

**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  
SPECIAL MEETING  
PACKAGE**

**December 6, 2013**

**COMMUNITY ROOM**

**7 VAN DYKE AVENUE**

**NEW BRUNSWICK, NJ 08901**

**7:30AM**

*"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)

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

# **NOTICE OF MEETING**

Notice of the Special 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 December 3, 2013.
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: December 3, 2013

**PUBLIC MEETING NOTICE**

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold a Special Meeting of the Board of Commissioners on Friday, December 6, 2013 at 7:30 am 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 2013 – 12/06 #64**

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

**NBHA RESOLUTION 2013 – 12/06 #65**

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

**NBHA RESOLUTION 2013 – 12/06 #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.

**NBHA RESOLUTION 2013 – 12/06 #67 ACTING AS REDEVELOPMENT AGENCY**

Resolution approving 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.

**NBHA RESOLUTION 2013 – 12/06 #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.

- VI. Adjournment

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

CITY CLERK 12/03/13 10:09:33

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**OCTOBER 23, 2013**

**1. CALL TO ORDER**

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, October 23, 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:**

Vice Chairperson Luis Gonzalez  
Commissioner Yirgu Wolde  
Commissioner Kevin Jones  
Commissioner Ida Brangman

**ABSENT:**

Chairperson Dale Caldwell  
Second Vice Chairperson Anthony Giorgianni  
Commissioner Anthony Cupano

**ALSO PRESENT:**

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

**APPROVAL OF MINUTES**

**MOTION:** Commissioner Brangman made a motion to approve the September 20, 2013 Regular Meeting Minutes of the Board of Commissioners meeting. Commissioner Jones 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 - 10/23 # 60**

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

**MOTION:** Commissioner Jones moved to accept Resolution #60. Commissioner Brangman 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 – 10/23 # 61**

**ACTING AS REDEVELOPMENT AGENCY**

Resolution approving waiver of recording requirements in 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 Wolde moved to accept Resolution #61. Commissioner Brangman seconded.

**CALL FOR PUBLIC COMMENTS:** Yvonne Marcuse Esq. (NBHA Special Counsel) discussed the proposed resolution with the Board. Michael Brenna Esq. (Windels Marx) presented the proposed request on behalf of his client New Brunswick Development Corporation. There were no further comments.

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

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

**NBHA RESOLUTION 2013 – 10/23 # 62**

Resolution Appointing John Clarke as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund and Approving Renewal Membership in the New Jersey Public Housing Insurance Fund

**MOTION:** Commissioner Brangman moved to accept Resolution #62. 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 - 10/23 # 63**

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

**MOTION:** Commissioner Jones moved to accept Resolution #63. Commissioner Wolde 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**

**SECRETARY'S REPORT**

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

**COMMITTEE REPORTS**

No reports were given.

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

**CALL FOR PUBLIC COMMENTS:** None

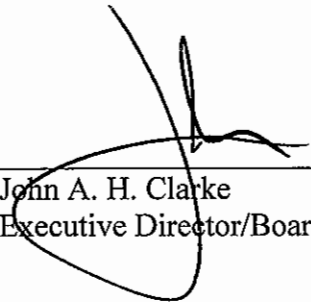
**ROLL CALL:** Ayes: Brangman, Gonzaelz, Jones, Wolde  
Nays: None  
Abstentions: None  
Absent: Cupano, Giorgianni, Caldwell

**The motion carried 4-0-0. The meeting was adjourned at 7:10PM.**



**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, October 23, 2013, as the official minutes to be entered into record.




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John A. H. Clarke  
Executive Director/Board Secretary

Date: October 23, 2013

Certified To Be a True Original Copy



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Mark Roedelbronn  
Director of Operations

## **BOARD RESOLUTION SUMMARY LIST**

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

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

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

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

### **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

### **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

### **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

### **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