

CHAIRPERSON

Anthony Cupano

VICE CHAIRPERSON

Kevin Jones

2ND VICE CHAIRPERSON

Anthony Giorgianni

COMMISSIONERS

Yirgu Wolde

George Berry

Richard Kolesar

Rebecca Escobar



EXECUTIVE DIRECTOR

John Clarke, P.H.M.

DEPUTY DIRECTOR

Michael C. Mesi, P.H.M.



EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY

BOARD OF COMMISSIONERS REPORT

January 26, 2011

COMMUNITY ROOM

7 VAN DYKE AVENUE

NEW BRUNSWICK, NJ 08901

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Regular Meeting- 6:45PM

**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. Approval of Minutes (January Regular Meeting)
- V. New Business (Resolutions)
- VI. Reports
- VII. Open Public Session
- VII. Open Public Session
- VIII. Adjournment

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
DECEMBER 16, 2010

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:30 PM on Thursday, December 16, 2010.

2. OPEN PUBLIC MEETING NOTICE ACT

Mr. John Clarke, Executive Director of the New Brunswick Housing Authority read the Notice of Public Meeting.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. ROLL CALL

PRESENT:

Chairperson Anthony Cupano (Arrived at 6:40PM)
Vice Chairperson Kevin Jones
2nd Vice Chairperson Anthony Giorgianni
Commissioner Rebecca Escobar
Commissioner Yirgu Wolde

ABSENT:

ABSENT:

Commissioner Richard Kolesar

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Maria Martinez, Business Administrator
Alberto Camacho, NBHA Legal

RESOLUTIONS

NBHA RESOLUTION 2010 – 12/16 # 48

Resolution Authorizing and Approving Payment of Bills for the Month of November 2010

MOTION: Commissioner Escobar moved to accept Resolution # 48.
Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

ROLL CALL: Jones, Giorgianni, Wolde, Escobar
Nays: None
Abstentions: None
Absent: Kolesar, Cupano

The motion carried 4-0-0.

NBHA RESOLUTION 2010 – 12/16 # 49

Resolution Approving the 2011 Meeting Schedule for the New Brunswick Housing Authority

MOTION: Commissioner Escobar moved to accept Resolution # 49.
Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

ROLL CALL: Jones, Giorgianni, Wolde, Escobar
Nays: None
Abstentions: None

ROLL CALL: Jones, Giorgianni, Wolde, Escobar
Nays: None
Abstentions: None
Absent: Kolesar, Cupano

The motion carried 4-0-0.

NBHA RESOLUTION 2010 – 12/16 # 50

Resolution designating Ferren Urban Renewal Associates, LLC as redeveloper of a mixed use parking and commercial project in the Jelin Street Redevelopment Area

MOTION: Commissioner Escobar moved to accept Resolution # 50.
Commissioner Wolde seconded.

PUBLIC COMMENTS: Glenn Patterson (City of New Brunswick) spoke about the project and introduced Sarah Clarke (Devco) who gave more specific details on the proposed design and development of the site. Yvonne Marcuse (NBHA Special Counsel) also spoke about the project and designation of the redeveloper process and answered general questions.

ROLL CALL: Jones, Giorgianni, Wolde, Escobar, Cupano
Nays: None
Abstentions: None
Absent: Kolesar

The motion carried 5-0-0.

NBHA RESOLUTION 2010 – 12/16 # 51

Resolution approving a Redevelopment Agreement with Ferren Urban Renewal Associates, LLC for the “Jelin Parking Garage-Wellness Plaza” redevelopment project in the Jelin Street Redevelopment Area

MOTION: Commissioner Escobar moved to accept Resolution # 51.
Commissioner Jones seconded.

PUBLIC COMMENTS: Yvonne Marcuse (NBHA Special Counsel) spoke about the redevelopment agreement and Sarah Clarke (Devco) also spoke about some of the details on the agreement and answered general questions.

ROLL CALL: Jones, Giorgianni, Wolde, Escobar, Cupano
Nays: None
Abstentions: None
Absent: Kolesar
Nays: None
Abstentions: None
Absent: Kolesar

The motion carried 5-0-0.

NBHA RESOLUTION 2010 – 12/16 # 52

Resolution approving Amended and Restated Redevelopment Agreement with Somerset Street Urban Renewal Associates, LLC for the Nonresidential and the Residential Rental Components of the “Gateway at Easton Avenue” redevelopment project in the Easton/Somerset Redevelopment Area

MOTION: Commissioner Escobar moved to accept Resolution # 52.
Commissioner Giorgianni seconded.

PUBLIC COMMENTS: Yvonne Marcuse (NBHA Special Counsel) spoke about the need for the Amended and Restated Redevelopment Agreement and answered general questions.

ROLL CALL: Jones, Giorgianni, Escobar, Cupano
Nays: None
Abstentions: Wolde
Absent: Kolesar

The motion carried 4-0-1.

NBHA RESOLUTION 2010 – 12/16 # 53

Resolution approving Redevelopment Agreement with Somerset Condominium Urban Renewal Associates, LLC for the Residential Condominium Component of the “Gateway at Easton Avenue” redevelopment project in the Easton/Somerset Redevelopment Area

MOTION: Commissioner Escobar moved to accept Resolution # 53.
Commissioner Jones seconded.

PUBLIC COMMENTS: Yvonne Marcuse (NBHA Special Counsel) spoke about the Redevelopment Agreement and Sarah Clarke also spoke and answered general questions about the need for a Redevelopment Agreement.

ROLL CALL: Jones, Giorgianni, Escobar, Cupano
Nays: None
Abstentions: Wolde
Absent: Kolesar

Abstentions: Wolde
Absent: Kolesar

The motion carried 4-0-1.

NBHA RESOLUTION 2010 – 12/16 # 54

Resolution authorizing and approving requisition #39 for the payment of expenses in connection with the HMFA Capitol Fund Revenue Bonds, Series 2004A and approving submission for reimbursement

MOTION: Commissioner Escobar moved to accept Resolution # 54.
Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

ROLL CALL: Jones, Giorgianni, Escobar, Cupano
Nays: None
Abstentions: Wolde
Absent: Kolesar

The motion carried 4-0-1.

NBHA RESOLUTION 2010 – 12/16 # 55

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

MOTION: Commissioner Jones moved to accept Resolution # 55.
Commissioner Wolde seconded.

PUBLIC COMMENTS: None

ROLL CALL: Jones, Giorgianni, Wolde, Escobar, Cupano
Nays: None
Abstentions: None
Absent: Kolesar

The motion carried 5-0-0.

NBHA RESOLUTION 2010 – 12/16 # 56

Resolution Approving the Award of Ten (10) Project Based Vouchers to Triple C Housing, Inc.

MOTION: Commissioner Jones moved to accept Resolution # 56.
Commissioner Giorgianni seconded.

MOTION: Commissioner Jones moved to accept Resolution # 56.
Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

ROLL CALL: Jones, Giorgianni, Escobar, Cupano
Nays: None
Abstentions: Wolde
Absent: Kolesar

The motion carried 4-0-1.

SECRETARY'S REPORT

John Clarke presented the Secretary's Report and addressed a number of general questions from members of the public.

COMMITTEE REPORTS

No other reports were given.

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

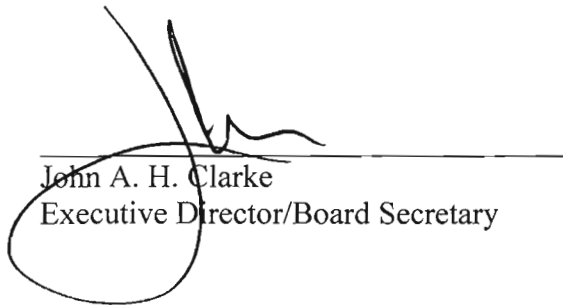
PUBLIC COMMENTS: None

ROLL CALL: Cupano, Wolde, Jones, Giorgianni, Escobar
Nays: None
Abstentions: None
Absent: Kolesar

The motion carried 5-0-0. The meeting was adjourned at 8:02 PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

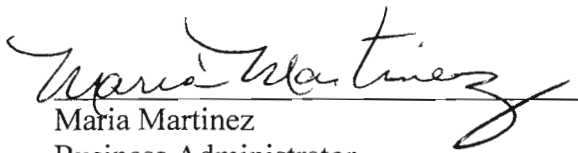
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Thursday, December 16, 2010, as the official minutes to be entered into record.



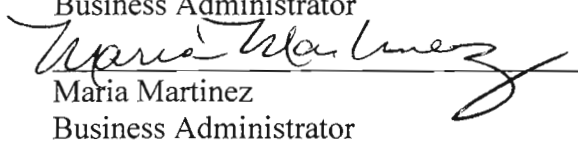
John A. H. Clarke
Executive Director/Board Secretary

Date: December 16, 2010

Certified To Be a True Original Copy



Maria Martinez
Business Administrator



Maria Martinez
Business Administrator

**BOARD RESOLUTION
SUMMARY LIST
NBHA BOARD MEETING 1/26/11**

NBHA RESOLUTION 2011 - 1/26 # 1

Resolution Authorizing and Approving Payment of Bills for the Month of December, 2010

NBHA RESOLUTION 2011 - 1/26 #2

Resolution Approving an Inter-Agency Agreement with the Franklin Housing Authority for the provision of Maintenance and Management Services