners and addressed questions. No further public comments were made.

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

**The motion carried 5-0-0**

**MOTION:** Commissioner Wolde moved to accept Resolution #64. Commissioner Jones seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**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 Wolde made a motion to adjourn the meeting. Commissioner Brangman seconded.

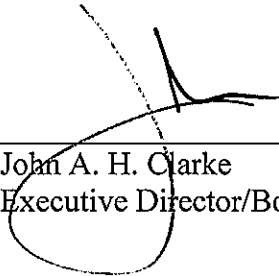
**CALL FOR PUBLIC COMMENTS:** None

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

**The motion carried 5-0-0. The meeting was adjourned at 8:21AM.**

**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, Friday, December 6, 2013, as the official minutes to be entered into record.

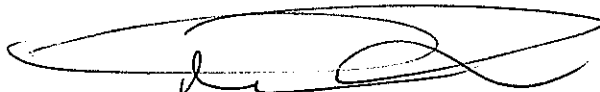


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John A. H. Clarke  
Executive Director/Board Secretary

Date: December 6, 2013

Certified To Be a True Original Copy



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Mark Roedelbronn  
Director of Operations

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**DECEMBER 18, 2013**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, December 18, 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:**

Chairman Dale Caldwell  
Vice Chairperson Luis Gonzalez  
Second Vice Chairperson Anthony Giorgianni  
Commissioner Yirgu Wolde  
Commissioner Kevin Jones  
Commissioner Ida Brangman

**ABSENT:**

Commissioner Anthony Cupano

**ALSO PRESENT:**

John Clarke, Executive Director  
Mark Roedelbronn, Director of Operations  
Alberto Camacho Esq., NBHA Legal

**RESOLUTIONS**

**NBHA RESOLUTION 2013 - 12/18 # 70**

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

**MOTION:** Commissioner Jones moved to accept Resolution #70.  
Commissioner Wolde seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**The motion carried 6-0-0**

**NBHA RESOLUTION 2013 – 12/18 # 71**

(Acting as Redevelopment Authority)

Resolution Granting a Performance Payment to Executive Director

**MOTION:** Commissioner Brangman moved to accept Resolution #71.  
Commissioner Wolde seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**The motion carried 6-0-0**

**NBHA RESOLUTION 2013 – 12/18 # 72**

Resolution approving revision to the NBHA Organizational Chart

**MOTION:** Commissioner Gonzalez moved to accept Resolution #72.  
Commissioner Giorgianni seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**The motion carried 6-0-0**

**NBHA RESOLUTION 2013 - 12/18 # 73**

A Resolution Authorizing the Executive Director of the Housing Authority of the City of New Brunswick (NBHA), New Jersey to Execute a Rental Assistance Demonstration (RAD) Program Application for Hope Manor with the U.S. Department of Housing and Urban Development (HUD) and Certifying an Agreement to Comply with all Requirements of the Program and PIH Notice 2012-32.

**MOTION:** Commissioner Jones moved to accept Resolution #73.  
Commissioner Wolde seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**The motion carried 6-0-0**

**NBHA RESOLUTION 2013 - 12/18 # 74**

A Resolution Authorizing the Executive Director of the Housing Authority of the City of New Brunswick (NBHA), New Jersey to Execute a Rental

Assistance Demonstration (RAD) Program Application for Riverside Complex with the U.S. Department of Housing and Urban Development (HUD) and Certifying an Agreement to Comply with all Requirements of the Program and PIH Notice 2012-32.

**MOTION:** Commissioner Wolde moved to accept Resolution #74. Commissioner Gonzalez seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**The motion carried 6-0-0**

### **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.

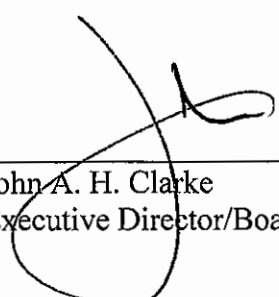
**CALL FOR PUBLIC COMMENTS:** None

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

**The motion carried 6-0-0. The meeting was adjourned at 7:15PM.**

**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, December 18, 2013, as the official minutes to be entered into record.

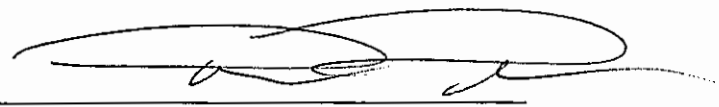


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John A. H. Clarke  
Executive Director/Board Secretary

Date: December 18, 2013

Certified To Be a True Original Copy



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Mark Roedelbronn  
Director of Operations



# **BOARD RESOLUTION SUMMARY LIST**

## **NBHA RESOLUTION 2014 - 1/22 # 1**

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

## **NBHA RESOLUTION 2014 – 1/22 # 2**

Resolution Approving Attendance by Commissioner Dale Caldwell to the New Jersey Chamber of Commerce Walk to Washington D.C. on February 13, 2014 through February 14, 2014

## **NBHA RESOLUTION 2014 - 1/22 # 3**

Resolution Approving and Adopting Revised Allowance for Tenant-Furnished Utilities and Other Services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program