

CHAIRPERSON

Yirgu Wolde

VICE CHAIRPERSON

Anthony Giorgianni

2ND VICE CHAIRPERSON

Luis Gonzalez

COMMISSIONERS

Anthony Cupano

Ida Brangman

Dale Caldwell

Kevin Jones



EXECUTIVE DIRECTOR

John Clarke, P.H.M.

DEPUTY DIRECTOR

Michael C. Mesi, P.H.M.



EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY

**BOARD OF
COMMISSIONERS
SPECIAL MEETING
PACKAGE
November 9, 2012**

COMMUNITY ROOM

7 VAN DYKE AVENUE

NEW BRUNSWICK, NJ 08901

8:00AM

"Working Together, We Can Make A Better Future."

7 VANDYKE AVENUE • NEW BRUNSWICK, NEW JERSEY 08901
TEL. 732-745-5157 • TTD. 800-852-7997

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 and Tribune.
2. Notice of the meeting was filed with the Clerk of the City New Brunswick on Monday, November 5, 2012.
3. Said notice of the meeting was 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: November 8, 2012

PUBLIC CANCELLATION NOTICE

Notice is hereby given that the Regular Scheduled Meeting for November 14, 2012 of the Board of Commissioner for the Housing Authority of The City of New Brunswick (NBHA) is hereby cancelled.

CITY CLERK 11/08/12 PM 12:27

Date of Public Notice: November 5, 2012

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold a Special Meeting of the Board of Commissioners on Friday, November 9, 2012 at 8:00 am in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

The agenda will be for consideration of NBHA business and redevelopment matters deemed necessary by the Board of Commissioners.

CITY CLERK 11/05/12 10:34:0

Date of Public Notice: October 26, 2012

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold a Special Meeting of the Board of Commissioners on Wednesday, October 31, 2012 at 6:30PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

The agenda will be for consideration of NBHA business and redevelopment matters deemed necessary by the Board of Commissioners.

CITY CLERK 10/24/12PM01:37

Date of Public Notice: October 24, 2012

NOTICE OF CANCELLATION OF PUBLIC MEETING

Please take notice that the Housing Authority of The City of New Brunswick's regular Board of Commissioners meeting scheduled for October 24, 2012 has been CANCELLED.

CITY CLERK 10/24/12 10:15

Date of Public Notice: October 22, 2012

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold its Regular Meeting of the Board of Commissioners on Wednesday, October 24, 2012 at 6:45PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.



The agenda will be for consideration of NBHA business and any redevelopment matters deemed necessary by the Board of Commissioners.

CITY CLERK 10/22/12 12:08:57



NBHA BOARD OF COMMISSIONERS

AGENDA

- I. Roll Call, Call to Order (Chairperson)
 - II. Reading of the Public Notice (Recording Secretary)
 - III. Pledge of Allegiance
 - IV. Consideration of Minutes of Previous Meeting
 - V. New Business (Resolutions)
 - VI. Old Business
 - VII. Open Public Session
 - VIII. Adjournment
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THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
SEPTEMBER 26, 2012

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45 PM on Wednesday, September 26, 2012.

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:

Vice Chairperson Anthony Giorgianni
Second Vice Chairperson Luis Gonzalez
Commissioner Dale Caldwell
Commissioner Ida Brangman
* Commissioner Kevin Jones (Arrived at 7:05PM)

ABSENT:

Chairperson Yirgu Wolde
Commissioner Anthony Cupano

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Alberto Camacho, NBHA Legal

APPROVAL OF MINUTES

MOTION: Commissioner Gonzalez made a motion to approve the Annual Meeting Minutes of the July 2012 Board of Commissioners meeting. Commissioner Caldwell seconded.

CALL FOR PUBLIC COMMENTS: None

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

MOTION: Commissioner Brangman made a motion to approve the Minutes of the July 2012 Board of Commissioners meeting. Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2012 - 9/26 # 39

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2012

MOTION: Commissioner Caldwell moved to accept Resolution #39. Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2012 – 9/26 # 40

Resolution Approving Attendance by Commissioner Kevin Jones to the Commissioners Conference

MOTION: Commissioner Brangman moved to accept Resolution #40.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2012-9/26 #41

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION authorizing issuance of Certificate of Completion to Student Housing Urban Renewal, L.L.C. for construction of a mixed-use facility consisting of student housing for Rutgers, The State University of New Jersey, ground floor retail space, and a public parking garage in the Downtown Development District Redevelopment Area

MOTION: Commissioner Brangman moved to accept Resolution #41.
Commissioner Caldwell seconded.

PUBLIC COMMENTS: Charles Leibling Esq. (Windels Marx Lane & Mittendorf) spoke about the project and addressed questions from the Board.

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

The motion carried 4-0-0

NBHA RESOLUTION 2012 - 9/26 # 42

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION approving Redevelopment Agreement with St. Peter's University Hospital, Inc. for a project consisting of an office building and offstreet parking in the Easton Park Redevelopment Area

MOTION: Commissioner Caldwell moved to accept Resolution #42.
Commissioner Brangman seconded.

PUBLIC COMMENTS: Charles Leibling Esq. (Windels Marx Lane & Mittendorf) spoke about the Redevelopment Agreement and addressed questions from the Board.

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

The motion carried 4-0-0

NBHA RESOLUTION 2012 - 9/26 # 43

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION approving release and termination of obsolete deed restrictions affecting the Easton Park Redevelopment Area and imposed by agreement with the Board of Education of the Vocational Schools of Middlesex County

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

PUBLIC COMMENTS: Charles Leibling Esq. (Windels Marx Lane & Mittendorf) spoke about the release. Yvonne Marcuse Esq. NBHA Special Counsel (Wilentz Goldman and Spitzer) spoke about the release and addressed questions from the Board.

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

The motion carried 4-0-0

NBHA RESOLUTION 2012 - 9/26 # 44

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION conditionally approving release and termination of obsolete deed restrictions affecting the Easton Park Redevelopment Area and imposed pursuant to the Redevelopment Agreement with 258 Easton Avenue, LLC

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

PUBLIC COMMENTS: Charles Leibling Esq. (Windels Marx Lane & Mittendorf) spoke about the release. Yvonne Marcuse Esq. NBHA Special Counsel (Wilentz Goldman and Spitzer) spoke about the release and addressed questions from the Board.

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

The motion carried 4-0-0

NBHA RESOLUTION 2012 – 9/26 # 45

Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$45,000 Deemed to be uncollectable

MOTION: Commissioner Caldwell moved to accept Resolution #45.
Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report.

* Commissioner Kevin Jones arrives at 7:05PM

COMMITTEE REPORTS

No reports were given.

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

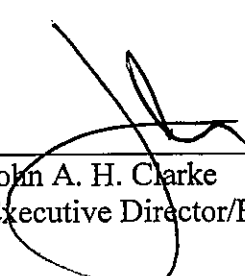
PUBLIC COMMENTS: None

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

The motion carried 5-0-0. The meeting was adjourned at 7:15PM.

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 26, 2012, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: September 26, 2012

Certified To Be a True Original Copy



Mike Mesi
Deputy Director

**BOARD RESOLUTION
SUMMARY LIST
NBHA BOARD MEETING 11/9/12**

NBHA RESOLUTION 2012 - 11/9 # 46

Resolution Authorizing and Approving Payment of Bills for the Months of September, 2012

NBHA RESOLUTION 2012 - 11/9 # 47

ACTING AS REDEVELOPMENT AGENCY

Resolution approving New Brunswick Development Corporation as redeveloper of a project consisting of mixed educational, residential, retail, and nonprofit uses in the College Avenue Redevelopment Area

NBHA RESOLUTION 2012 – 11/9 # 48

Resolution Approving Attendance by Commissioner Dale Caldwell to the NJNAHRO Annual Conference

NBHA RESOLUTION 2012 - 11/9 # 49

Resolution Authorizing and Approving Payment of Bills for the Months of October, 2012