

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
MEETING PACKAGE**

October 22, 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

**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 (September)
- V. New Business (Resolutions)
- VI. Old Business
- VII. Open Public Session
- VIII. Adjournment

Date of Public Notice: October 17, 2014

PUBLIC MEETING NOTICE

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, October 22, 2014 at 6:45 pm 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. Reading of the Public Notice (Recording Secretary)
- IV. Consideration of Previous Meeting Minutes.
- V. New Business (Resolutions)
 - NBHA RESOLUTION 2014 – 10/22 #52**
Resolution Authorizing and Approving Payment of Bills for the Month of September 2014.
 - 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.
 - NBHA RESOLUTION 2014 – 10/22 #55**
Resolution Approving Amendments to Flat Rent Schedule and the Payment Standard Schedule for the New Brunswick Housing Authority.
- VI. Adjournment

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

CITY CLERK 10/17/14 11:09:32

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 October 17, 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.

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, deposes 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
SEPTEMBER 24, 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

Second Vice Chairperson Anthony Giorgianni

Commissioner Kevin Jones

ABSENT:

Commissioner Yirgu Wolde

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 August 5th Regular and Annual Meeting Minutes of the Board of Commissioners meetings. Commissioner Caldwell seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2014 - 9/24 # 44

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2014

MOTION: Commissioner Jones moved to accept Resolution #44. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 9/24 # 45

Resolution Approving and Ratifying the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/14

MOTION: Commissioner Gonzalez moved to accept Resolution #45. Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 - 9/24 # 46

Resolution Approving and Adopting Revisions to Appendix C of Dwelling Lease for Tenant Charges

MOTION: Commissioner Gonzalez moved to accept Resolution #46.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 9/24 # 47

Resolution to Amend the New Brunswick Housing Authority’s Admissions and Housing Choice Voucher Administrative Plan

MOTION: Commissioner Jones moved to accept Resolution #47.
Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 9/24 # 48

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

MOTION: Commissioner Jones moved to accept Resolution #48.
Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion failed 3-0-1

NBHA RESOLUTION 2014 – 9/24 # 49

(Acting as Redevelopment Agency)

Resolution Accepting Appraisal for 101 Zebra Way from Rose Valley
Appraisal Associates

MOTION: Commissioner Gonzalez moved to accept Resolution #49.
Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 9/24 # 50

Resolution Authorizing and Approving Revision to Organizational Chart
Dated 10/1/14 and Related Budgets

MOTION: Commissioner Gonzalez moved to accept Resolution #50.
Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2014 – 9/24 # 51

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

MOTION: Commissioner Gonzalez moved to accept Resolution #51. Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion failed 3-0-1

SECRETARY'S REPORT

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

COMMITTEE REPORTS

No reports were given.

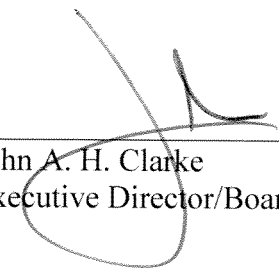
MOTION: Commissioner Jones made a motion to adjourn the meeting. Commissioner Giorgianni seconded.

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

The motion carried 4-0-0. The meeting was adjourned at 7:01PM.

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, September 24, 2014, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: September 24, 2014

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2014 - 10/22 # 52

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

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

NBHA RESOLUTION 2014 – 10/22 # 55

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