BOARD OF COMMISSIONERS
REPORT
September 26, 2012

COMMUNITY ROOM
7 VAN DYKE AVENUE
NEW BRUNSWICK, NJ 08901

Regular Meeting- 6:45PM

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

2. Notice of the meeting was filed with the Clerk of the City New Brunswick on September 20, 2012.

3. Said notice of the meeting was prominently posted on the announcement board in the lobby of City Hall at least 48 hours prior to the convening of this meeting.
Date of Public Notice: September 20, 2012

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold its Regular Monthly Board of Commissioners Meeting on Wednesday, September 26, 2012 at 6:45PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

The agenda for this meeting will be for consideration of NBHA business and any redevelopment matters deemed necessary by the Board of Commissioners.
1. CALL TO ORDER

The Annual meeting of the New Brunswick Housing Authority was called to order at 6:30 PM on Wednesday, July 25, 2012.

2. OPEN PUBLIC MEETING NOTICE ACT

Mr. John Clarke, Executive Director of the New Brunswick Housing Authority (Secretary) read of the Notice of Annual Public Meeting.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. ROLL CALL

PRESENT:
Chairperson Anthony Cupano
Second Vice Chairperson Anthony Giorgianni
Commissioner Yirgu Wolde
Commissioner Luis Gonzalez
Commissioner Ida Brangman
Commissioner Kevin Jones

ABSENT:

Commissioner Dale Caldwell

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Nominations

The Board Secretary was passed the gavel by the Chairperson. The floor was open for nominations.

MOTION: Commissioner Cupano nominated Yirgu Wolde for Chairperson and Commissioner Giorgianni seconded the nomination. There were no further nomination for Chairperson. Commissioner Cupano nominated Anthony Giorgianni for Vice Chairperson and Commissioner Gonzalez seconded the nomination. There were no further nominations for Vice Chairperson. Commissioner Wolde nominated Luis Gonzalez for 2nd Vice Chairperson and Commissioner Cupano seconded the nomination. There were no further nominations for 2nd Vice Chairperson.

PUBLIC COMMENTS: None

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

The motions carried 6-0-0.

Nominations were closed.

MOTION TO CLOSE:

Commissioner Cupano made a motion to adjourn the meeting. Commissioner Jones seconded.

ROLL CALL: Ayes: Brangman, Wolde, Cupano, Jones, Gonzalez, Giorgianni
Nays: None
Abstentions: None
Absent: Caldwell
CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, John A. H. Clarke, hereby certify and approve the minutes of the Annual meeting, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Annual Meeting, Wednesday, July 25, 2012, as the official minutes to be entered into record.

John A. H. Clarke
Executive Director/Board Secretary

Date: July 25, 2012

Certified To Be a True Original Copy

Mike Mesi
Deputy Director
1. CALL TO ORDER

The regular monthly meeting of the New Brunswick Housing Authority was called to order at 6:45 PM on Wednesday, July 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 Yirgu Wolde
Vice Chairperson Anthony Giorgianni
Second Vice Chairperson Luis Gonzalez
Commissioner Anthony Cupano
Commissioner Ida Brangman
Commissioner Kevin Jones

ABSENT:
Commissioner Dale Caldwell

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

MOTION: Commissioner Cupano made a motion to approve the Minutes of the June 2012 Board of Commissioners meeting. Commissioner Brangman seconded.

CALL FOR PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2012 - 7/25 # 34
ACTING AS REDEVELOPMENT AUTHORITY
Resolution terminating Redevelopment Agreement with 258 Easton Avenue, LLC and terminating designation of 258 Easton Avenue, LLC as redeveloper of Lots 1, 2, 3, 25, and 26 in Block 448 in the Easton Park Redevelopment Area

MOTION: Commissioner Giorgianni moved to accept Resolution #34. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: Glenn Patterson (City of New Brunswick) spoke in support of the plan. Jennifer Burges Esq. (Kelso & Bradshaw), Chuck Liebling Esq. (Windels, Marx, Lane & Mittendorf) and Yvonne Marcuse (NBHA Special Counsel) made comments about the resolution and addressed questions from the board. There were no further comments from the public.

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

The motion carried 6-0-0
NBHA RESOLUTION 2012 - 7/25 # 35
HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION designating St. Peter’s University Hospital, Inc. as substitute redeveloper of the Easton Park Redevelopment Area for a project consisting of an office building and offstreet parking

MOTION: Commissioner Giorgianni moved to accept Resolution #35. Commissioner Jones seconded.

PUBLIC COMMENTS: Yvonne Marcuse (NBHA Special Counsel) made comments about the resolution and addressed questions from the board. Robert Mulcahy (St. Peters University Hospital) made comments about the resolution and construction schedule. There were no further comments from the public.

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

The motion carried 6-0-0

NBHA RESOLUTION 2012 - 7/25 # 32
Resolution Authorizing and Approving Payment of Bills for the Month of June, 2012

MOTION: Commissioner Giorgianni moved to accept Resolution #32. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: There were no further comments from the public.

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

The motion carried 6-0-0
NBHA RESOLUTION 2012 – 7/25 # 33
Resolution Adopting the State Budget for the Housing Authority of the City of New Brunswick for 2013

MOTION: Commissioner Giorgianni moved to accept Resolution #33. Commissioner Cupano seconded.

CALL FOR PUBLIC COMMENTS: There were no further comments from the public.

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

The motion carried 6-0-0

NBHA RESOLUTION 2012 – 7/25 # 36
Resolution Approving the Award of Contract for Physical Needs Assessment to EMG

MOTION: Commissioner Giorgianni moved to accept Resolution #36. Commissioner Gonzalez seconded.

CALL FOR PUBLIC COMMENTS: There were no further comments from the public.

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

The motion carried 6-0-0

NBHA RESOLUTION 2012 – 7/25 # 37
Resolution Approving the Award of Contract for Energy Audit to EMG

MOTION: Commissioner Giorgianni moved to accept Resolution #37. Commissioner Gonzalez seconded.
CALL FOR PUBLIC COMMENTS: There were no further comments from the public.

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

The motion carried 6-0-0

NBHA RESOLUTION 2012 – 7/25 # 38
Resolution Adopting and Approving the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/12

MOTION: Commissioner Jones moved to accept Resolution #38. Commissioner Giorgianni seconded.

CALL FOR PUBLIC COMMENTS: There were no further comments from the public.

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

The motion carried 6-0-0

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

COMMITTEE REPORTS
No reports were given.

MOTION: Commissioner Cupano made a motion to adjourn the meeting. Commissioner Brangman seconded.
CALL FOR PUBLIC COMMENTS: None

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

The motion carried 6-0-0. The meeting was adjourned at 7:35PM.
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, July 25, 2012, as the official minutes to be entered into record.

John A. H. Clarke
Executive Director/Board Secretary

Date: July 25, 2012

Certified To Be a True Original Copy

Mike Mesi
Deputy Director
NBHA RESOLUTION 2012 - 9/26 # 39
Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2012

NBHA RESOLUTION 2012 – 9/26 # 40
Resolution Approving Attendance by Commissioner Kevin Jones to the Commissioners Conference

NBHA RESOLUTION 2012–9/26 #41
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION authorizing issuance of Certificate of Completion to Student Housing Urban Renewal, L.L.C. for construction of a mixed-use facility consisting of student housing for Rutgers, The State University of New Jersey, ground floor retail space, and a public parking garage in the Downtown Development District Redevelopment Area

NBHA RESOLUTION 2012 - 9/26 # 42
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION approving Redevelopment Agreement with St. Peter’s University Hospital, Inc. for a project consisting of an office building and offstreet parking in the Easton Park Redevelopment Area

NBHA RESOLUTION 2012 - 9/26 # 43
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION approving release and termination of obsolete deed restrictions affecting the Easton Park Redevelopment Area and imposed by agreement with the Board of Education of the Vocational Schools of Middlesex County

NBHA RESOLUTION 2012 - 9/26 # 44
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION conditionally approving release and termination of obsolete deed restrictions affecting the Easton Park Redevelopment Area and imposed pursuant to the Redevelopment Agreement with 258 Easton Avenue, LLC

NBHA RESOLUTION 2012 – 9/26 # 45
Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of $45,000 Deemed to be uncollectable