BOARD OF COMMISSIONERS
REPORT
May 23, 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
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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 May 17, 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 (April 2012)

V. New Business (Resolutions)

VI. Open Public Session

VII. Adjournment
PUBLIC MEETING NOTICE

Date of Notice: May 17, 2012

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, May 23, 2012 at 6:45PM in the Community Room of the Schwartz/Robeson Complex, 7 Van Dyke Avenue, New Brunswick, New Jersey 08901.

The agenda will include consideration of NBHA business and redevelopment matters and any other business which may be deemed necessary by the Board of Commissioners.
1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45 PM on Wednesday, April 25, 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:
Chairperson Anthony Cupano
Commissioner Ida Brangman
Commissioner Luis Gonzalez
Commissioner Yirgu Wolde
Commissioner Dale Caldwell

ABSENT:
Commissioner Anthony Giorgianni

ALSO PRESENT:
John Clarke, Executive Director
Mike Mesi, Deputy Director
Alberto Camacho, NBHA Legal
APPROVAL OF MINUTES

MOTION: Commissioner Wolde made a motion to approve the regular meeting minutes of the February Board of Commissioners meeting. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2012 - 4/25 # 12
Resolution Authorizing and Approving Payment of Bills for the Month of March, 2012

MOTION: Commissioner Caldwell moved to accept Resolution #12. Commissioner Wolde seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012 – 4/25 # 13
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 6/30/13

MOTION: Commissioner Wolde moved to accept Resolution #13. Commissioner Caldwell seconded.

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012 - 4/25 # 14
Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2012 Annual Operating Accounts

MOTION: Commissioner Brangman moved to accept Resolution #14. Commissioner Wolde seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012 – 4/25 # 15
Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.

MOTION: Commissioner Caldwell moved to accept Resolution #15. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012 – 4/25 # 16
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

MOTION: Commissioner Caldwell moved to accept Resolution #16. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012 - 4/25 # 17
(Acting as Redevelopment Authority)
Resolution Accepting Proposal and Authorizing Contract to Provide Legal Services in Connection with Redevelopment Matters Undertaken by the Housing Authority of the City of New Brunswick with Wilentz, Goldman & Spitzer, Esqs.

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

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012 - 4/25 # 18
Resolution Authorizing and Approving Contract with William A. Elias of West Milford, New Jersey for Management Consulting Services in Preparing and Updating the Housing Authority’s Agency Plan and other Management Training, Operation Studies, Assessments and Assistance related to the Management of the Housing Authority of the City of New Brunswick
MOTION: Commissioner Brangman moved to accept Resolution #18. Commissioner Wolde seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012-4/25 # 19
Resolution Revising the Personnel Policy of the Housing Authority of the City of New Brunswick

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

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012-4/25 # 20- TABLED

NBHA RESOLUTION 2012-4/25 # 21
Resolution approving and authorizing the amendment to the pre-development loan agreement and demolition funding agreement for Hoffman Pavilion

MOTION: Commissioner Caldwell moved to accept Resolution #21. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012 - 4/25 # 22
Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company

MOTION: Commissioner Caldwell moved to accept Resolution #22. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2012 - 4/25 # 23
Resolution Certifying Compliance with Community Service and Self-Sufficiency Requirement Deadlines

MOTION: Commissioner Gonzalez moved to accept Resolution #23. Commissioner Caldwell seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.
NBHA RESOLUTION 2012 - 4/25 # 24
Resolution Accepting Proposal and Authorizing Contract with GEI Consultants, Inc. to provide License Site Remedial Professional (LSRP) services

MOTION: Commissioner Wolde moved to accept Resolution #24. Commissioner Caldwell seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

SECRETARY'S REPORT
John Clarke presented the Secretary's Report.

COMMITTEE REPORTS
No reports were given.

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

PUBLIC COMMENTS: None

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

The motion carried 5-0-0. The meeting was adjourned at 7:32PM.
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, April 25, 2012, as the official minutes to be entered into record.

John A. H. Clarke  
Executive Director/Board Secretary

Date: April 25, 2012

Certified To Be a True Original Copy

Mike Mesi  
Deputy Director
BOARD RESOLUTION
SUMMARY LIST
NBHA BOARD MEETING 5/23/12

NBHA RESOLUTION 2012 - 5/23 # 25
Resolution Authorizing and Approving Payment of Bills for the Month of April, 2012

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

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

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