BOARD OF COMMISSIONERS
SPECIAL MEETING PACKAGE
May 29, 2013

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 • 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
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 and a copy of the agenda were filed with the Office of City Clerk on May 24, 2013.

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, 78 Bayard Street, New Brunswick, NJ at least 48 hours prior to the convening of the meeting.
PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold a Regular Meeting of the Board of Commissioners on Wednesday, May 29, 2013 at 6:45PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

MEETING AGENDA
I. Roll Call, Call to Order (Chairperson)
II. Pledge of Allegiance
III. Reading of the Public Notice (Recording Secretary)
IV. Approval of the Minutes
V. New Business (Resolutions)

NBHA RESOLUTION 2013 - 5/29 # 26
Resolution Authorizing and Approving Payment of Bills for the Month of April, 2013

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Resolution Approving the New Brunswick Housing Authority’s Housing Open Public Records Act Request Form

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V. Open Public Session

VI. Adjournment

The meeting may also include other NBHA business and any redevelopment matters deemed necessary by the Board of Commissioners.
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, deposeseth 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

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

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Day</th>
<th>Time</th>
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<tbody>
<tr>
<td>January 23, 2013</td>
<td>Wednesday</td>
<td>6:45 p.m.</td>
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<td>February 27, 2013</td>
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<td>March 27, 2013</td>
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<td>April 24, 2013</td>
<td>Wednesday</td>
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<td>May 22, 2013</td>
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<td>June 26, 2013</td>
<td>Wednesday</td>
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<td>July 24, 2013</td>
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<td>September 25, 2013</td>
<td>Wednesday</td>
<td>6:45 p.m.</td>
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<td>October 23, 2013</td>
<td>Wednesday</td>
<td>6:45 p.m.</td>
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<td>Wednesday</td>
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<td>December 18, 2013</td>
<td>Wednesday</td>
<td>6:45 p.m.</td>
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Kathleen A. Gibson
Notary Public State of New Jersey
My Commission Expires Dec. 18, 2014
1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:30 PM on Wednesday, May 1, 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
Second Vice Chairperson Luis Gonzalez
Commissioner Ida Brangman
Commissioner Kevin Jones

ABSENT:
Vice Chairperson Anthony Giorgianni
Commissioner Anthony Cupano
Commissioner Dale Caldwell

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 March 2013 Board of Commissioners meeting. Commissioner Jones seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

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

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

PUBLIC COMMENTS: Yvonne Marcuse (special counsel) discussed the need for addition time to work on the agreement and addressed questions from the Board. She also discussed the need to consider tabling resolution #24 until an agreement had been reached, once that resolution came up for consideration.

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

The motion carried 4-0-0

NBHA RESOLUTION 2013 - 5/1 # 20
Resolution Authorizing and Approving Payment of Bills for the Months of March, 2013
MOTION: Commissioner Brangman moved to accept Resolution #20.
Commissioner Jones seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0

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

MOTION: Commissioner Gonzalez moved to accept Resolution #21.
Commissioner Jones seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0

NBHA RESOLUTION 2013 – 5/1 # 22
Resolution Certifying Training Requirements Completion and Board Quorum Compliance

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

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Brangman, Gonzalez, Jones, Wolde
Nays: None
The motion carried 4-0-0

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

MOTION: Commissioner Wolde moved to accept Resolution #23. Commissioner Brangman seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0

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

MOTION: Commissioner Jone moved to TABLE Resolution #24. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0
SECRETARY'S REPORT

John Clarke presented the Secretary's Report.

COMMITTEE REPORTS

No reports were given.

MOTION: Commissioner Jones made a motion to adjourn the meeting. Commissioner Gonzalez seconded.

PUBLIC COMMENTS: None

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

The motion carried 4-0-0. The meeting was adjourned at 6:50PM.
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.

Date: March 27, 2013

John A. H. Clarke
Executive Director/Board Secretary

Certified To Be a True Original Copy

Mark Roedelbronn
BOARD RESOLUTION SUMMARY LIST

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