

CHAIRPERSON

Anthony Cupano

VICE CHAIRPERSON

Kevin Jones

2ND VICE CHAIRPERSON

Anthony Giorgianni

COMMISSIONERS

Yirgu Wolde

Ida Brangman

Dale Caldwell

Luis Gonzalez



EXECUTIVE DIRECTOR

John Clarke, P.H.M.

DEPUTY DIRECTOR

Michael C. Mesi, P.H.M.



**EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY**

BOARD OF COMMISSIONERS REPORT

June 22, 2011

COMMUNITY ROOM

7 VAN DYKE AVENUE

NEW BRUNSWICK, NJ 08901

Regular Meeting- 6:45PM

"Working Together, We Can Make A Better Future."

PUBLIC MEETING NOTICE

Date of Notice: June 13, 2011

Notice is hereby given that the **Housing Authority of the City of New Brunswick** (NBHA) will hold its Regular Meeting of the Board of Commissioners on Wednesday, June 22, 2011 at 6:45PM in the Community Room of the Schwartz/Robeson Complex, 7 Van Dyke Avenue, New Brunswick, New Jersey 08901.

The agenda will be for consideration of NBHA business and any other matters which may be deemed necessary by the Board of Commissioners.

CITY CLERK 06/06/11 10:50

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
APRIL 27, 2011

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45 PM on Wednesday, 27, 2011.

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
Vice Chairperson Kevin Jones
Commissioner Yirgu Wolde
Commissioner Ida Brangman

ABSENT:

2nd Vice Chairperson Anthony Giorgianni

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Alberto Camacho, NBHA Legal

APPROVAL OF PREVIOUS MEETING MINUTES

MOTION: Commissioner Jones made a motion to approve the Minutes of the March 2011 Regular Meeting of the Board of Commissioners. Commissioner Wolde seconded.

PUBLIC COMMENTS: None

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

The motion carried 3-0-1.

RESOLUTIONS

NBHA RESOLUTION 2011 – 4/27 # 10

Resolution Authorizing and Approving Payment of Bills for the Month of March 2011

MOTION: Commissioner Jones moved to accept Resolution # 10. Commissioner Wolde seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 4/27 # 11

Resolution Approving and Ratifying the Submission of the Five Year Agency Plan for the New Brunswick Housing Authority (2011 through 2015) and the One Year/Annual Agency Plan for Year 2011

MOTION: Commissioner Jones moved to accept Resolution # 11. Commissioner Wolde seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 4/27 # 12

(ACTING AS REDEVELOPMENT AGENCY)

Resolution approving assignment of redevelopment rights to New Street Apartment Associates, LLC under the Redevelopment Development District Redevelopment Area

MOTION: Commissioner Jones moved to accept Resolution # 12.
Commissioner Giorgianni seconded.

PUBLIC COMMENTS: Yvonne Marcuse (NBHA Special Counsel) made comments about this resolution and introduced Robert Viera Esq. (counsel for Pennrose) who also made additional comments about this matter.

No formal vote was taken on this resolution. The motion was tabled lacking 4 members present, so a quorum was not available for a vote on this action.

Commissioner Jones left the meeting at 7:07PM

SECRETARY'S REPORT

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

COMMITTEE REPORTS

No other reports were given.

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

PUBLIC COMMENTS: None

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

The motion carried 3-0-0. The meeting was adjourned at 7:30 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

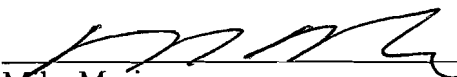
Brunswick Housing Authority Board of Commissioners Meeting,
Wednesday, April 27, 2011, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: April 27, 2011

Certified To Be a True Original Copy



Mike Mesi
Deputy Director

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
SPECIAL BOARD MEETING MINUTES**

MAY 11, 2011

1. CALL TO ORDER

A Special Meeting of the New Brunswick Housing Authority was called to order at 6:30 PM on Wednesday May 11, 2011.

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
2nd Vice Chairperson Anthony Giorgianni
Vice Chairperson Kevin Jones
Commissioner Ida Brangman

ABSENT:

Commissioner Yirgu Wolde

ALSO PRESENT:

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

RESOLUTIONS

NBHA RESOLUTION 2011 – 5/11 # 12

ACTING AS REDEVELOPMENT AGENCY

Resolution approving conveyance of Project Site and assignment of redevelopment rights to New Street Apartments Associates, LLC under the Redevelopment Agreement for a residential project on Lots 11 and 12.01 in Block 119 in the Downtown Development District Redevelopment Area

MOTION: Commissioner Jones moved to accept Resolution # 12.
Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

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

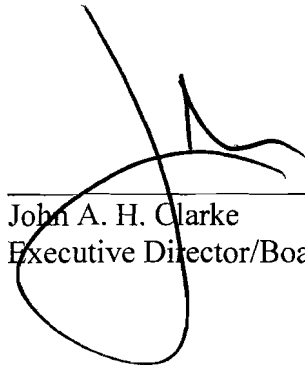
PUBLIC COMMENTS: None

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

The motion carried 4-0-0. The meeting was adjourned at 6:50 PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

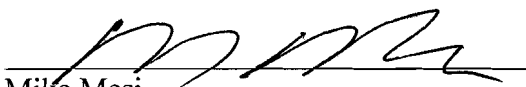
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, May 11, 2011, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: May 11, 2011

Certified To Be a True Original Copy



Mike Mesi
Deputy Director

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
MAY 25, 2011

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45 PM on Wednesday, May 25, 2011.

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
2nd Vice Chairperson Anthony Giorgianni
Commissioner Ida Brangman
Commissioner Luis Gonzalez

ABSENT:

Commissioner Kevin Jones
Commissioner Dale Caldwell
Commissioner

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Alberto Camacho, NBHA Legal

RESOLUTIONS

NBHA RESOLUTION 2011 – 5/25 # 13

Resolution Authorizing and Approving Payment of Bills for the Month of April 2011

MOTION: Commissioner Giorgianni moved to accept Resolution # 13. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 14

Resolution Certifying Compliance with Community Service and Self-Sufficiency Requirement Deadlines

MOTION: Commissioner Giorgianni moved to accept Resolution # 14. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 15

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

MOTION: Commissioner Brangman moved to accept Resolution # 15. Commissioner Giorgianni seconded.

PUBLIC COMMENTS: Maxwell Barna (member of the public) asked a question about the award process and it was addressed and answered.

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 16

Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company

MOTION: Commissioner Giorgianni moved to accept Resolution # 16. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 17

Resolution Authorizing and Approving Contract with Joseph A. Manfredi & Associates to provide General Legal Services to the Housing Authority of the City of New Brunswick

MOTION: Commissioner Giorgianni moved to accept Resolution # 17. Commissioner Brangman seconded.

PUBLIC COMMENTS: Maxwell Barna asked a questions about the award process and it was addressed and answered.

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

Absent: Jones, Wolde, Caldwell

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 18

Resolution Strongly Supporting and Recognizing the Economic Uplift and Self Sufficiency Programs and the Enterprise Income Verification System (EIV) Upfront Income Verification (UIV) Policies that are all Currently Being Operated and Supported by the Housing Authority of the City of New Brunswick

MOTION: Commissioner Giorgianni moved to accept Resolution # 18. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 19

Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2010-2011 Annual Operating Accounts

MOTION: Commissioner Giorgianni moved to accept Resolution # 19. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 20

ACTING AS REDEVELOPMENT AGENCY

Resolution Accepting Proposal and Authorizing Contract to Provide Legal Services in Connection with Redevelopment Matters Undertaken by the Housing Authority of the City of New Brunswick with Wilentz, Goldman & Spitzer, Esqs.

MOTION: Commissioner Giorgianni moved to accept Resolution # 20. Commissioner Brangmen seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 21

Resolution Authorizing and Approving Contract with William A. Elias of West Milford, New Jersey for Management Consulting Services in Preparing and Updating the Housing Authority's Agency Plan and other Management Training, Operation Studies, Assessment and Assistance relating to the Management of the Housing Authority of the City of New Brunswick.

MOTION: Commissioner Brangman moved to accept Resolution # 15. Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2011 – 5/25 # 22

Resolution Authorizing and Approving the disposition of one (1) AMP 1 vehicle, one (1) COCC/Redevelopment dual usage vehicle

MOTION: Commissioner Giorgianni moved to accept Resolution # 22. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

SECRETARY'S REPORT

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

COMMITTEE REPORTS

No other reports were given.

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

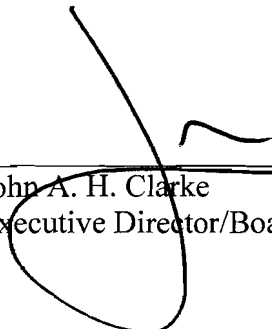
PUBLIC COMMENTS: None

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

The motion carried 4-0-0. The meeting was adjourned at 7:14 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, Wednesday, May 25, 2011, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: May 25, 2011

Certified To Be a True Original Copy



Mike Mesi
Deputy Director

**BOARD RESOLUTION
SUMMARY LIST
NBHA BOARD MEETING 6/22/11**

NBHA RESOLUTION 2011 - 6/22 # 24

Resolution Authorizing and Approving Payment of Bills for the Month of May, 2011

NBHA RESOLUTION 2011 – 6/22 # 25

Resolution Adopting the State Budget for the Housing Authority of the City of New Brunswick for Fiscal Year July 1, 2011 to June 30, 2012

NBHA RESOLUTION 2011 – 6/22 # 26

Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$62,022.78 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2011-6/22 # 27

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK
ACTING AS REDEVELOPMENT AGENCY**

Resolution Approving a Fourth Amendment to Redevelopment Agreement with New Street Apartments Urban Renewal Associates, LLC, assignee of Brunswick Arts Housing Partnership, L.P., for the Arts Building Redevelopment Project in Block 119 of the Downtown Development District Redevelopment Area

NBHA RESOLUTION 2011 - 6/22 # 24

**Resolution Authorizing and Approving Payment of Bills
for the Month of May, 2011**


WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, the Executive Director and Deputy Director certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

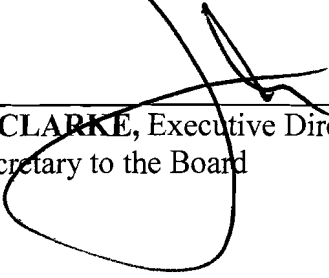
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Deputy Director to process and pay the following bills for the month of May 2011:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 867,408.33
Payroll	\$ 222,486.86
Accounts Payable	\$ 1,091,523.08
Capital Fund	\$ 23,856.98
Local General	\$ 21,048.46

Passed on this 22nd day of June, 2011 (See attached Vote Box)



YIRGU WOLDE, Commissioner (Acting Chairperson)



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 - 6/22 # 24

**Resolution Authorizing and Approving Payment of Bills
for the Month of May, 2011**

	M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T		M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T
COMMISSIONER							COMMISSIONER						
BRANGMAN			✓				GIORGIANNI						✓
CALDWELL	✓		✓				JONES						✓
GONZALEZ		✓	✓				WOLDE			✓			
							CHAIRPERSON CUPANO						

NBHA RESOLUTION 2011 – 6/22 # 25

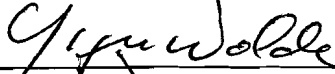
Resolution Adopting the State Budget for the Housing Authority of the City of New Brunswick for Fiscal Year July 1, 2011 to June 30, 2012

WHEREAS, the Housing Authority has developed the State of New Jersey Budget for the Fiscal Year beginning July 1, 2011 and ending June 30, 2012; and

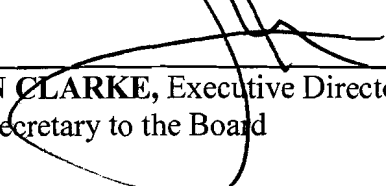
WHEREAS, the Budget has been prepared by the Fee Accountant and reviewed by Deputy Director and has been reviewed and recommended for adoption by the Executive Director,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the State Budget for the Authority for Fiscal Year beginning July 1, 2011 and ending June 30, 2012 is hereby adopted.

Passed on this 22nd day of June, 2011 (See attached Vote Box)



YIRGU WOLDE, Commissioner (Acting Chairperson)



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 – 6/22 # 25

Resolution Adopting the State Budget for the Housing Authority of the City of New Brunswick for Fiscal Year July 1, 2011 to June 30, 2012

M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T	M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T		
<u>COMMISSIONER</u>						<u>COMMISSIONER</u>							
BRANGMAN			✓			GIORGIANNI					✓		
CALDWELL	✓		✓			JONES					✓		
GONZALEZ			✓			WOLDE		✓	✓				
						CHAIRPERSON CUPANO						✓	

NBHA RESOLUTION 2011 – 6/22 # 26

Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$62,022.78 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the “Housing Authority”), was duly created as an agency and instrumentality of the municipality of the State (the “Local Unit”) in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the “Local Housing Law”);

WHEREAS, certain rents as set forth on the Rent Write-Offs for July 2010 through June 2011 totaling \$62,022.78 have been determined to be uncollectable according to the methods and procedures for collection available to the staff and personnel of the Housing Authority of the City of New Brunswick; and

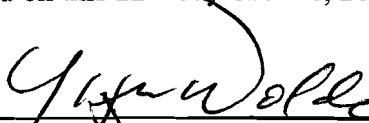
WHEREAS, such uncollectable rents have occurred due to evictions of tenants from Housing Authority dwelling for non-payment of rent (or for discovered unreported income) and tenants who have vacated dwellings without notice; and

WHEREAS, pursuant to acceptable accounting procedures, it is necessary and proper to write off such rent as uncollectable; and

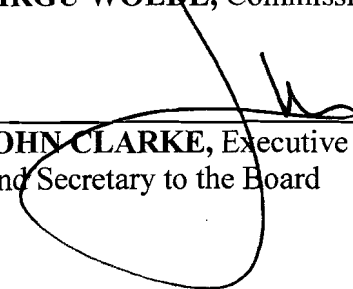
WHEREAS, notwithstanding the aforesaid necessity for writing off these rents as uncollectable, efforts will continue through agencies, the courts, and other source outside of the Housing Authority to collect these rents on behalf of the Housing Authority,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick that certain rents, as set forth on the attached Rent Write-offs for July 2010 through June 2011 totaling \$62,022.78 and the same are hereby authorized to be written off as uncollectable by the staff and personnel of the Housing Authority of the City of New Brunswick.

Passed on this 22nd day of June, 2011 (See attached Vote Box)



YIRGU WOLDE, Commissioner (Acting Chairperson)



JOHN CLARKE, Executive Director
And Secretary to the Board

