

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
REPORT**

June 24, 2015

**COMMUNITY ROOM
7 VAN DYKE AVENUE
NEW BRUNSWICK, NJ 08901**

Regular Board Meeting- 6:45PM

"Working Together, We Can Make a Better Future"

7 VANDYKE AVENUE NEW BRUNSWICK, NEW JERSEY 08901

TEL. 732-745-5157 www.nbnha.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. Consideration of Previous Meeting Minutes
- V. New Business (Resolutions)
- VI. Old Business
- VII. Open Public Session
- VIII. Adjournment

Date of Public Notice: June 19, 2015

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, June 24, 2015 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. Consideration of Previous Meeting Minutes.
- V. New Business (Resolutions)
 - NBHA RESOLUTION 2015 – 06/24 #18**
Resolution and Approving Payment of Bills for the Months of April and May, 2015.
 - NBHA RESOLUTION 2015 – 06/24 #19**
Resolution Approving Revisions to CFP Budget for Fiscal Year 2011.
 - NBHA RESOLUTION 2015 – 06/24 #20**
Resolution Approving the Purchase of Security Camera Equipment and System Maintenance Hours with Comtec Systems Inc. and CDW for the AMP1 Property.
 - NBHA RESOLUTION 2015 – 06/24 #21 - ACTING AS REDEVELOPMENT AUTHORITY**
Resolution approving Fifth Amendment to Redevelopment Agreement with Gordon New Brunswick MAB Urban Renewal, L.L.C., assignee of 131 Jersey Avenue Associates, L.L.C., for a medical office building on Lot 27.01 in Block 243 in the 131 Jersey Avenue Redevelopment Area.
 - NBHA RESOLUTION 2015 – 06/24 #22**
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 2015 – 06/24 #23**
Resolution Authorizing and Approving Contract with Manfredi & Pellechio to provide General Legal Services to the Housing Authority of the City of New Brunswick.
 - NBHA RESOLUTION 2015 – 06/24 #24 - 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 2015 – 06/24 #25**
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 2015 – 06/24 #26**
Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company.
 - NBHA RESOLUTION 2015 – 06/24 #27**
Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2015 Annual Operating Accounts
 - NBHA RESOLUTION 2015 – 06/24 #28**
Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$36,476.43 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick
- VI. Adjournment

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

CITY CLERK 06/19/15 11:32

NOTICE OF MEETING

Notice of the Special 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 June 19, 2015.
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.

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
JUNE 24, 2015

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, June 24, 2015.

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 Dale Caldwell
Vice Chairperson Luis Gonzalez (via conference call)
Second Vice Chairperson Anthony Giorgianni
Commissioner Yirgu Wolde
Commissioner Kevin Jones

ABSENT:

Commissioner Anthony Cupano
Commissioner Ida Brangman

ALSO PRESENT:

John Clarke, Executive Director
Mark Roedelbronn, Director of Operations
Joseph Manfredi Esq., NBHA Legal

CONSIDERATION OF MINUTES

MOTION: Commissioner Jones made a motion to approve the April 22, 2015 Regular Meeting Minutes of the Board of Commissioners. Commissioner Wolde seconded.

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

RESOLUTIONS

NBHA RESOLUTION 2015 6/24 # 21

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Fifth Amendment to Redevelopment Agreement with Gordon New Brunswick MAB Urban Renewal, L.L.C., assignee of 131 Jersey Avenue Associates, L.L.C., for a medical office building on Lot 27.01 in Block 243 in the 131 Jersey Avenue Redevelopment Area

MOTION: Commissioner Wolde moved to accept Resolution #21. Commissioner Giorgianni seconded.

James Clarkin Esq. made a presentation to support a fifth Amendment to Redevelopment Agreement with Gordon New Brunswick MAB Urban Renewal, L.L.C., assignee of 131 Jersey Avenue Associates, L.L.C., for a medical office building on Lot 27.01 in Block 243 in the 131 Jersey Avenue Redevelopment Area. Mr. Clarkin reviewed the reasons why an additional extension was needed and provided written testimony for record. Mr. Clarkin also addressed questions. Mr. Vick Angiline (partner with Gordon New Brunswick MAB Urban Renewal, LLC) also spoke and addressed questions from the Board.

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 - 6/24 # 18

Resolution Authorizing and Approving Payment of Bills for the Months of April and May, 2015

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

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 – 6/24 # 19

Resolution Approving Revisions to CFP Budget for Fiscal Year 2011

MOTION: Commissioner Wolde moved to accept Resolution #19.
Commissioner Jones seconded.

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 – 6/24 # 20

Resolution Approving the Purchase of Security Camera Equipment and System Maintenance Hours with Comtec Systems Inc. and CDW for the AMP1 Property

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

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 - 6/24 # 22

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

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

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 – 6/24 # 23

Resolution Authorizing and Approving Contract with Manfredi & Pellechio to provide General Legal Services to the Housing Authority of the City of New Brunswick

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

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 - 6/24 # 24

ACTING AS REDEVELOPMENT AGENCY

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.

MOTION: Commissioner Jones moved to accept Resolution #24.
Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 – 6/24 # 25

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

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

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 – 6/24 # 26

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

MOTION: Commissioner Wolde moved to accept Resolution #26.
Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 - 6/24 # 27

Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2015 Annual Operating Accounts

MOTION: Commissioner Jones moved to accept Resolution #27.
Commissioner Wolde seconded.

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 – 6/24 # 28

Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$36,476.43 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

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

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

The motion carried 5-0-0

NBHA RESOLUTION 2015 - 6/24 # 29

Resolution Approving an Inter-local Agreement with the Housing Authority of the City of Bayonne for the provision of Professional Management Services

MOTION: Commissioner Jones moved to accept Resolution #29.
Commissioner Wolde seconded.

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

Absent: Brangman, Cupano

The motion carried 5-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report verbally and addressed questions from the Board. There were no public questions.

COMMITTEE REPORTS

No reports were given.

CALL FOR PUBLIC COMMENTS: Juan Figueroa (Wright Place, New Brunswick) spoke about parking problems and security concerns and an issue he had with tile work in his unit. The Chairperson asked if these concerns had been brought to NBHA staff to address or if they had been brought to Mr. Clarke's attention. Mr. Figueroa said no they were not. The Chair asked Mr. Figueroa to stay after the meeting and meet with Mr. Clarke to go over his concerns and Mr. Figueroa agreed to stay and meet with Mr. Clarke after the Board meeting. There were no further comments.

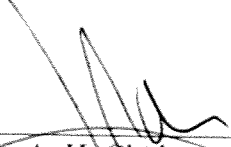
MOTION: Commissioner Jones made a motion to adjourn the meeting. Commissioner Giorgianni seconded.

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

The motion carried 5-0-0. The meeting was adjourned at 7:35PM.

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, June 24, 2015, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: June 24, 2015

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

BOARD RESOLUTION SUMMARY LIST

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