

**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  
PACKAGE**

**November 19, 2014**

**COMMUNITY ROOM**

**7 VAN DYKE AVENUE**

**NEW BRUNSWICK, NJ 08901**

**6:45PM**

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

7 VANDYKE AVENUE NEW BRUNSWICK, NEW JERSEY 08901

TEL. 732-745-5157 [www.nbnjha.org](http://www.nbnjha.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 Minutes (October)
- 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 November 14, 2014.
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: November 14, 2014

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, November 19, 2014 at 6:45pm 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. Consideration of the of Previous Meeting Minutes.

IV. New Business (Resolutions)

**NBHA RESOLUTION 2014 - 11/19 # 57**

Resolution Authorizing and Approving Payment of Bills for the Month of October, 2014

**NBHA RESOLUTION 2014 – 11/19 # 58**

Resolution Approving the Award of Contracts for AMP 1 and AMP 3 Security Antenna with CDW Government through MRESC

**NBHA RESOLUTION 2014 – 11/19 # 59**

Resolution Approving the Award of Contract for Provision of Environmental Consulting Services to Ascend Construction Management, Inc. through MRESC

**NBHA RESOLUTION 2014 – 11/19 # 60**

Resolution Approving and Ratifying the Award of Contracts for AMP 1 Repairs with All-Risk through MRESC # 12/13-26

**NBHA RESOLUTION 2014 – 11/19 # 61**

Resolution Approving Attendance for Training by Chairperson Dale Caldwell to The 99th Annual New Jersey League of Municipalities Conference and Exhibition from November 18, 2014 through November 20, 2014

**NBHA RESOLUTION 2014 11/19 # 62**

(Acting as Redevelopment Authority)

Resolution Directing the Undertaking of a Continuing Disclosure Review and Authorizing Participation in the "Municipalities Continuing Disclosure Cooperation" Initiative of the Division of Enforcement of the U.S. Securities Exchange Commission

**NBHA RESOLUTION 2014 - 11/19 # 63**

Resolution Approving Support and Sponsorship of the 2014 Bill Chill Event at Rutgers, The State University of New Jersey on Saturday, December 6, 2014

**NBHA RESOLUTION 2014 – 11/19 # 64**

Resolution Designating Mark Roedelbronn as the New Brunswick Housing Authority Public Agency Compliance Officer

**NBHA RESOLUTION 2014 – 11/19 # 65**

Resolution Approving and Ratifying the Purchase of Two AMP 1 Replacement Utility Vehicles through NJ State Contract # A83013

**NBHA RESOLUTION 2014 - 11/19 # 66**

Resolution Approving an Inter-Agency Agreement with the Middletown Township Housing Authority for the provision of Management Services

**NBHA RESOLUTION 2014 – 11/19 # 67**

Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services to Alamo Insurance Group

**NBHA RESOLUTION 2014 - 11/19 # 68**

Resolution Approving the 2015 Meeting Schedule for the New Brunswick Housing Authority

V. Public Comment

VI. Adjournment

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

CITY CLERK 11/14/14 1:15

# Affidavit of Publication

Publisher's Fee \$69.68 Affidavit \$35.00

State of New Jersey } SS.

Middlesex County

Personally appeared

Melanie Alt

Of the **Home News Tribune**, a newspaper printed in Freehold, New Jersey and published in East Brunswick, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

12/16/13

A.D. 2013

Sworn and subscribed before me, this  
16 day of December, 2013

Kathleen A. Gibson  
Notary Public of New Jersey

## HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

### SCHEDULE OF REGULAR MEETINGS OF BOARD OF COMMISSIONERS JANUARY 1, 2014 TO DECEMBER 31, 2014

Date	Day	Time	Place
January 22, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
February 26, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
March 26, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
April 23, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
May 28, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
June 25, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 23, 2014	Wednesday	6:30 p.m.	ANNUAL RE-ORG. MEETING Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 23, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
September 24, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
October 22, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
November 19, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
December 17, 2014	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901

Kathleen A. Gibson  
Notary Public State of New Jersey  
My Commission Expires Dec. 18, 2014

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**OCTOBER 22, 2014**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, September 24 2014.

**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  
Commissioner Yirgu Wolde  
Commissioner Kevin Jones

**ABSENT:**

Second Vice Chairperson Anthony Giorgianni  
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 September 24th Regular Meeting Minutes of the Board of Commissioners. Commissioner Gonzalez seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

**RESOLUTIONS**

**NBHA RESOLUTION 2014 - 10/22 # 52**

Resolution Authorizing and Approving Payment of Bills for the Month of September, 2014

**MOTION:** Commissioner Jones moved to accept Resolution #52. Commissioner Gonzalez seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

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

**NBHA RESOLUTION 2014 – 10/22 # 53**

Resolution Approving the Award of Contract for Provision of Environmental Consulting Services to Ascend Construction Management, Inc. through MRESC 14/15-19 GC3

**NBHA RESOLUTION 2014 – 10/22 # 54**

Resolution Approving the Award of Contracts for AMP 1 Repairs with All-Risk through MRESC # 12/13-26

Resolutions 53 and 54 were tabled.

**NBHA RESOLUTION 2014 – 10/22 # 55**

Resolution Approving Amendments to Flat Rent Schedule and the Payment Standard Schedule for the New Brunswick Housing Authority

**MOTION:** Commissioner Jones moved to accept Resolution #55.  
Commissioner Gonzalez seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

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

**NBHA RESOLUTION 2014 – 10/22 # 56**

(Acting as Redevelopment Authority)

Resolution Authorizing the Sale of 101 Zebra Way, New Brunswick NJ to BCUW/Madeline CHMI, LLC

**MOTION:** Commissioner Gonzalez moved to accept Resolution #56.  
Commissioner Wolde seconded.

**CALL FOR PUBLIC COMMENTS:** None

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

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

**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.

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

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

**The motion carried 4-0-0. The meeting was adjourned at 7:03PM.**

**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, October 22, 2014, as the official minutes to be entered into record.




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John A. H. Clarke  
Executive Director/Board Secretary

Date: October 22, 2014

Certified To Be a True Original Copy



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Mark Roedelbronn  
Director of Operations

## **BOARD RESOLUTION SUMMARY LIST**

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