

CHAIRPERSON

Anthony Cupano

VICE CHAIRPERSON

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**

April 25, 2012

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

NOTICE OF PUBLIC MEETING

Notice of the Meeting was given in the following manner:

1. Notice of the meeting was transmitted to the Home News and Tribune.
2. Notice of the meeting was filed with the Clerk of the City New Brunswick on April 16, 2012.
3. Said notice of the meeting was prominently posted on the announcement board in the lobby of City Hall at least 48 hours prior to the convening of this meeting.

Date of Public Notice: April 16, 2012

PUBLIC MEETING NOTICE

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, April 25, 2012 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 redevelopment matters deemed necessary by the Board of Commissioners.

CITY CLERK 04/16/12 PM 12:16

**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 (March 2012)
- V. New Business (Resolutions)
- VI. Open Public Session
- VII. Adjournment

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
MARCH 28, 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, March 28, 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 Anthony Cupano
Commissioner Ida Brangman
Commissioner Luis Gonzalez
Commissioner Yirgu Wolde

ABSENT:

Commissioner Dale Caldwell
Commissioner Anthony Giorgianni

ALSO PRESENT:

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

APPROVAL OF MINUTES

MOTION: Commissioner Wolde made a motion to approve the regular meeting minutes of the February Board of Commissioners meeting. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2012 - 3/28 # 11

ACTING AS REDEVELOPMENT AUTHORITY

Resolution approving Matrix Upper Lot Urban Renewal, LLC as redeveloper of portions of the Downtown Development District generally bounded by Neilson Street, New Street, George Street and Liberty Street ("Upper Lot")

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

PUBLIC COMMENTS:

Glenn Patterson (City of New Brunswick) spoke about the resolution and related proposal for the redevelopment project and went over the details of the project. Russ Tepper (VP Matrix Development) also spoke about the project details and said that construction would begin in 2012 and end in 2014. Rebecca Escobar (NBAH Liaison to City Council and Resident of New Brunswick) expressed concern about the amount of traffic this may cause regardless of what the traffic study may say. Mr. Patterson and Tepper both addressed her questions.

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

The motion carried 4-0-0.

NBHA RESOLUTION 2012 – 3/25 # 7

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

MOTION: Commissioner Wolde moved to accept Resolution #7.
Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2012 – 3/25 # 8

Resolution Authorizing and Adopting the Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Plan and CFP Grant for Fiscal Year 2012

MOTION: Commissioner Wolde moved to accept Resolution #8.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2012 – 3/25 # 9

Resolution Authorizing and Approving the Submission of the Annual Audit for the Fiscal Year Ending 6/30/11

MOTION: Commissioner Wolde moved to accept Resolution #9.
Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

NBHA RESOLUTION 2012 – 3/25 # 10

Resolution Approving the new lease for Public Housing units owned and managed by the NBHA

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

PUBLIC COMMENTS: None

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

The motion carried 4-0-0.

SECRETARY'S REPORT

John Clarke presented the Secretary's Report.

COMMITTEE REPORTS

No reports were given.

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

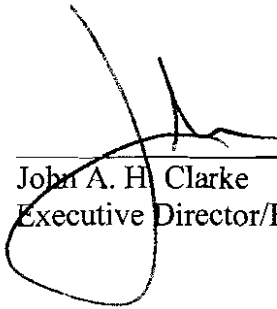
PUBLIC COMMENTS: None

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

The motion carried 4-0-0. The meeting was adjourned at 7:41PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

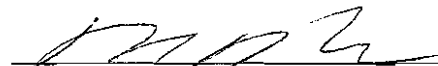
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, March 28, 2012, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: March 28, 2012

Certified To Be a True Original Copy



Mike Mesi
Deputy Director

**BOARD RESOLUTION
SUMMARY LIST
NBHA BOARD MEETING 4/25/12**

NBHA RESOLUTION 2012 - 4/25 # 12

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

NBHA RESOLUTION 2012 – 4/25 # 13

Resolution Authorizing and Approving the State of New Jersey Budget and all Budgets for all AMPs (1, 2, 3 & 4), COCC, Section 8-HCV and General Redevelopment Operation Programs FYE 6/30/13

NBHA RESOLUTION 2012 - 4/25 # 14

Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2012 Annual Operating Accounts

NBHA RESOLUTION 2012 – 4/25 # 15

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

NBHA RESOLUTION 2012 – 4/25 # 16

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

NBHA RESOLUTION 2012 - 4/25 # 17

(Acting as Redevelopment Authority)

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.

NBHA RESOLUTION 2012 – 4/25 # 18

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, Assessments and Assistance related to the Management of the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2012 - 4/25 # 19

Resolution Revising the Personnel Policy of the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2012 - 4/25 # 20

Resolution Approving and Adopting a Revised Procurement Policy of the Housing Authority of the City of New Brunswick dated April 25, 2012

NBHA RESOLUTION 2012-4/25 # 21

Resolution approving and authorizing the amendment to the pre-development loan agreement and demolition funding agreement for Hoffman Pavilion

NBHA RESOLUTION 2012 – 4/25 # 22

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

NBHA RESOLUTION 2012 - 4/25 # 23

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

NBHA RESOLUTION 2012 - 4/25 # 24

Resolution Accepting Proposal and Authorizing Contract with GEI Consultants, Inc. to provide License Site Remedial Professional (LSRP) services