

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**NOVEMBER 15, 2017**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, November 15, 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:**

Commissioner Yirgu Wolde  
Commissioner Dale Caldwell  
Commissioner Kevin Jones  
Commissioner Cesar Ovando  
Commissioner Anthony Giorgianni

**ABSENT:**

Commissioner Otero

**ALSO PRESENT:**

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

## **RESOLUTIONS**

### **NBHA RESOLUTION 2017 – 11/15 # 37**

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

Resolution approving Redevelopment Agreement between The Standard at New Brunswick, LLC, (“Standard” or “Redeveloper”) extending time for execution of Redevelopment Agreement and approving Guaranty Agreement with Landmark Collegiate Development, LLC for a new mixed use project in the Downtown Development District Redevelopment Area

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

**COMMENT:** John Hoffman Esq. (NBHA Special Counsel) discussed the Redevelopment Agreement and answered questions from the Board. Thomas Kelso Esq. (Counsel for Redeveloper) made statement on behalf of the redeveloper and addressed questions from the Board.

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

The motion carried 5-0-0

### **NBHA RESOLUTION 2017 - 11/15 # 33**

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

**MOTION:** Commissioner Giorgianni moved to accept Resolution #33. Commissioner Jones seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2017 – 11/15 # 34**

Resolution Ratifying and Approving the HUD Fair Market Rents (FMR's) for use in the New Brunswick Housing Choice Voucher Program

**MOTION:** Commissioner Ovando moved to accept Resolution #34.  
Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2017 – 11/15 # 35**

Resolution Adopting the Returned State Budget for the Housing Authority of the City of New Brunswick and Authorizing Final Submission

**MOTION:** Commissioner Jones moved to accept Resolution #35.  
Commissioner Ovando seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2017 – 11/15 # 36**

Resolution Approving the 2018 Meeting Schedule for the Housing Authority of the City of New Brunswick

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

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

The motion carried 5-0-0

**NBHA RESOLUTION 2017 – 11/15 # 38**

Resolution Approving the Award of Contract for Energy Audit to EMG

**MOTION:** Commissioner Ovando moved to accept Resolution #38.  
Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2017 – 11/15 # 39**

Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.

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

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

The motion carried 5-0-0

**NBHA RESOLUTION 2017 – 11/15 # 40**

Resolution Approving Contract with William A. Elias for Management Consulting Services

**MOTION:** Commissioner Ovando moved to accept Resolution #40.  
Commissioner Giorgianni seconded.

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

The motion carried 5-0-0

**NBHA RESOLUTION 2017 – 11/15 # 41**

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

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

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

The motion carried 5-0-0

**SECRETARY'S REPORT**

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

**COMMITTEE REPORTS**

Chairman Caldwell reported on the status of the Action Plan

**PUBLIC COMMENT:** Gretchen Spencer and a number of other residents made comments about maintenance items in need of repair. Chairman asked residents to stay after the meeting and inform Mr. Clarke and Mr. Roedelbronn of these items, so they could be addressed. Mr. Clarke addressed a number of other questions by residents and members of the public.

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

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

**The motion carried 5-0-0. The meeting was adjourned at 8:20PM.**

**NBHA RESOLUTION 2017 – 11/15 # 41**

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

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

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

The motion carried 5-0-0

**SECRETARY'S REPORT**

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

**COMMITTEE REPORTS**

Chairman Caldwell reported on the status of the Action Plan

**PUBLIC COMMENT:** Gretchen Spencer and a number of other residents made comments about maintenance items in need of repair. Chairman asked residents to stay after the meeting and inform Mr. Clarke and Mr. Roedelbronn of these items, so they could be addressed. Mr. Clarke addressed a number of other questions asked residents by residents and other members of the public.

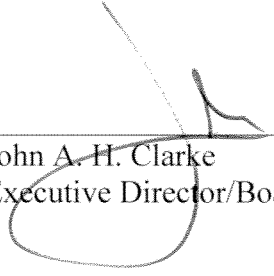
**MOTION:** Commissioner Jones made a motion to adjourn the meeting. Commissioner Ovando seconded.

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

**The motion carried 5-0-0. The meeting was adjourned at 8:20PM.**

**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, November 15, 2017, as the official minutes to be entered into record.




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John A. H. Clarke  
Executive Director/Board Secretary

Date: November 15, 2017

Certified To Be a True Original Copy



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Maria Martinez  
Clerk