CHAIRPERSON
Dale Caldwell

VICE CHAIRPERSON
Luis Gonzalez

2ND VICE CHAIRPERSON
Anthony Giorgianni

COMMISSIONERS
Yirgu Wolde
Anthony Cupano
Ida Brangman
Kevin Jones

BOARD OF COMMISSIONERS
MEETING PACKAGE
April 23, 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. 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
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 April 16, 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.
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, April 23, 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 – 04/23 #15
   Resolution Authorizing and Approving Payment of Bills for the Month of March, 2014.
   NBHA RESOLUTION 2014 – 04/23 #16
   Resolution Ratifying and Approving the Submission of CFP Grant NJ39P02250114.
   NBHA RESOLUTION 2014 – 04/23 #17
   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 for FYE 6/30/15.
   NBHA RESOLUTION 2014 – 04/23 #18
   Resolution Approving Annual Certification as to Training Requirements and Board Quorum Compliance.
   NBHA RESOLUTION 2014 – 04/23 #19
   Resolution Strongly Supporting and Recognizing the Economic Uplift and Self Sufficiency Programs and the Enterprise Income Verification System (EIV) Upfront Income Verification (UIV) Policies that are all Currently Being Operated and Supported by the Housing Authority of the City of New Brunswick.
   NBHA RESOLUTION 2014 – 04/23 #20
   Resolution Certifying Compliance with Community Service and Self-Sufficiency Requirement Deadlines
VI. Adjournment

The meeting may also include other NBHA business and any redevelopment matters deemed necessary by the Board of Commissioners.
1. CALL TO ORDER
   The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, March 26, 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:**
   Chairman Dale Caldwell
   Vice Chairperson Luis Gonzalez
   Second Vice Chairperson Anthony Giorgianni
   Commissioner Yirgu Wolde
   Commissioner Kevin Jones
   Commissioner Ida Brangman

   **ABSENT:**
   Commissioner Anthony Cupano

   **ALSO PRESENT:**
   John Clarke, Executive Director
   Mark Roedelbronn, Director of Operations
   Joseph Manfredi Esq., NBHA Legal
APPROVAL OF MINUTES

MOTION: Commissioner Jones made a motion to approve the Annual Meeting Minutes of the February 26, 2014 Board of Commissioners meeting. Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2014 - 3/26 # 11
Resolution Authorizing and Approving Payment of Bills for the Month of February, 2014

MOTION: Commissioner Jones moved to accept Resolution #11. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2014 - 3/26 # 12
Resolution Accepting and Approving the Submission of the Five Year Agency Plan for the New Brunswick Housing Authority (2010 through 2014) and the One Year/Annual Agency Plan for Fiscal Year 2014
MOTION: Commissioner Wolde moved to accept Resolution #12. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 6-0-0

NBHA RESOLUTION 2014 - 3/26 # 13
ACTING AS REDEVELOPMENT AUTHORITY
RESOLUTION approving Amendment to Redevelopment Agreement with St. 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 Jones moved to accept Resolution #13. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: Yvonne Marcuse Esq. (NBHA Special Counsel) gave an overview of the project, discussed the amendment and addressed questions from the Board. Sandy Galacio Esq. (Windels, Marx, Lane and Mittenhoff) representing St. Peters gave a summary of the need for the amendment and Robert Mulcahy (VP Facilities and Construction, St. Peters Hospital) spoke in support of the need for the amendment.

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

The motion carried 6-0-0
NBHA RESOLUTION 2014 - 3/26 # 14
ACTING AS REDEVELOPMENT AUTHORITY
RESOLUTION approving Amendment to Redevelopment Agreement with 90 New Street, LLC, incorporating a revised concept plan for a mixed use project in the Downtown Development District Redevelopment Area

MOTION: Commissioner Jones moved to accept Resolution #14. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: Yvonne Marcuse Esq. (NBHA Special Counsel) gave an overview of the project and answered questions from the Board.

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

The motion carried 6-0-0

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 Gonzalez seconded.

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

The motion carried 6-0-0. The meeting was adjourned at 7:23PM.
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 26, 2014, as the official minutes to be entered into record.

John A. H. Clarke
Executive Director/Board Secretary

Date: March 26, 2014

Certified To Be a True Original Copy

Mark Roedelbronn
Director of Operations
NBHA RESOLUTION 2014 - 4/23 # 15
Resolution Authorizing and Approving Payment of Bills for the Month of March, 2014

NBHA RESOLUTION 2014 – 4/23 # 16
Resolution Ratifying and Approving the Submission of CFP Grant NJ39P02250114

NBHA RESOLUTION 2013 – 4/23 # 17
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 for FYE 6/30/15

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Resolution Strongly Supporting and Recognizing the Economic Uplift and Self Sufficiency Programs and the Enterprise Income Verification System (EIV) Upfront Income Verification (UIV) Policies that are all Currently Being Operated and Supported by the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2014 - 4/23 # 20
Resolution Certifying Compliance with Community Service and Self-Sufficiency Requirement Deadlines

NBHA RESOLUTION 2014 - 4/23 # 21
Resolution Approving and Strongly Supporting and Memorandum of Understanding between New Brunswick Housing Authority and Coming Home of Middlesex County