

**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  
September 28, 2011**

**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  
TEL. 732-745-5157 • TTD. 800-852-7997

Date of Public Notice: September 13, 2011

## **PUBLIC MEETING NOTICE**

Notice is hereby given that a Regular Meeting of Housing Authority of The City of New Brunswick (NBHA) Board of Commissioners will be held on Wednesday, September 28, 2011 at 6:45PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

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 09/07/11 11:17

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**ANNUAL BOARD MEETING MINUTES**  
**JULY 27, 2011**

**1. CALL TO ORDER**

The Annual meeting of the New Brunswick Housing Authority was called to order at 6:00 PM on Wednesday, July 27, 2011.

**2. OPEN PUBLIC MEETING NOTICE ACT**

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

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**4. ROLL CALL**

**PRESENT:**

Chairperson Anthony Cupano  
Vice Chairperson Kevin Jones  
Second Vice Chairperson Anthony Giorgianni  
Commissioner Luis Gonzalez

**ABSENT:**

Commissioner Yirgu Wolde  
Commissioner Dale Caldwell  
Commissioner Ida Brangman

**ALSO PRESENT:**

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

## **Nominations**

The Board Secretary was passed the gavel by the Chairperson. The floor was open for nominations.

**MOTION:** Commissioner Giorgianni nominated Anthony Cupano for Chairperson, Kevin Jones for Vice Chairperson and Anthony Giorgianni for Second Vice Chairperson. Commissioner Jones seconded the nomination. There were no further nominations. Call for public comment was made and there were no public comments.

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

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

**Nominations were closed.**

**MOTION TO CLOSE:**


Commissioner Jones made a motion to adjourn the meeting. Commissioner Giorgianni seconded.

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

**The motion carried 4-0-0. The meeting was adjourned at 6:37 PM.**

**CERTIFICATION AND APPROVAL OF BOARD MINUTES**

I, John A. H. Clarke, hereby certify and approve the minutes of the Annual meeting, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Annual Meeting, Wednesday, July 27, 2011, as the official minutes to be entered into record.

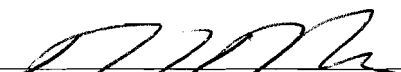


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John A. H. Clarke  
Executive Director/Board Secretary

Date: July 27, 2011

Certified To Be a True Original Copy



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Mike Mesi  
Deputy Director

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**JULY 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, July 27, 2011.

**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 Anthony Cupano  
Vice Chairperson Kevin Jones  
Second Vice Chairperson Anthony Giorgianni  
Commissioner Luis Gonzalez  
Commissioner Dale Caldwell

**ABSENT:**

Commissioner Yirgu Wolde  
Commissioner Ida Brangman

**ALSO PRESENT:**

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

## **APPROVAL OF MINUTES**

**MOTION:** Commissioner Caldwell made a motion to approve the Minutes of the June 2011 Board of Commissioners meeting. Commissioner Giorgianni seconded.

**PUBLIC COMMENTS:** None

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

## **RESOLUTIONS**

### **NBHA RESOLUTION 2011 - 7/27 # 28**

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

**MOTION:** Commissioner Jones moved to accept Resolution #28. Commissioner Caldwell seconded.

**PUBLIC COMMENTS:** None

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

**The motion carried 5-0-0.**

### **NBHA RESOLUTION 2011 - 7/27 # 29**

Resolution Adopting and Approving the Submission of the Section 8 Management Assessment Program (SEMAP) Report FYE 6/30/11

**MOTION:** Commissioner Caldwell moved to accept Resolution #29. Commissioner Giorgianni seconded.

**PUBLIC COMMENTS:** None

**ROLL CALL:** Ayes: Jones, Giorgianni, Caldwell, Gonzalez, Cupano

Nays: None  
Abstentions: None  
Absent: Brangman, Wolde

**The motion carried 5-0-0**

**NBHA RESOLUTION 2011 - 7/27 # 30**

**ACTING AS REDEVELOPMENT AUTHORITY**

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

**MOTION:** Commissioner Caldwell moved to accept Resolution #30. Commissioner Jones seconded.

**PUBLIC COMMENTS:** Yvonne Marcuse (NBHA Special Counsel) made comments about the resolution. Robert Vieira (Counsel for Pennrose Properties) made comments about the resolution.

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

**The motion carried 5-0-0**

**NBHA RESOLUTION 2011 - 7/27 # 31**

Resolution Approving Attendance by Commissioner Kevin Jones to the Commissioners Conference from September 7, 2011 through September 9, 2011

**MOTION:** Commissioner Caldwell moved to accept Resolution #31. Commissioner Giorgianni seconded.

**PUBLIC COMMENTS:** None

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



Absent: Brangman, Wolde

**The motion carried 5-0-0**

**SECRETARY'S REPORT**

John Clarke presented the Secretary's Report.

**COMMITTEE REPORTS**

No reports were given.

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

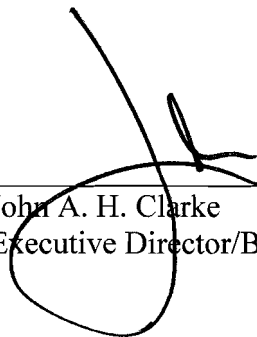
**PUBLIC COMMENTS:** None

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

**The motion carried 5-0-0. The meeting was adjourned at 7:01PM.**

**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 27, 2011, as the official minutes to be entered into record.

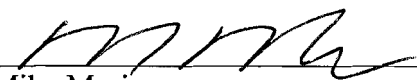


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John A. H. Clarke  
Executive Director/Board Secretary

Date: July 27, 2011

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Mike Mesi  
Deputy Director

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**SPECIAL BOARD MEETING MINUTES**  
**AUGUST 10, 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, August 10, 2011.

**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 Anthony Cupano  
Vice Chairperson Kevin Jones  
Second Vice Chairperson Anthony Giorgianni  
Commissioner Yirgu Wolde  
Commissioner Ida Brangman

**ABSENT:**

Commissioner Dale Caldwell  
Commissioner Luis Gonzalez

**ALSO PRESENT:**

John Clarke, Executive Director  
Mike Mesi, Deputy Director  
Andrea Eato-White, Sr. Portfolio Manager  
Alberto Camacho, NBHA Legal

\* Commissioner Luis Gonzalez Arrives at 6:32PM

**RESOLUTIONS**

**NBHA RESOLUTION 2011 - 7/27 # 32**

Resolution Authorizing the submission of an application to the Local Finance Board pursuant to N.J.S.A. 40A:5A-6 and 40A:12A-29 for the proposed issuance of not to exceed \$3,250,000 Public Improvement Refunding Bonds, Series 2011

**MOTION:** Commissioner Jones moved to accept Resolution #32.  
Commissioner Giorgianni seconded.

**PUBLIC COMMENTS:** None

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

**The motion carried 6-0-0.**

**NBHA RESOLUTION 2011 - 7/27 # 33**

Resolution Authorizing and Approving the Project Based-Asset Management Unit Budgets for All AMP's (1, 2, 3 & 4), COCC and the Section 8-HCV Programs

**MOTION:** Commissioner Caldwell moved to accept Resolution #33.  
Commissioner Giorgianni seconded.

**PUBLIC COMMENTS:** None

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

**The motion carried 6-0-0**

**NBHA RESOLUTION 2011 - 7/27 # 34**

**ACTING AS REDEVELOPMENT AUTHORITY**

Resolution approving designation of New Brunswick Development Corporation as Guarantor of 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 Jones moved to accept Resolution #34.  
Commissioner Giorgianni seconded.

**PUBLIC COMMENTS:** Yvonne Marcuse (NBHA Special Counsel) made comments about the resolution.

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

**The motion carried 6-0-0**

**SECRETARY'S REPORT**

John Clarke presented the Secretary's Report.

**COMMITTEE REPORTS**

No reports were given.

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

**PUBLIC COMMENTS:** None

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

**The motion carried 5-1-0. The meeting was adjourned at 7:15PM.**

**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, August 10, 2011, as the official minutes to be entered into record.

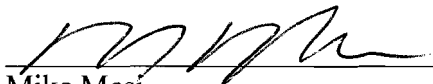


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John A. H. Clarke  
Executive Director/Board Secretary

Date: August 10, 2011

Certified To Be a True Original Copy



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Mike Mesi  
Deputy Director

**BOARD RESOLUTION  
SUMMARY LIST  
NBHA BOARD MEETING 9/28/11**

**NBHA RESOLUTION 2011 - 9/27 # 35**

Resolution Authorizing and Approving Payment of Bills  
for the Months of July and August 2011

**NBHA RESOLUTION 2011 - 9/27 # 36**

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

**NBHA RESOLUTION 2011 - 9/28 # 37**

FOURTH SUPPLEMENTAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO  
EXCEED \$3,250,000 AGGREGATE PRINCIPAL AMOUNT OF PUBLIC IMPROVEMENT  
REFUNDING BONDS, SERIES 2011 OF THE HOUSING AUTHORITY OF THE CITY OF  
NEW BRUNSWICK AND DETERMINING VARIOUS MATTERS PERTAINING  
THERE TO

**NBHA RESOLUTION 2011 - 9/27 # 35**

**Resolution Authorizing and Approving Payment of Bills  
for the Months of July and August, 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 July 2011:

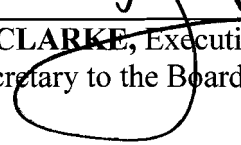
<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 779,972.92
Payroll	\$ 98,019.93
Accounts Payable	\$ 218,896.72
Capital Fund	\$ 4,243.75
Local General	\$ 1,475.84

**BE IT FURTHER 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 August 2011:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 854,708.35
Payroll	\$ 99,891.61
Accounts Payable	\$ 154,611.85
Capital Fund	\$ 3,512.50
Local General	\$ 25,571.36

Passed on this 27<sup>th</sup> day of September, 2011 (See attached Vote Box)

  
\_\_\_\_\_  
**KEVIN JONES**, Vice Chairperson

  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board



**NBHA RESOLUTION 2011 - 9/27 # 35**

**Resolution Authorizing and Approving Payment of Bills  
for the Months of July and August 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
<b>COMMISSIONER</b>						<b>COMMISSIONER</b>							
CALDWELL	✓		✓				GIORGIANNI		✓	✓			
JONES			✓				BRANGMAN			✓			
GONZALEZ			✓				WOLDE			✓			
						CHAIRPERSON CUPANO							

**NBHA RESOLUTION 2011 - 9/28 # 36**

**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**

**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 U.S. Department of Housing and Urban Development (HUD) require Housing Authority's to update their Section 8 (Housing Choice Voucher) Program Allowance for Tenant-Furnished Unities and Other Services on a regular basis; and

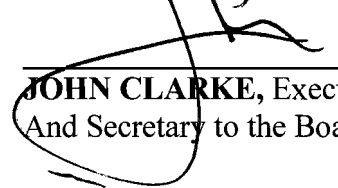
**WHEREAS**, the New Brunswick Housing Authority has reviewed the current utility amounts and services (on a bedroom-by-bedroom basis) from comparable agencies, the State of New Jersey-DCA (see attached); and

**WHEREAS**, the New Brunswick Housing Authority has determined that the rates for the State of New Jersey-DCA are the most reasonable and comparable to the rates that should be allocated for the NBHA Section 8 (Housing Choice Voucher) Program in our jurisdiction,

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and adopts the attached revised allowances for tenant-furnished utilities and other services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program.

Passed on this 28<sup>th</sup> day of September, 2011 (See attached Vote Box)

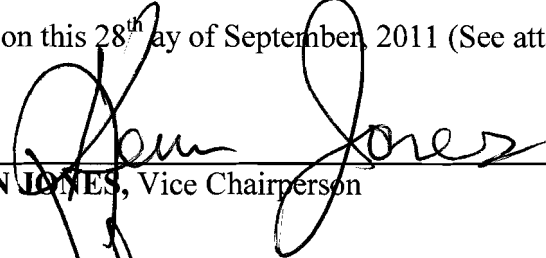
  
\_\_\_\_\_  
**KEVIN JONES**, Vice Chairperson

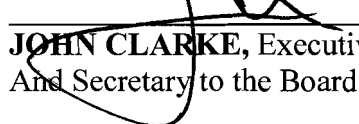
  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board

## NBHA RESOLUTION 2011 - 9/28 # 37

FOURTH SUPPLEMENTAL RESOLUTION AUTHORIZING THE ISSUANCE OF  
NOT TO EXCEED \$3,250,000 AGGREGATE PRINCIPAL AMOUNT OF PUBLIC  
IMPROVEMENT REFUNDING BONDS, SERIES 2011 OF THE HOUSING  
AUTHORITY OF THE CITY OF NEW BRUNSWICK AND DETERMINING  
VARIOUS MATTERS PERTAINING THERETO

Passed on this 28<sup>th</sup> day of September, 2011 (See attached Vote Box)

  
\_\_\_\_\_  
**KEVIN JONES**, Vice Chairperson

  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board

	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
<b>COMMISSIONER</b>							<b>COMMISSIONER</b>						
CALDWELL	✓		✓				GIORGIANNI			✓			
JONES			✓				BRANGMAN			✓			
GONZALEZ			✓				WOLDE		✓	✓			
							<b>CHAIRPERSON</b>						✓
							<b>CUPANO</b>						