

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY  
ANNUAL BOARD MEETING MINUTES**

**JULY 22, 2015**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:30PM on Wednesday, July 22, 2015.

**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:**

Commissioner Anthony Cupano  
Commissioner Ida Brangman  
Commissioner Anthony Giorgianni

**ALSO PRESENT:**

John Clarke, Executive Director  
Mark Roedelbronn, Director of Operations  
Alberto Camacho Esq., NBHA Legal

## NOMINATIONS

**MOTION:** Commissioner Kevin Jones nominated Commissioner Luis Gonzalez for Chairperson, Commissioner Luis Gonzalez nominated Commissioner Yirgu Wolde for Vice Chairperson and Commissioner Kevin Jones for 2<sup>nd</sup> Vice Chairperson. No further nominations were made and nominations were closed. Commissioner Wolde moved the nominations and Commissioner Gonzalez seconded.

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

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

**CALL FOR PUBLIC COMMENTS:** None

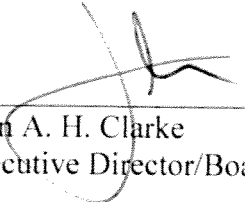
**MOTION:** Commissioner Yirgu Wolde made a motion to adjourn the annual meeting. Commissioner Gonzalez seconded.

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

**The motion carried 4-0-0. The meeting was adjourned at 6:39PM.**


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, July 22, 2015, as the official minutes to be entered into record.

  
\_\_\_\_\_  
John A. H. Clarke  
Executive Director/Board Secretary

Date: July 22, 2015

Certified To Be a True Original Copy

  
\_\_\_\_\_  
Mark Roedelbronn  
Director of Operations

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY  
REGULAR BOARD MEETING MINUTES**

**JULY 22, 2015**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, July 22, 2015.

**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 Luis Gonzalez  
Vice Chairperson Yirgu Wolde  
Second Vice Chairperson Kevin Jones  
Commissioner Dale Caldwell

**ABSENT:**

Commissioner Anthony Cupano  
Commissioner Ida Brangman  
Commissioner Anthony Giorgianni

**ALSO PRESENT:**

John Clarke, Executive Director  
Mark Roedelbronn, Director of Operations  
Alberto Camacho Esq., NBHA Legal

**CONSIDERATION OF MINUTES**

**MOTION:** Commissioner Jones made a motion to approve the June 24, 2015 Regular Meeting Minutes of the Board of Commissioners. Commissioner Wolde seconded.

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

**RESOLUTIONS**

**NBHA RESOLUTION 2015 - 7/22 # 30**

Resolution Authorizing and Approving Payment of Bills for the Month of June, 2015

**MOTION:** Commissioner Jones moved to accept Resolution #30. Commissioner Gonzalez seconded.

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

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

**NBHA RESOLUTION 2015 – 7/22 # 31**

Resolution Approving Attendance for Commissioner Kevin Jones to the Professional Development Training Program from September 13, 2015 through September 15, 2015

**MOTION:** Commissioner Caldwell moved to accept Resolution #31. Commissioner Wolde seconded.

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

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

**NBHA RESOLUTION 2015 – 7/22 # 32**

Resolution Approving the Purchase of Security Camera Equipment and System Maintenance Hours with Comtec Systems Inc. and CDW for the AMP1 Property

**MOTION:** Commissioner Jones moved to accept Resolution #32.  
Commissioner Caldwell seconded.

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

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

**NBHA RESOLUTION 2015 – 7/22 # 33**

Resolution Approving the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/15

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

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

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

**NBHA RESOLUTION 2015 - 7/22 # 34**

Resolution Approving an Inter-local Agreement with The Wilmington Housing Authority for the provision of Professional Management Services

**MOTION:** Commissioner Wolde moved to accept Resolution #34.  
Commissioner Jones seconded.

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

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

**NBHA RESOLUTION 2015 – 7/22 # 35**

Resolution Approving the Late Submission of the Housing Authority of the City of New Brunswick's Budget

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

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

**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.

**CALL FOR PUBLIC COMMENTS:** Charles Kratovil asked what services would be done for the Wilmington DE agreement. Mr. Clarke answered that unit inspection services would be completed. Mr. Kratovil asked what where the other PHA that New Brunswick had agreements with. Mr. Clarke

answered that Franklin and Bayonne Housing Authority had inter-local agreements with New Brunswick. Mr. Kratovil asked if they were the same services and when where the agreements establish. Mr. Clarke answered that Franklin was first established 9 years ago and included various staffing and management services and that Bayonne was established earlier this year and was for redevelopment and management services. Mr. Kratovil asked what where the annual amounts of the agreements. Mr. Clarke answered that Bayonne was up to \$30,000 and Franklin was up to \$70,000. Mr. Kratovil asked who is in charge of public records for the agency. Mr. Clarke answer Mark Roedelbronn, Director of Operations handles requests for public records.

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


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

**The motion carried 4-0-0. The meeting was adjourned at 7:00PM.**




**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, July 22, 2015, as the official minutes to be entered into record.

  
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