

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
MEETING PACKAGE**

May 28, 2014

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 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. New Business (Resolutions)
- V. Old Business
- VI. Open Public Session
- VII. Adjournment

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 Tribune.
2. Notice of the meeting and a copy of the agenda were filed with the Clerk of the City New Brunswick on May 23, 2014.
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 at least 48 hours prior to the convening of this meeting.

Date of Public Notice: May 23, 2014

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold a Meeting of the Board of Commissioners on Wednesday, May 28, 2014 at 6:45 pm 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. New Business (Resolutions)
 - NBHA RESOLUTION 2014 – 05/28 #22**
Resolution Authorizing and Approving Payment of Bills for the Month of April, 2014.
 - NBHA RESOLUTION 2014 – 05/28 #23**
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 2014 – 05/28 #24**
Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2014 Annual Operating Accounts.
 - NBHA RESOLUTION 2014 – 05/28 #25**
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 2014 – 05/28 #26**
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 2014 – 05/28 #26**
Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company.
- V. Adjournment

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

CITY CLERK 05/23/14 PM 12:01

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
APRIL 23, 2014

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, April 23, 2014.

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:

Chairman Dale Caldwell
Vice Chairperson Luis Gonzalez
Commissioner Yirgu Wolde
Commissioner Kevin Jones
Commissioner Ida Brangman

ABSENT:

Commissioner Anthony Cupano
Second Vice Chairperson Anthony Giorgianni

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 March 26, 2014 Board of Commissioners meeting. Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

CALL FOR PUBLIC COMMENTS: James Clarkin Esq. spoke on behalf of 131 Jersey Ave Redevelopment Project and reviewed the history of the redevelopment project and schedule. Mr. Clarkin also introduced Vick Angiline (General Counsel and Partner for the redevelopment project) who discuss the need for an additional amendment to the redevelopment agreement. NBHA Executive Director asked Mr. Clarkin to contact NBHA Special Counsel Yvonne Marcuse to formalize their request in a form of a resolution and to discuss the amendment in more detail. Mr, Clarkin agreed that he would contact her and look for action at the next Board meeting.

RESOLUTIONS

NBHA RESOLUTION 2014 - 4/23 # 15

Resolution Authorizing and Approving Payment of Bills for the Month of March, 2014

MOTION: Commissioner Jones moved to accept Resolution #15. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 – 4/23 # 16

Resolution Ratifying and Approving the Submission of CFP Grant
NJ39P02250114

MOTION: Commissioner Jones moved to accept Resolution #16.
Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 – 4/23 # 17

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 for FYE 6/30/15

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

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 – 4/23 # 18

Resolution Approving Annual Certification as to Training Requirements and
Board Quorum Compliance

MOTION: Commissioner Jones moved to accept Resolution #18.
Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 - 4/23 # 19

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 Wolde moved to accept Resolution #19.
Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 - 4/23 # 20

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

MOTION: Commissioner Jones moved to accept Resolution #20.
Commissioner Wolde seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2014 - 4/23 # 21

Resolution Approving and Strongly Supporting and Memorandum of Understanding between New Brunswick Housing Authority and Coming Home of Middlesex County

MOTION: Commissioner Jones moved to accept Resolution #21. Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 5-0-0

SECRETARY'S REPORT

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

COMMITTEE REPORTS

No reports were given.

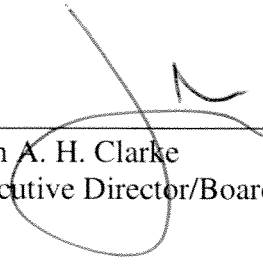
MOTION: Commissioner Jones made a motion to adjourn the meeting. Commissioner Brangman seconded.

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

The motion carried 5-0-0. The meeting was adjourned at 7:30PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

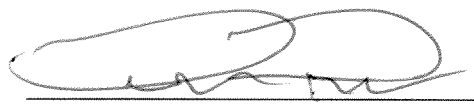
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, April 23, 2014, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: April 23, 2014

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2014 - 5/28 # 22

Resolution Authorizing and Approving Payment of Bills for the Month of April, 2014

NBHA RESOLUTION 2014 – 5/28 # 23

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 2014 - 5/28 # 24

Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2014 Annual Operating Accounts

NBHA RESOLUTION 2014 - 5/28 # 25

(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 2014 – 5/28 # 26

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 2014 – 5/28 # 27

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

NBHA RESOLUTION 2014 - 5/28 # 28

Resolution Revising the Flat Rent Schedule for the New Brunswick Housing Authority Effective June 1, 2014