

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. Mesi, P.H.M.



**EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY**

**BOARD OF
COMMISSIONERS
SPECIAL MEETING
PACKAGE
May 29, 2013**

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

**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 and a copy of the agenda were filed with the Office of City Clerk on May 24, 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: May 24, 2013

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold a Regular Meeting of the Board of Commissioners on Wednesday, May 29, 2013 at 6:45PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

CITY CLERK 05/24/13 10:09:22

MEETING 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 – 5/29 # 26

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

NBHA RESOLUTION 2013 – 5/29 # 27

Resolution Approving the New Brunswick Housing Authority's Housing Open Public Records Act Request Form

NBHA RESOLITON 2013 - 5/29 #28

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

NBHA RESOLUTION 2013 - 5/29 # 34

RESOLUTION TO AUTHORIZE THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK TO EXECUTE DOCUMENTS, ENTER INTO AGREEMENTS, AND COMMIT FUNDS IN CONNECTION WITH THE FINANCING AND DEVELOPMENT OF THE HOFFMAN PAVILION PROJECT

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NBHA RESOLUTION 2013 - 5/29 # 38

Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2013 Annual Operating Accounts

V. Open Public Session

VI. Adjournment

The meeting may also include other NBHA business and any redevelopment matters 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, deposeth 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

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

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

MAY 1, 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, May 1, 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 Kevin Jones

ABSENT:

Vice Chairperson Anthony Giorgianni
Commissioner Anthony Cupano
Commissioner Dale Caldwell

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Joseph Manfredi Esq., NBHA Legal

APPROVAL OF MINUTES

MOTION: Commissioner Brangman made a motion to approve the Annual Meeting Minutes of the March 2013 Board of Commissioners meeting. Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2013 - 5/1 # 25

ACTING AS REDEVELOPMENT AGENCY

Resolution approving extension of time for execution of Redevelopment Agreement with Rutgers Hillel to May 31, 2013, retroactive to April 30, 2013

MOTION: Commissioner Jones moved to accept Resolution #25. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: Yvonne Marcuse (special counsel) discussed the need for addition time to work on the agreement and addressed questions from the Board. She also discussed the need to consider tabling resolution #24 until an agreement had been reached, once that resolution came up for consideration.

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

The motion carried 4-0-0

NBHA RESOLUTION 2013 - 5/1 # 20

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

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

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

NBHA RESOLUTION 2013 – 5/1 # 21

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 6/30/14

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

PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2013 – 5/1 # 22

Resolution Certifying Training Requirements Completion and Board Quorum Compliance

MOTION: Commissioner Jones moved to accept Resolution #22.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Jones, Wolde
Nays: None

Abstentions: None
Absent: Cupano, Giorgianni, Caldwell

The motion carried 4-0-0

NBHA RESOLUTION 2013 – 5/1 # 23

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

MOTION: Commissioner Wolde moved to accept Resolution #23.
Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2013 - 5/1 # 24

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Redevelopment Agreement with Rutgers Hillel Corporation for a new Center for Jewish Student Life on a portion of Lot 9.01 in Block 54 in the College Avenue Rehabilitation Area

MOTION: Commissioner Jone moved to TABLE Resolution #24.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Jones, Wolde
Nays: None
Abstentions: None
Absent: Cupano, 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 Jones made a motion to adjourn the meeting. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0. The meeting was adjourned at 6:50PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

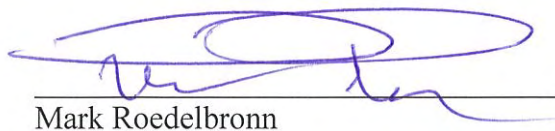
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, March 27, 2013, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: March 27, 2013

Certified To Be a True Original Copy



Mark Roedelbronn

BOARD RESOLUTION SUMMARY LIST

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