

**COMMISSIONERS**

Yirgu Wolde  
Anthony Giorgianni  
Anthony Cupano  
Dale Caldwell  
Kevin Jones  
Frank Simpson  
Cesar Ovando



**EXECUTIVE DIRECTOR**  
John Clarke, P.H.M.



**BOARD OF  
COMMISSIONERS  
REPORT**

**October 28, 2015**

**COMMUNITY ROOM**

**7 VAN DYKE AVENUE**

**NEW BRUNSWICK, NJ 08901**

**Regular Board Meeting- 6:45PM**

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

**AGENDA**

**NBHA BOARD  
OF  
COMMISSIONERS MEETING**

- I. Roll Call, Call to Order (Chairperson)
- II. Pledge of Allegiance
- III. Reading of the Public Notice (Recording Secretary)
- IV. Consideration of the Meeting Minutes  
(July 2015 Annual & Regular Meeting)
- V. New Business (Resolution)
- 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 October 23, 2015.
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: October 23, 2015

**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 28, 2015 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 2015 –10/28 #42**  
Resolution Authorizing and Approving Payment of Bills for the Month of September 2015.
  - NBHA RESOLUTION 2015 – 10/28 #43 - ACTING AS REDEVELOPMENT AUTHORITY**  
Resolution authorizing issuance of a Certificate of Completion for the renovation of a portion of the lobby and construction of 70 residential units (Skyline Tower) in the former County Administration Building on Block 14, Lot 2 in the Government District Redevelopment Area.
  - NBHA RESOLUTION 2015 – 10/28 #44 - ACTING AS REDEVELOPMENT AUTHORITY**  
Resolution approving Second Amendment to Redevelopment Agreement with Saint Peters University Hospital, Inc. to extend demolition and construction deadlines for a project consisting of an office building and off-street parking in the Easton Park Redevelopment Area.
- jVI. Public Comment
- VII. Adjournment

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

CITY CLERK 10/23/15PM 10:57

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**OCTOBER 28, 2015**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, October 28, 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:**

Second Vice Chairperson Kevin Jones  
Commissioner Anthony Giorgianni  
Commissioner Cesar Ovando  
Commissioner Frank Simpson

**ABSENT:**

Chairperson Yirgu Wolde  
Vice Chairperson Dale Caldwell  
Commissioner Anthony Cupano

**ALSO PRESENT:**

John Clarke, Executive Director  
Mark Roedelbronn, Director of Operations  
Joseph Manfredi Esq., NBHA Legal  
Yvonne Marcuse Esq., Special Counsel

## RESOLUTIONS

### **NBHA RESOLUTION 2015 - 10/28 # 44**

#### **ACTING AS REDEVELOPMENT AGENCY**

Resolution approving Second Amendment to Redevelopment Agreement with Saint Peter's University Hospital, Inc. to extend demolition and construction deadlines for a project consisting of an office building and offstreet parking in the Easton Park Redevelopment Area

**MOTION:** Commissioner Ovando moved to accept Resolution #44. Commissioner Simpson seconded.

**COMMENT:** Yvonne Marcuse Esq. (Special Counsel) discuss the request for extension and addressed questions from the Board. Charles Liebling Esq. (Counsel to Developer) discussed the extension and addressed questions from the Board.

**ROLL CALL:** Ayes: Ovando, Simpson, Giorgianni, Jones  
Nays: None  
Abstentions: None  
Absent: Wolde, Cupano, Caldwell

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

### **NBHA RESOLUTION 2015 - 10/28 # 43**

#### **ACTING AS REDEVELOPMENT AGENCY**

RESOLUTION authorizing issuance of a Certificate of Completion for the renovation of a portion of the lobby and construction of 70 residential units (Skyline Tower) in the former County Administration Building on Block 14, Lot 2 in the Government District Redevelopment Area

**MOTION:** Commissioner Giorgianni moved to accept Resolution #43. Commissioner Simpson seconded.

**COMMENT:** Yvonne Marcuse Esq. (Special Counsel) discuss the request for certification of completion and address questions from the Board. Charles Liebling Esq. (Counsel to Developer). Charles Kratovil asked if other projects would be filing for these types of certification and Ms. Marcuse said maybe, they could ask for them in the future.

**ROLL CALL:** Ayes: Ovando, Simpson, Giorgianni, Jones  
Nays: None  
Abstentions: None  
Absent: Brangman, Cupano, Caldwell

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

**NBHA RESOLUTION 2015 - 10/28 # 42**

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

**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 suggested that copies of resolution be made available for public at the meeting. Second Vice Chairperson Jones agreed and said he would recommend to the Chairperson.

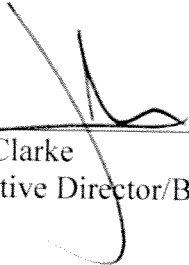
**MOTION:** Commissioner Jones made a motion to adjourn the meeting. Commissioner Simpson seconded.

**ROLL CALL:** Ayes: Giorgianni, Simpson, Ovando, Jones  
Nays: None  
Abstentions: None  
Absent: Caldwell, Cupano, Wolde

**The motion carried 4-0-0. The meeting was adjourned at 7:06PM.**


CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, John 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 28, 2015, as the official minutes to be entered into record.

  
\_\_\_\_\_  
John Clarke  
Executive Director/Board Secretary

Date: October 28, 2015

Certified To Be a True Original Copy

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