

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES

JULY 26, 2017

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, July 26, 2017.

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
Commissioner Edna Otero
Commissioner Kevin Jones
Commissioner Cesar Ovando
Commissioner Anthony Giorgianni

ABSENT:

Commissioner Dale Caldwell

ALSO PRESENT:

John Clarke, Executive Director
Mark Roedelbronn, Director of Operations
Albert Camacho Esq., NBHA Legal

RESOLUTIONS

NBHA RESOLUTION 2017 - 7/26 # 17

(Acting as Redevelopment Authority)

Resolution of the Housing Authority of the City of New Brunswick, Acting as the City of New Brunswick Redevelopment Agency, Approving the Pilot Transfer, County Grant and Theater Component Grant Agreement (“Agreement”)

MOTION: Commissioner Giorgianni moved to accept Resolution #17. Commissioner Ovando seconded.

COMMENT: John Hoffman (NBHA Special Counsel) discussed the Pilot Transfer, County Grant and Theater Component Grant Agreement and address questions from the Board relating to the agreement.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION # 2017- 7/26 # 18

(Acting as Redevelopment Authority)

Resolution Approving the Ground Lease and Purchase and Sale Agreement with the City of New Brunswick, Ground Sublease and Purchase and Sale Agreement with Cultural Center Redevelopment Associates Urban Renewal, LLC and the Assignment and Assumption of Ground Lease and Sublease with City of New Brunswick and Cultural Center Redevelopment Associates Urban Renewal, LLC

MOTION: Commissioner Ovando moved to accept Resolution #18. Commissioner Giorgianni seconded.

COMMENT: John Hoffman (NBHA Special Counsel) discussed the Ground Lease and Purchase and Sale Agreement address questions from the Board relating to the agreement and sublease.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

NBHA RESOLUTION 2017 – 7/26 # 28

(Acting as Redevelopment Authority)

Resolution Approving Assignment, if Necessary, During Construction of the Apartment Estate in the Cultural Center Project to Either a Wholly-Owned Entity of Redeveloper or an Entity which has Identical Ownership

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

COMMENT: John Hoffman (NBHA Special Counsel) discussed the possible need for assignment if necessary and address questions from the Board relating to the agreement.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 7/26 # 19

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of May, 2017

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

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION 2017 – 7/26 # 20

Resolution Ratifying, Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$ 31,665.54 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

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

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION 2017 – 7/26 # 21

Resolution Ratifying, Authorizing and Approving the State of New Jersey Budget for All Programs and Operations for FYE 6/30/18

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

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION 2017 – 7/26 # 22

Resolution Approving the Late Submission of the Housing Authority of the City of New Brunswick's Budget

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

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 7/26 # 23

(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.

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

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 7/26 # 24

Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year Ending 6/30/17

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

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 7/26 # 25

Resolution Authorizing and Approving Payment of Bills for the Month of June, 2017

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

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

NBHA RESOLUTION 2017 – 7/26 # 26

Resolution Approving Attendance for Commissioner Kevin Jones to the Professional Development Training Program from September 14, 2017 through September 16, 2017

MOTION: Commissioner Jones moved to accept Resolution #26. Commissioner Ovando seconded.

ROLL CALL: Ayes: Ovando, Otero, Wolde, Giorgianni
Nays: None
Abstentions: Jones
Absent: Caldwell

The motion passed 4-0-1

NBHA RESOLUTION 2017 – 7/26 # 27

Resolution Adopting and Approving the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/17

MOTION: Commissioner Giorgianni moved to accept Resolution #27. Commissioner Ovando seconded.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell

The motion passed 5-0-0

SECRETARY'S REPORT

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

COMMITTEE REPORTS

No reports were given.

PUBLIC COMMENT: Rebecca Escobar commented about an OPRA request that was addressed by Mr. Clarke and Chairman Wolde. Charles Kratovil recommended that the Board consider open the floor for public comment before actions. Mr. Kratovil made several comments about programs and operations that were addressed by Chairperson Wolde, Mr. Clarke, Commissioner Giorgianni and Albert Camacho (NBHA Legal).

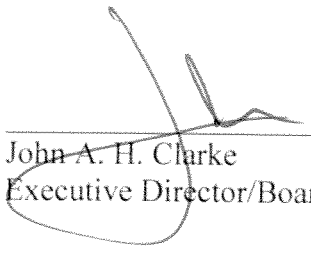
MOTION: Commissioner Ovando made a motion to adjourn the meeting. Commissioner Jones seconded.

ROLL CALL: Ayes: Wolde, Jones, Giorgianni, Ovando, Otero
Nays: None
Abstentions: None
Absent: Caldwell

The motion carried 5-0-0. The meeting was adjourned at 7:25PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

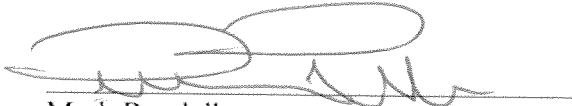
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, July 26, 2017, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: July 26, 2017

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations