

**COMMISSIONERS**

Yirgu Wolde  
Anthony Giorgianni  
Anthony Cupano  
Dale Caldwell  
Kevin Jones  
Frank Simpson  
Cesar Ovando



**EXECUTIVE DIRECTOR**  
John Clarke, P.H.M.



**BOARD OF  
COMMISSIONERS  
PACKAGE  
September 23, 2015**

**COMMUNITY ROOM  
7 VAN DYKE AVENUE  
NEW BRUNSWICK, NJ 08901  
6:45PM**

*"Working Together, We Can Make a Better Future"*

**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

## **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 September 18, 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 at least 48 hours prior to the convening of this meeting.

Date of Public Notice: September 18, 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, September 23, 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 – 09/23 #36**  
Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2015.
  - NBHA RESOLUTION 2015 – 09/23 #37**  
Resolution Approving and Adopting the Revised Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget Revisions.
  - NBHA RESOLUTION 2015 – 09/23 #38**  
Resolution Approving the Award of Contract for Building Ventilation Upgrade and Security Lighting to Lighton Industries through MRESC State Approved Coop # 65MCECCPS.
  - NBHA RESOLUTION 2015 – 09/23 #39 -**  
Resolution Approving the Award of Contract for Technology and Security Camera Installation Upgrade to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCECCPS.
  - NBHA RESOLUTION 2015 – 09/23 #40**  
Resolution Approving the Award of Contract for Security Fence Replacement and Upgrades to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCECCPS.
  - NBHA RESOLUTION 2015 – 09/23 #41 - ACTING AS REDEVELOPMENT AUTHORITY**  
Resolution Authorizing issuance of a Certificate of Completion for a mixed use residential project (The George) on Block 119, Lots 11 and 12.01 in the Downtown Development District Redevelopment Area.
- VI. Public Comment
- VII. Adjournment

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

CITY OF NEW BRUNSWICK  
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**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**SEPTEMBER 23, 2015**

**1. CALL TO ORDER**

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

Vice Chairperson Yirgu Wolde  
Second Vice Chairperson Kevin Jones  
Commissioner Cesar Ovando  
Commissioner Frank Simpson

**ABSENT:**

Commissioner Anthony Cupano  
Commissioner Dale Caldwell  
Commissioner Anthony Giorgianni

**ALSO PRESENT:**

John Clarke, Executive Director  
Mark Roedelbronn, Director of Operations  
Joseph Manfredi Esq., NBHA Legal  
Yvonne Marcuse Esq., Special Counsel

## **ELECTION**

Floor was open to Chairperson of the Board of Commissioners. Commissioner Jones moved to nominate Commissioner Yirgu Wolde and it was seconded by Commissioner Simpson. Floor was open to nominate Vice Chairperson of the Board of Commissioners. Commissioner Jones moved to nominate Commissioner Caldwell and it was seconded by Commissioner Wolde. Nominations were closed.

**ROLL CALL:** Ayes: Jones, Simpson, Ovando, Wolde  
Nays: None  
Abstentions: None  
Absent: Cupano, Caldwell, Giorgianni

## **CONSIDERATION OF MINUTES**

**MOTION:** Commissioner Jones made a motion to table minutes from the July meetings. Commissioner Wolde seconded.

**ROLL CALL:** Ayes: Jones, Ovando, Simpson, Wolde  
Nays: None  
Abstentions: None  
Absent: Cupano, Caldwell, Giorgianni

## **RESOLUTIONS**

### **NBHA RESOLUTION 2015 – 9/23 # 41**

#### **ACTING AS REDEVELOPMENT AGENCY**

Resolution authorizing issuance of a Certificate of Completion for a mixed use residential project (The George) on Block 119, Lots 11, 12 and 13 in the Downtown Development District Redevelopment Area

**MOTION:** Commissioner Jones moved to accept Resolution #41. Commissioner Wolde seconded.

**COMMENT:** Yvonne Marcuse (Special Counsel) discuss the request for the certification of completion and addressed questions from the Board.

**ROLL CALL:** Ayes: Jones, Ovando, Simpson, Wolde  
Nays: None  
Abstentions: None  
Absent: Brangman, Cupano, Giorgianni

**The motion carried 4-0-0**

**NBHA RESOLUTION 2015 - 9/23 # 36**

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2015

**MOTION:** Commissioner Jones moved to accept Resolution #36.  
Commissioner Simpson seconded.

**ROLL CALL:** Ayes: Jones, Ovando, Simpson, Wolde  
Nays: None  
Abstentions: None  
Absent: Brangman, Cupano, Giorgianni

**The motion carried 4-0-0**

**NBHA RESOLUTION 2015 – 9/23 # 37**

Resolution Approving and Adopting the Revised Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget Revisions

**MOTION:** Commissioner Jones moved to accept Resolution #37.  
Commissioner Wolde seconded.

**ROLL CALL:** Ayes: Jones, Ovando, Simpson, Wolde  
Nays: None  
Abstentions: None  
Absent: Brangman, Cupano, Giorgianni

**The motion carried 4-0-0**

**NBHA RESOLUTION 2015 – 9/23 # 38**

Resolution Approving the Award of Contract for Building Ventilation Upgrade and Security Lighting to Lighton Industries through MRESC State Approved Coop # 65MCESCCPS

**MOTION:** Commissioner Jones moved to accept Resolution #38.  
Commissioner Wolde seconded.

**ROLL CALL:** Ayes: Jones, Ovando, Simpson, Wolde  
Nays: None  
Abstentions: None  
Absent: Brangman, Cupano, Giorgianni

**The motion carried 4-0-0**

**NBHA RESOLUTION 2015 – 9/23 # 39**

Resolution Approving the Award of Contract for Technology and Security Camera Installation Upgrade to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCECCPS

**MOTION:** Commissioner Jones moved to accept Resolution #39.  
Commissioner Ovando seconded.

**ROLL CALL:** Ayes: Jones, Ovando, Simpson, Wolde  
Nays: None  
Abstentions: None  
Absent: Brangman, Cupano, Giorgianni

**The motion carried 4-0-0**

**NBHA RESOLUTION 2015 – 9/23 # 40**

Resolution Approving the Award of Contract for Security Fence Replacement and Upgrades to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCECCPS

**MOTION:** Commissioner Wolde moved to accept Resolution #40.  
Commissioner Jones seconded.

**COMMENT:** Yvonne Marcuse (Special Counsel) discuss the request for the certification of completion and addressed questions from the Board.

**ROLL CALL:** Ayes: Jones, Ovando, Simpson, Wolde  
Nays: None  
Abstentions: None  
Absent: Brangman, Cupano, Giorgianni



The motion carried 4-0-0

**SECRETARY'S REPORT**

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

**COMMITTEE REPORTS**

No reports were given.

**CALL FOR PUBLIC COMMENTS:** Charles Kratovil said he had questions for Resolution #41 but that counsel had already left and he suggested that the Board make resolutions available to the public and allow comments. Mr. Kratovil asked a number of operational questions that were addressed by Mr. Clarke and Chairperson Wolde. Mr. Kratovil made comment about National Night Out event and Commissioner Jones commented. Mr. Kratovil made comment about one strike policy and Joe Manfredi commented.

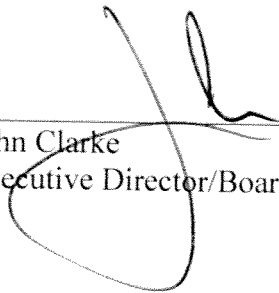
**MOTION:** Commissioner Jones made a motion to adjourn the meeting. Commissioner Wolde seconded.

**ROLL CALL:** Ayes: Jones, Simpson, Ovando, Wolde  
Nays: None  
Abstentions: None  
Absent: Caldwell, Cupano, Giorgianni

**The motion carried 4-0-0. The meeting was adjourned at 7:25PM.**

CERTIFICATION AND APPROVAL OF BOARD MINUTES


I, John 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, September 23, 2015, as the official minutes to be entered into record.



\_\_\_\_\_  
John Clarke  
Executive Director/Board Secretary

Date: September 23, 2015

Certified To Be a True Original Copy



\_\_\_\_\_  
Mark Roedelbronn  
Director of Operations