

CHAIRPERSON

Yirgu Wolde

VICE CHAIRPERSON

Anthony Giorgianni

2ND VICE CHAIRPERSON

Luis Gonzalez

COMMISSIONERS

Anthony Cupano

Ida Brangman

Dale Caldwell

Kevin Jones



EXECUTIVE DIRECTOR

John Clarke, P.H.M.

DEPUTY DIRECTOR

Michael C. Mesi, P.H.M.



**EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY**

**BOARD OF
COMMISSIONERS
MEETING PACKAGE**

February 26, 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
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**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 Meeting Minutes
(1/22)
- 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 February 21, 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: February 21, 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, February 26, 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.
- V. New Business (Resolutions)
 - NBHA RESOLUTION 2014 – 02/26 #4**
Resolution Authorizing and Approving Payment of Bills for the Month of January, 2014.
 - NBHA RESOLUTION 2014 – 02/26 #5**
Resolution Revising the Flat Rent Schedule for the New Brunswick Housing Authority Effective May 1, 2014.
 - NBHA RESOLUTION 2014 – 02/26 #6**
Resolution Annual Audit Report for FYE 6/30/13 and Authorizing and Approving Submission.
 - NBHA RESOLUTION 2014 – 02/26 #7**
Resolution Approving and Authorizing the Allocation of Additional Funds not to Exceed \$4,000.00 for Additional Architect and Engineering Services by Joseph McKernan Jr. and Associates to the Housing Authority of the City of New Brunswick.
 - NBHA RESOLUTION 2014 – 02/26 #8**
Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr. Architects and Associates, LLC.
 - NBHA RESOLUTION 2014 – 02/26 #9**
Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services to Alamo Insurance Group, Inc.
 - NBHA RESOLUTION 2014 – 02/26 #10 - ACTING AS REDEVELOPMENT AGENCY**
Resolution Approving a Revised Concept Plan and Redesignating 90 New Street, LLC as Redeveloper for 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 02/21/14PM10:55

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
JANUARY 22, 2014

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, January 22, 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 Kevin Jones

ABSENT:

Commissioner Anthony Cupano
Commissioner Yirgu Wolde
Commissioner Ida Brangman

ALSO PRESENT:

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

APPROVAL OF MINUTES

MOTION: Commissioner Jones made a motion to approve the Annual Meeting Minutes of the December 6, 2013 Board of Commissioners meeting. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

MOTION: Commissioner Jones made a motion to approve the Annual Meeting Minutes of the December 18, 2013 Board of Commissioners meeting. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2014 - 1/22 # 1

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

MOTION: Commissioner Jones moved to accept Resolution #1. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

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

MOTION: Commissioner Jones moved to accept Resolution #2.
Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

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

MOTION: Commissioner Jones moved to accept Resolution #3.
Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

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 Caldwell seconded.

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

The motion carried 6-0-0. The meeting was adjourned at 6:59PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

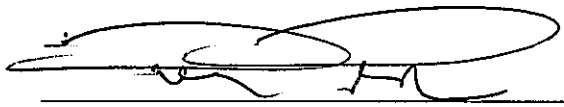
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, January 22, 2014, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: January 22, 2014

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2014 - 2/26 # 4

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

NBHA RESOLUTION 2014 - 2/26 # 5

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

NBHA RESOLUTION 2014 – 2/26 # 6

Resolution Accepting Annual Audit Report for FYE 6/30/13 and Authorizing and Approving Submission

NBHA RESOLUTION 2014 – 2/26 # 7

Resolution Approving and Authorizing the Allocation of Additional Funds not to Exceed \$4,000.00 for Additional Architect and Engineering Services by Joseph McKernan Jr. and Associates to the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2014 – 2/26 # 8

Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.

NBHA RESOLUTION 2014 – 2/26 # 9

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

NBHA RESOLUTION 2014 2/26 # 10

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving a Revised Concept Plan and Redesignating 90 New Street, LLC as Redeveloper for a Mixed Use Project in the Downtown Development District Redevelopment Area