

**CHAIRPERSON**

Anthony Cupano

**VICE CHAIRPERSON**

**2ND VICE CHAIRPERSON**

Anthony Giorgianni

**COMMISSIONERS**

Yirgu Wolde

Ida Brangman

Dale Caldwell

Luis Gonzalez



**EXECUTIVE DIRECTOR**

John Clarke, P.H.M.

**DEPUTY DIRECTOR**

Michael C. Mesi, P.H.M.



**EQUAL HOUSING  
EQUAL EMPLOYMENT  
OPPORTUNITY**

**BOARD OF  
COMMISSIONERS  
REPORT**

**June 27, 2012**

**COMMUNITY ROOM**

**7 VAN DYKE AVENUE**

**NEW BRUNSWICK, NJ 08901**

**Regular Meeting- 6:45PM**

*"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 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 June 21, 2012.
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.

**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 (May 2012)
- V. New Business (Resolutions)
- VI. Open Public Session
- VII. Adjournment

**Date of Public Notice: June 21, 2012**

**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, June 27, 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 06/21/12PM10:54

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

**MAY 23, 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, May 23, 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:**

Acting Chairperson Yirgu Wolde  
Commissioner Ida Brangman  
Commissioner Luis Gonzalez  
Commissioner Dale Caldwell

**ABSENT:**

Chairman Anthony Cupano  
Commissioner Anthony Giorgianni

**ALSO PRESENT:**

John Clarke, Executive Director  
Andrea Eato-White, Sr. Portfolio Manger  
Alberto Camacho, NBHA Legal

**APPROVAL OF MINUTES**

**MOTION:** Commissioner Wolde made a motion to approve the regular meeting minutes of the April Board of Commissioners meeting. Commissioner Gonzalez seconded.

**PUBLIC COMMENTS:** None

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

**RESOLUTIONS**

**NBHA RESOLUTION 2012 – 5/23 #25**

Resolution Authorizing and Approving Payment of Bills for the Month of April, 2012

**MOTION:** Commissioner Wolde moved to accept Resolution #25. Commissioner Gonzalez seconded.

**PUBLIC COMMENTS:** None

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

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

**NBHA RESOLUTION 2012 – 5/23 # 26**

Resolution Approving and Adopting a Revised Procurement Policy of the Housing Authority of the City of New Brunswick dated May 23, 2012

**MOTION:** Commissioner Wolde moved to accept Resolution #26. Commissioner Caldwell seconded.

**PUBLIC COMMENTS:** None

**ROLL CALL:** Ayes: Gonzalez, Brangman, Caldwell, Wolde

Nays: None  
Abstentions: None  
Absent: Giorgianni, Cupano

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

**NBHA RESOLUTION 2012 - 5/23 # 27**

Resolution Revising and Approving the New Tenant Charges for immediate use at Public Housing Units Owned and Managed by the NBHA

**MOTION:** Commissioner Wolde moved to accept Resolution #27.  
Commissioner Gonzalez seconded.

**PUBLIC COMMENTS:** None

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

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

**NBHA RESOLUTION 2012 – 5/23 # 28**

**ACTING AS REDEVELOPMENT AGENCY**

Resolution Approving Redevelopment Agreement with Matrix Upper Lot Urban Renewal, LLC for a mixed use project in the Downtown Development District

**MOTION:** Commissioner Caldwell moved to accept Resolution #28.  
Commissioner Wolde seconded.

**PUBLIC COMMENTS:**

Special Counsel Yvonne Marcuse made statements relating to the redevelopment agreement and its content.

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

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

**SECRETARY'S REPORT**

John Clarke presented the Secretary's Report.

**COMMITTEE REPORTS**

No reports were given.

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

**PUBLIC COMMENTS:** None

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

**The motion carried 4-0-0. 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, May 23, 2012, as the official minutes to be entered into record.




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John A. H. Clarke  
Executive Director/Board Secretary

Date: May 23, 2012

Certified To Be a True Original Copy



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Mike Mesi  
Deputy Director

**BOARD RESOLUTION  
SUMMARY LIST  
NBHA BOARD MEETING 6/27/12**

**NBHA RESOLUTION 2012 - 6/27 # 29**

Resolution Authorizing and Approving Payment of Bills for the Month of May, 2012

**NBHA RESOLUTION 2012 – 6/23 # 30**

Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$24,426.74 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

**NBHA RESOLUTION 2012 – 6/27 # 31**

Resolution Closing the Resident Opportunity & Self Sufficiency (ROSS) Family Self-Sufficiency Program (FSS)