

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 REPORT

May 1, 2013

**COMMUNITY ROOM
7 VAN DYKE AVENUE
NEW BRUNSWICK, NJ 08901**

Regular Meeting- 6:30PM

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

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

**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

Date of Public Notice: April 25, 2013

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, May 1, 2013 at 6:30 pm 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 04/25/13PM01:46

NOTICE OF MEETING

Notice of the Meeting was given in the following manner:

1. Notice of the meeting was transmitted to the Home News Tribune.
2. Said notice of the meeting was filed with the Office of City Clerk on April 19, 2013.
3. Said notice of the meeting was prominently posted on the announcement board in the Lobby of City Hall, 78 Bayard Street, New Brunswick, NJ at least 48 hours prior to the convening of the meeting.

Affidavit of Publication

Publisher's Fee \$151.20 Affidavit \$35.00

State of New Jersey } SS.

Middlesex County

Personally appeared Debbie Davis

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, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 2 times, once in each issue as follows:

12/26/12, 12/27/12

A.D. 2012

Debbie Davis

Sworn and subscribed before me, this
27 day of **December**, 2012

Kathleen A Gibson

Notary Public of New Jersey

CITY OF NEW BRUNSWICK

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

SCHEDULE OF REGULAR MEETINGS OF BOARD OF COMMISSIONERS JANUARY 1, 2013 TO DECEMBER 31, 2013

Date	Day	Time	Place
January 23, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
February 27, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
March 27, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
April 24, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
May 22, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
June 26, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 24, 2013	Wednesday	6:30 p.m.	ANNUAL RE-ORG. MEETING Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
July 24, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
September 25, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
October 23, 2013	Wednesday	6:45 p.m.	Community Room Schwartz Robeson Village 7 Van Dyke Avenue New Brunswick, NJ 08901
November 20, 2013	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
MARCH 27, 2013

1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45 PM on Wednesday, March 27, 2013.

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 Yirgu Wolde
Vice Chairperson Anthony Giorgianni
Second Vice Chairperson Luis Gonzalez
Commissioner Dale Caldwell
Commissioner Ida Brangman
Commissioner Kevin Jones

ABSENT:

Commissioner Anthony Cupano

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Joseph Manfredi Esq., NBHA Legal

APPROVAL OF MINUTES

MOTION: Commissioner Brangman made a motion to approve the Annual Meeting Minutes of the February 2013 Board of Commissioners meeting. Commissioner Caldwell seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2013 - 3/27 # 19

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Redevelopment Agreement with New Brunswick Development Corporation for a Mixed-Use Educational, Retail, Parking and Transportation Project on the Downtown Campus of Rutgers, The State University, in the College Avenue Rehabilitation Area

MOTION: Commissioner Caldwell moved to accept Resolution #19. Commissioner Giorgianni seconded.

PUBLIC COMMENTS: Marisa Buczny (VP Devco) discussed the proposed redevelopment agreement and addressed questions from the Board. Yvonne Marcuse (special counsel) discussed the agreement and addressed questions from the Board.

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

The motion carried 6-0-0

NBHA RESOLUTION 2013 - 3/27 # 17

Resolution Authorizing and Approving Payment of Bills for the Months of February, 2013

MOTION: Commissioner Jones moved to accept Resolution #17.
Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2013 – 3/27 # 18

Resolution Approving and Adopting the Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Plan and CFP Budget for Fiscal Year 2013

MOTION: Commissioner Caldwell moved to accept Resolution #18.
Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

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

The motion carried 6-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report. Commissioner Wolde commented on his attending the NAHRO Legislative events and handed out copies of materials from the training.

COMMITTEE REPORTS

No reports were given.

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


PUBLIC COMMENTS: None

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

The motion carried 6-0-0. The meeting was adjourned at 7:25PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

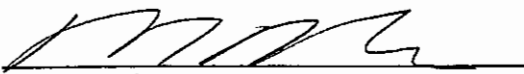
I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, March 27, 2013, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: March 27, 2013

Certified To Be a True Original Copy



Mike Mesi
Deputy Director

BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2013 – 5/1 # 20

Resolution Authorizing and Approving Payment of Bills for the Month of March, 2013

NBHA RESOLUTION 2013 – 5/1 # 21

Resolution Authorizing and Approving the State of New Jersey Budget and all Budgets for all AMPs (1, 2, 3 & 4), COCC, Section 8-HCV and General Redevelopment Operation Programs FYE 6/30/14

NBHA RESOLUTION 2013 – 5/1 # 22

Resolution Certifying Training Requirements Completion and Board Quorum Compliance

NBHA RESOLUTION 2013 – 5/1 # 23

Resolution Authorizing and Approving Contract with Joseph A. Manfredi & Associates to provide General Legal Services to the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2013 - 5/1 # 24

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Redevelopment Agreement with Rutgers Hillel Corporation for a new Center for Jewish Student Life on a portion of Lot 9.01 in Block 54 in the College Avenue Rehabilitation Area

NBHA RESOLUTION 2013 - 5/1 # 25

ACTING AS REDEVELOPMENT AGENCY

Resolution approving extension of time for execution of Redevelopment Agreement with Rutgers Hillel to May 31, 2013, retroactive to April 30, 2013