

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**

September 20, 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

**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 Minutes (July 10th meeting, August 2nd Annual Meeting and August 2nd meeting)
- 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 September 16, 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: September 16, 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, September 20, 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 – 09/20 #53

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2013.

NBHA RESOLUTION 2013 – 09/20 #54

Resolution Authorizing and Approving the Purchase of Security Camera Equipment and Maintenance Service Hours at the AMP 1 from ComTec Systems Inc.

NBHA RESOLUTION 2013 – 09/20 #55

Resolution Approving and Ratifying Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/13.

NBHA RESOLUTION 2013 – 09/20 #56

Resolution Adopting CFP Budget for Fiscal Years 2013 and Authorizing Submission of Annual Statement Performance and Evaluation Report to HUD.

NBHA RESOLUTION 2013 – 09/20 #57

Resolution Approving the Purchase of LED Light Fixtures and Related Installation Services with SMS Building Systems in an amount not to exceed \$7,740 dollars.

NBHA RESOLUTION 2013 – 09/20 #58

Resolution Confirming Approval and Further Ratifying the use of ARRA Funds to Purchase Additional Security Equipment from ComTec Systems Inc. in the amount of \$107,319 dollars.

NBHA RESOLUTION 2013 – 09/20 #59

Resolution Approving and Confirming Documentation Totaling \$157,701 dollars in Certified Pay Rolls for Payment for Hours Worked on the Security System Installation and Maintenance with ComTec System Inc.

- VI. Adjournment

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

CITY CLERK 09/16/13 PM 02:37

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

JULY 10, 2013

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:30 PM on Wednesday, July 10, 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:

Chairperson Yirgu Wolde
Vice Chairperson Anthony Giorgianni
Commissioner Ida Brangman
Commissioner Kevin Jones
Commissioner Dale Caldwell

ABSENT:

Second Vice Chairperson Luis Gonzalez
Commissioner Anthony Cupano

ALSO PRESENT:

John Clarke, Executive Director
Mark Roedelbronn, Director of Operations
Joseph Manfredi Esq., NBHA Legal

APPROVAL OF MINUTES

MOTION: Commissioner Jones made a motion to approve the Annual Meeting Minutes of the May 29, 2013 Board of Commissioners meeting. Commissioner Girogianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2013 – 7/10 # 42

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Third Amendment to Redevelopment Agreement with Gordon New Brunswick MAB Urban Renewal, L.L.C., assignee of 131 Jersey Avenue Associates, L.L.C., for a medical office building on Lot 27.01 in Block 243 in the 131 Jersey Avenue Redevelopment Area

MOTION: Commissioner Caldwell moved to accept Resolution #42. Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: James Clarkin Esq., spoke in support of the amendment representing the developer. Paul Rosar (LSRP) address environmental questions from the Board of Commissioners. Yvonne Marcuse (NBHA Special Counsel) discussed options with the Board and recommended that a letter should be sent by the developer outlining more details and that a 9 month update should be given to the Board as a condition of this approval. The developer agreed.

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 - 7/10 # 39

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

MOTION: Commissioner Jones moved to accept Resolution #39.
Commissioner Caldwell seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 - 7/10 # 40

Resolution approving and adopting the New Brunswick Housing Authority Ethics Policy

MOTION: Commissioner Caldwell moved to accept Resolution #40.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 7/10 # 41

Resolution Approving Attendance for Training by Commissioner Kevin Jones to the Executive Director/Commissioner Professional Development Program on Martha's Vineyard September 2013

MOTION: Commissioner Brangman moved to accept Resolution #41.
Commissioner Caldwell seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013-7/10 # 43

Resolution approving and authorizing the Housing Authority to enter into contracts with certain approved state contract vendors pursuant to N.J.S.A. 40a:11-12(a)

MOTION: Commissioner Caldwell moved to accept Resolution #43.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 7/10 # 44

Resolution approving and authorizing the Housing Authority to enter into a cooperative pricing agreement with the Middlesex Regional Educational Services Commission

MOTION: Commissioner Jones moved to accept Resolution #44.
Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-1

NBHA RESOLUTION 2013 – 7/10 # 45

Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$33,574.64 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

MOTION: Commissioner Caldwell moved to accept Resolution #45.
Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 7/10 # 46

Resolution Ratifying and Approving the Disposition of COCC and Redevelopment Vehicles

MOTION: Commissioner Jones moved to accept Resolution #46.
Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 7/10 # 47

Resolution Approving Revisions to CFP Budget for Fiscal Years 2012

MOTION: Commissioner Jones moved to accept Resolution #47.
Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 7/10 # 48

Resolution Approving the Use of Replacement Housing Factor Funds
NJ39R0222502-10 to Purchase AMP 1 Generator, Efficiency Energy Saving
Lighting, and Other Energy Saving Equipment and Materials

MOTION: Commissioner Caldwell moved to accept Resolution #48.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 7/10 # 49

Resolution Adopting the State Budget for the Housing Authority of the City of
New Brunswick for 2014

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

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

SECRETARY'S REPORT

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

COMMITTEE REPORTS

No reports were given.

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

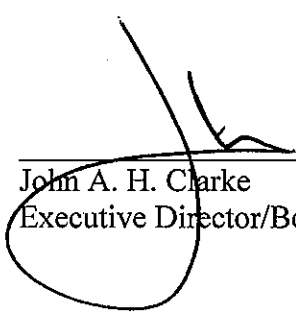
CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0. The meeting was adjourned at 7:25PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

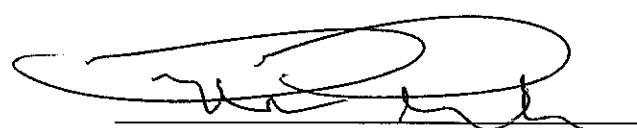
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, July 10, 2013, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: July 10, 2013

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

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

AUGUST 2, 2013

1. CALL TO ORDER

The annual meeting of the New Brunswick Housing Authority was called to order at 8:00AM on Friday, August 2, 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:

Chairperson Yirgu Wolde
Second Vice Chairperson Luis Gonzalez
Commissioner Ida Brangman
Commissioner Dale Caldwell

ABSENT:

Vice Chairperson Anthony Giorgianni
Commissioner Anthony Cupano
Commissioner Kevin Jones

ALSO PRESENT:

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

NOMINATIONS

MOTION: Commissioner Wolde nominated Dale Caldwell for Chairperson. Commissioner Gonzaelz seconded. Commissioner Wolde nominated Luis Gonzalez for Vice Chairperson. Commissioner Caldwell seconded. Commissioner Wolde nominated Anthony Giorgianni for Second Vice Chairperson. Commissioner Caldwell seconded. No further nominations were made and nominations were closed.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

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

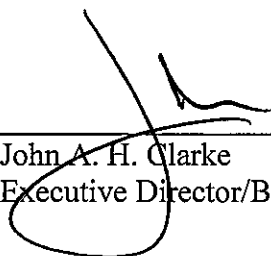
CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0. The meeting was adjourned at 8:12AM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

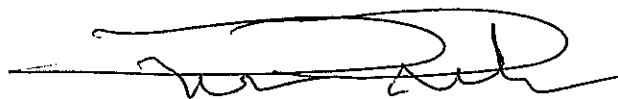
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Annual Meeting, August 2, 2013, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: August 2, 2013

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
AUGUST 2, 2013

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 8:15AM on Friday, August 2, 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:

Chairperson Dale Caldwell
Vice Chairperson Luis Gonzalez
Commissioner Yirgu Wolde
Commissioner Ida Brangman

ABSENT:

Second Vice Chairperson Anthony Giorgianni
Commissioner Anthony Cupano
Commissioner Kevin Jones

ALSO PRESENT:

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

RESOLUTIONS

NBHA RESOLUTION 2013 - 8/2 # 52

ACTING AS REDEVELOPMENT AGENCY

Resolution in Support of the Application of AQ Ventures, L.L.C. t/a the Sushi Room for Special Concessionaire's Permit to be Utilized at Premises Known as 8 & 10 Easton Avenue, forming a part of the project known as University Center at Easton Avenue Condominium, New Brunswick, New Jersey

CALL FOR PUBLIC COMMENTS: Thomas Kelso Esq., spoke in support of the application representing the developer and addressed questions from the Board. Yvonne Marcuse (NBHA Special Counsel) discussed the application and with the Board and addressed questions from the Board. No further comments were made from the public.

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

The motion carried 4-0-0

NBHA RESOLUTION 2013 - 8/2 # 50

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

MOTION: Commissioner Gonzaelz moved to accept Resolution #50. Commissioner Caldwell seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2013 - 8/2 # 51

Resolution Establishing a Method to Terminate Housing Assistance Due to Insufficient Funding

MOTION: Commissioner Gonzaelz moved to accept Resolution #51. Commissioner Caldwell seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

SECRETARY'S REPORT

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

COMMITTEE REPORTS

No reports were given.

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


CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0. The meeting was adjourned at 8:35AM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

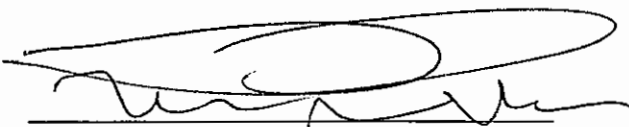
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Friday, August 2, 2013, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: August 2, 2013

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2013 - 9/20 # 53

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2013

NBHA RESOLUTION 2013 – 9/20 # 54

Resolution Approving the Purchase of Security Camera Equipment and System Maintenance Hours at the AMP1 Property not to Exceed \$7,500 Dollars

NBHA RESOLUTION 2013 – 9/20 # 55

Resolution Approving and Ratifying Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/13

NBHA RESOLUTION 2013 – 9/20 # 56

Resolution Adopting CFP Budget for Fiscal Year 2013 and Authorizing and Approving Submission of Annual Statement Performance and Evaluation Report to HUD

NBHA RESOLUTION 2013 – 9/20 # 57

Resolution Approving the Purchase of LED Light Fixtures and Related Installation Services with SMS Building Systems Not to Exceed \$7,740 dollars

NBHA RESOLUTION 2013 – 9/20 # 58

Resolution Confirming Approval and Further Ratifying the Use of Recovery Act Funds and CFP funds to Purchase Additional Security Equipment and Services from Comtec Systems Inc. in the amount of \$107,319 dollars.

NBHA RESOLUTION 2013 – 9/20 # 59

Resolution Approving and Confirming Documentation to Support \$157,701 dollars of Recovery Act Funds for Security Systems Installation and Maintenance Labor with Comtec System Inc.