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

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.



John A. H. Clarke
Executive Director/Board Secretary

Date: December 19, 2018

Certified To Be a True Original Copy



Maria Martinez
Clerk