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**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**DECEMBER 19, 2018**

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**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:50PM on Wednesday, December 19, 2018.

**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 Kevin Jones  
Commissioner Anthony Giorgianni  
Commissioner Dunlap

**ABSENT:**

Commissioner Medina-Hernandez  
Commissioner Dale Caldwell

**ALSO PRESENT:**

John Clarke, Executive Director  
Joseph Manfredi Esq., NBHA Legal

**CONSIDERATION OF MINUTES**

**MOTION:** Commissioner Jones made a motion to approve the October 24, 2018 Regular Meeting Minutes of the Board of Commissioners. Commissioner Wolde seconded.

**ROLL CALL:** Ayes: Dunlap, Jones, Wolde, Giorgianni  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez, Caldwell

**RESOLUTIONS**

**NBHA RESOLUTION 2018 – 12/19 # 39**

**ACTING AS REDEVELOPMENT AGENCY**

Resolution approving designation of Fulton Square Urban Renewal, L.L.C. as Redeveloper of Project Site for a mixed use development in the Sandford Remsen Redevelopment Area and approving the Concept Plan provided by Fulton Square for the Project Site

**COMMENT:** John Hoffman Esq. (NBHA Special Counsel) spoke about the proposed project in the Sandford Remsen Redevelopment Area. Thomas Kelso Esq. (Counsel for Redeveloper) spoke on behalf of the redeveloper and introduced Ron Aulenbech (Director of Engineering, Edgewood Properties) who gave a summary of the project and addressed questions from the Board. Charles Kratovil asked a number of questions that were addressed by Mr. Aulenbech and Mr. Kelso.

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

**ROLL CALL:** Ayes: Dunlap, Giorgianni, Jones, Wolde  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez, Caldwell

The motion carried 5-0-0

**NBHA RESOLUTION 2018 – 12/19 # 40**

**ACTING AS REDEVELOPMENT AGENCY**

Resolution approving New Brunswick – Jersey Urban Renewal, L.L.C. as redeveloper for Phase II of the Jersey Avenue/Handy Street redevelopment project and approving the Concept Plan provided by NB-JUR

**COMMENT:** John Hoffman Esq. (NBHA Special Counsel) spoke about Phase II of the Jersey Avenue/Handy Street redevelopment project. Thomas Kelso Esq. (Counsel for Redeveloper) spoke on behalf of the redeveloper and introduced Ron Aulenbech (Director of Engineering, Edgewood Properties) who gave a summary of the project and addressed questions from the Board. Charles Kratovil asked a number of questions that were addressed by Mr. Aulenbech and Mr. Kelso and also stated that this area is in need of a school and recommends that one be built there.

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

**ROLL CALL:** Ayes: Dunlap, Giorgianni, Jones, Wolde  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez, Caldwell

The motion carried 5-0-0

**NBHA RESOLUTION 2018 - 12/19 # 35**

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Months of October and November, 2018

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

**ROLL CALL:** Ayes: Dunlap, Giorgianni, Jones, Wolde  
Nays: None

Abstentions: None  
Absent: Medina-Hernandez, Caldwell

The motion carried 5-0-0

**NBHA RESOLUTION 2018 - 12/19 # 36**

Resolution Appointing John Clarke as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund

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

**ROLL CALL:** Ayes: Dunlap, Giorgianni, Jones, Wolde  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez, Caldwell

The motion carried 5-0-0

**NBHA RESOLUTION 2018 - 12/19 # 37**

Resolution Ratifying, Approving and Adopting Revised Allowance for Tenant-Furnished Utilities and Other Services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program

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

**ROLL CALL:** Ayes: Dunlap, Giorgianni, Jones, Wolde  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez, Caldwell

The motion carried 5-0-0

**NBHA RESOLUTION 2018 – 12/19 # 38**

Resolution Approving Attendance for Commissioner Dale Caldwell to the Professional Development Training Program from February 28, 2019 through March 1, 2019

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

**ROLL CALL:** Ayes: Dunlap, Giorgianni, Jones, Wolde  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez, Caldwell

The motion carried 5-0-0

**NBHA RESOLUTION 2018 - 12/19 # 41**

Resolution Approving the 2019 Meeting Schedule for the Housing Authority of the City of New Brunswick

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

**ROLL CALL:** Ayes: Dunlap, Giorgianni, Jones, Wolde  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez, Caldwell

The motion carried 5-0-0

**NBHA RESOLUTION 2018 – 12/12 # 42**

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

**MOTION:** Commissioner Giorgianni moved to accept Resolution #42. Commissioner Jones seconded.

**ROLL CALL:** Ayes: Dunlap, Giorgianni, Jones, Wolde  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez, Caldwell

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**

None

**PUBLIC COMMENT**

Charles Kratovil made a number of comments about operations and programs.


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

**ROLL CALL:** Ayes: Wolde, Jones, Dunlap, Giorgianni Caldwell  
Nays: None  
Abstentions: None  
Absent: Medina-Hernandez

**The motion carried 5-0-0. The meeting was adjourned at 7:20PM.**

**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, December 19, 2018, as the official minutes to be entered into record.

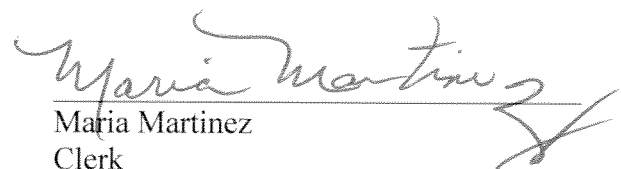


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John A. H. Clarke  
Executive Director/Board Secretary

Date: December 19, 2018

Certified To Be a True Original Copy



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Maria Martinez  
Clerk