

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. Mesj, P.H.M.



**EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY**

**BOARD OF
COMMISSIONERS
REPORT**

January 23, 2013

COMMUNITY ROOM

7 VAN DYKE AVENUE

NEW BRUNSWICK, NJ 08901

Regular Meeting- 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

**NBHA BOARD
OF
COMMISSIONERS**

AGENDA

- I. Roll Call, Call to Order (Chairperson)
- II. Reading of the Public Notice (Recording Secretary)
- III. Pledge of Allegiance
- IV. Consideration of Minutes of Previous 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 was filed with the Office of City Clerk on January 17, 2013.
3. Said notice of the meeting was 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: January 17, 2013

PUBLIC MEETING NOTICE

Notice is hereby given the Regular Meeting of Housing Authority of The City of New Brunswick (NBHA) Board of Commissioners will be held on Wednesday, January 23, 2013 at 6:45PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

The agenda for this meeting will be for consideration of Housing and Redevelopment Authority business and any other matters which may be deemed necessary by the Board of Commissioners.

Affidavit of Publication

Publisher's Fee \$151.20 Affidavit \$35.00

State of New Jersey } SS.

Middlesex County
Personally appeared Debbie Davis

Of the Home News Tribune, a newspaper printed in Freehold, New Jersey and published in East Brunswick, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 2 times, once in each issue as follows:

12/26/12, 12/27/12

A.D. 2012

Debbie Davis

Sworn and subscribed before me, this
27 day of December, 2012

Kathleen A. Gibson

Notary Public of New Jersey

CITY OF NEW BRUNSWICK

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

SCHEDULE OF REGULAR MEETINGS OF BOARD OF COMMISSIONERS JANUARY 1, 2013 TO DECEMBER 31, 2013

Date	Day	Time	Place
January 23, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
February 27, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
March 27, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
April 24, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
May 22, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
June 26, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 24, 2013	Wednesday	6:30 p.m.	ANNUAL RE-ORG. MEETING Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 24, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
September 25, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
October 23, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
November 20, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
December 18, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901

Kathleen A. Gibson
Notary Public State of New Jersey
My Commission Expires Dec. 18, 2014

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
DECEMBER 19, 2012

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45 PM on Wednesday, December 19, 2012.

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 Dale Caldwell
Commissioner Ida Brangman
Commissioner Kevin Jones

ABSENT:

Vice Chairperson Anthony Giorgianni
Commissioner Anthony Cupano

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 Annual Meeting Minutes of the November 2012 Board of Commissioners meeting. Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2012 - 12/19 # 50

Resolution Authorizing and Approving Payment of Bills for the Months of November, 2012

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

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2012 – 12/19 # 51

Resolution Approving the 2013 Meeting Schedule for the New Brunswick Housing and Redevelopment Authority

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

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2012-12/19 # 52

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

MOTION: Commissioner Caldwell moved to accept Resolution #52.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2012 - 12/19 # 53

Resolution Authorizing and Approving the Submission of the Annual Audit Report for the Fiscal Year Ending 6/30/12

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

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

**NBHA RESOLUTION 2012 - 12/19 # 54
ACTING AS REDEVELOPMENT AGENCY**

Resolution Granting Performance Payment to Executive Director and Deputy Director

MOTION: Commissioner Brangman moved to accept Resolution #54.
Commissioner Jones seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report.

COMMITTEE REPORTS

No reports were given.

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

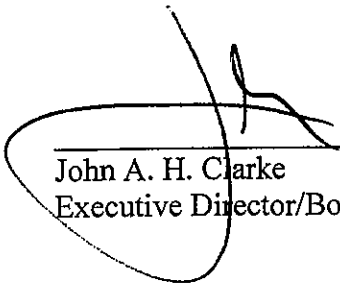
PUBLIC COMMENTS: None

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

The motion carried 5-0-0. The meeting was adjourned at 7:04PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

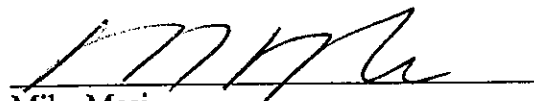
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, December 19, 2012, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: December 19, 2012

Certified To Be a True Original Copy



Mike Mesi
Deputy Director

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2013 - 1/23 # 1

Resolution Authorizing and Approving Payment of Bills for the Month of December, 2012

NBHA RESOLUTION 2013 – 1/23 # 2

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

NBHA RESOLUTION 2013 – 1/23 # 3

Resolution Approving Attendance by Commissioner Dale Caldwell to the New Jersey Chamber of Commerce Walk to Washington D.C. on January 31, 2013 through February 1, 2013

NBHA RESOLUTION 2013 – 1/23 # 4

Resolution Approving Revision to the Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget for Fiscal Year 2012

NBHA RESOLUTION 2013- 1/23 # 5

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION terminating designation of New Brunswick Development Corporation as redeveloper of Lot 9.01 in Block 54 in Redevelopment Area 2 in the College Avenue Redevelopment Area

NBHA RESOLUTION 2013 - 1/23 # 6

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION designating Rutgers Hillel Corporation as substitute redeveloper of Lot 9.01 in Block 54 in Redevelopment Area 2 in the College Avenue Redevelopment Area

NBHA RESOLUTION 2013 - 1/23 # 7

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION approving Amendment to Redevelopment Agreement with Matrix Upper Lot Urban Renewal, LLC for a mixed use project in the Downtown Development District

NBHA RESOLUTION 2013 – 1/23 # 8

Resolution Approving the Award of Contract for Public Relations Services to Gregory G. Marasco Associates Inc. (GMA)

NBHA RESOLUTION 2013 – 1/23 # 9

Resolution Appointing Mark Roedelbronn as 504 Compliance Officer for the New Brunswick Housing and Redevelopment Authority

NBHA RESOLUTION 2013 – 1/23 # 10

Resolution Accepting Physical Needs Assessments and Energy Audits completed by EMG of Hunt Valley, Maryland for all of its Public Housing Properties