

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
SEPTEMBER 28, 2016

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, September 28, 2016.

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 Anthony Giorgianni
Commissioner Cesar Ovando
Commissioner Frank Simpson
Commissioner Dale Caldwell

ABSENT:

Chairman Yirgu Wolde
Commissioner Kevin Jones

ALSO PRESENT:

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

CONSIDERATION OF MINUTES

MOTION: Commissioner Caldwell made a motion to approve the May 25, 2016 Regular Meeting Minutes of the Board of Commissioners. Commissioner Ovando seconded.

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

MOTION: Commissioner Ovando made a motion to approve the June 22, 2016 Regular Meeting Minutes of the Board of Commissioners. Commissioner Caldwell seconded.

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

MOTION: Commissioner Caldwell made a motion to approve the July 27, 2016 Annual Meeting Minutes of the Board of Commissioners. Commissioner Giorgianni seconded.

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

MOTION: Commissioner Caldwell made a motion to approve the July 27, 2016 Regular Meeting Minutes of the Board of Commissioners. Commissioner Ovando seconded.

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

RESOLUTIONS

NBHA RESOLUTION 2016 - 9/28 # 28

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Third Amendment to Redevelopment Agreement with Saint Peter's University Hospital, Inc. to extend demolition and construction deadlines for a project consisting of an office building and offstreet parking in the Easton Park Redevelopment Area

MOTION: Commissioner Caldwell moved to accept Resolution #28.
Commissioner Ovando seconded.

COMMENTS: Yvonne Marcuse Esq. (Special Counsel- NBHA) reviewed the agreement and discuss the terms of the extension with the Board. Brooke Luxenburg Esq. (Counsel to St. Peters) spoke about the need for the extension and introduced Bob Mulcahy (VP Facilities) discussed the extension and project. Charles Kratovil asked questions about the project that were addressed by Mr. Mulcahy and Ms. Luxenburg. Yvonne Marcuse and Mr, Mulcahy addressed other questions from the Board.

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

The motion carried 4-0-0

NBHA RESOLUTION 2016 - 9/28 # 27

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2016

MOTION: Commissioner Caldwell moved to accept Resolution #27.
Commissioner Simpson seconded.

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

The motion carried 4-0-0

NBHA RESOLUTION 2016 – 9/28 # 29

Resolution Approving Award of Contract for AMP 1 Repairs with Ascend Construction Management through MRESC # 14/15-19 GC3

MOTION: Commissioner Caldwell moved to accept Resolution #29. Commissioner Simpson seconded.

COMMENTS: Charles Kratovil and the Board asked questions about the types of railing and number of railings that were addressed by Mr. Clarke.

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

The motion failed 3-0-1

NBHA RESOLUTION 2016 – 9/28 # 30

Resolution Ratifying and Approving Attendance for Commissioner Kevin Jones to the Professional Development Training Program from September 14, 2016 through September 16, 2016

MOTION: Commissioner Caldwell moved to accept Resolution #27. Commissioner Simpson seconded.

COMMENTS: Charles Kratovil asked questions that were addressed by Mr. Clarke and Commissioner Caldwell.

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

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.

PUBLIC COMMENT: Charles Kratovil made several comments about programs and operations that were addressed by John Clarke and Joseph Manfredi (NBHA legal). Mr. Kratovil recommended that the Board meet in August and that there be testing of water within the housing sites.


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

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

The motion carried 4-0-0. The meeting was adjourned at 7:26PM.

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, September 28, 2016, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: September 28, 2016

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations