BOARD OF COMMISSIONERS REPORT

September 28, 2011

COMMUNITY ROOM
7 VAN DYKE AVENUE
NEW BRUNSWICK, NJ 08901

6:45PM

"Working Together, We Can Make A Better Future."
PUBLIC MEETING NOTICE

Notice is hereby given that a Regular Meeting of Housing Authority of The City of New Brunswick (NBHA) Board of Commissioners will be held on Wednesday, September 28, 2011 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 other matters which may be 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 6:00 PM on Wednesday, July 27, 2011.

2. OPEN PUBLIC MEETING NOTICE ACT

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. ROLL CALL

PRESENT:
Chairperson Anthony Cupano
Vice Chairperson Kevin Jones
Second Vice Chairperson Anthony Giorgianni
Commissioner Luis Gonzalez

ABSENT:

Commissioner Yirgu Wolde
Commissioner Dale Caldwell
Commissioner Ida Brangman

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Alberto Camacho, NBHA Legal
Nominations

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

MOTION: Commissioner Giorgianni nominated Anthony Cupano for Chairperson, Kevin Jones for Vice Chairperson and Anthony Giorgianni for Second Vice Chairperson. Commissioner Jones seconded the nomination. There were no further nominations. Call for public comment was made and there were no public comments.

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

The motion carried 4-0-0.

Nominations were closed.

MOTION TO CLOSE:

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

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

The motion carried 4-0-0. The meeting was adjourned at 6:37 PM.
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 27, 2011, as the official minutes to be entered into record.

John A. H. Clarke
Executive Director/Board Secretary

Date: July 27, 2011

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 27, 2011.

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
   Vice Chairperson Kevin Jones
   Second Vice Chairperson Anthony Giorgianni
   Commissioner Luis Gonzalez
   Commissioner Dale Caldwell

   ABSENT:
   Commissioner Yirgu Wolde
   Commissioner Ida Brangman

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

MOTION: Commissioner Caldwell made a motion to approve the Minutes of the June 2011 Board of Commissioners meeting. Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

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

RESOLUTIONS

NBHA RESOLUTION 2011 - 7/27 # 28
Resolution Authorizing and Approving the Payment of Bills for the Month of June, 2011

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

PUBLIC COMMENTS: None

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

The motion carried 5-0-0.

NBHA RESOLUTION 2011 - 7/27 # 29
Resolution Adopting and Approving the Submission of the Section 8 Management Assessment Program (SEMAP) Report FYE 6/30/11

MOTION: Commissioner Caldwell moved to accept Resolution #29. Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

ROLL CALL: Ayes: Jones, Giorgianni, Caldwell, Gonzalez, Cupano
The motion carried 5-0-0

NBHA RESOLUTION 2011 - 7/27 # 30
ACTING AS REDEVELOPMENT AUTHORITY
Resolution Approving a Fourth Amendment to the Redevelopment Agreement with New Street Apartments Urban Renewal Associates, LLC assignee of Brunswick Arts Housing Partnership, LP, for the Arts Building Redevelopment Project in Block 119 of the Downtown Development District Redevelopment Area

MOTION: Commissioner Caldwell moved to accept Resolution #30. Commissioner Jones seconded.

PUBLIC COMMENTS: Yvonne Marcuse (NBHA Special Counsel) made comments about the resolution. Robert Vieira (Counsel for Pennrose Properties) made comments about the resolution.

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

The motion carried 5-0-0

NBHA RESOLUTION 2011 - 7/27 # 31
Resolution Approving Attendance by Commissioner Kevin Jones to the Commissioners Conference from September 7, 2011 through September 9, 2011

MOTION: Commissioner Caldwell moved to accept Resolution #31. Commissioner Giorgianni seconded.

PUBLIC COMMENTS: None

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

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 Giorgianni seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-0-0. The meeting was adjourned at 7:01PM.
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 27, 2011, as the official minutes to be entered into record.

John A. H. Clarke
Executive Director/Board Secretary

Date: July 27, 2011

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, August 10, 2011.

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
Vice Chairperson Kevin Jones
Second Vice Chairperson Anthony Giorgianni
Commissioner Yirgu Wolde
Commissioner Ida Brangman

ABSENT:

Commissioner Dale Caldwell
Commissioner Luis Gonzalez

ALSO PRESENT:

John Clarke, Executive Director
Mike Mesi, Deputy Director
Andrea Eato-White, Sr. Portfolio Manager
Alberto Camacho, NBHA Legal
Commissioner Luis Gonzalez Arrives at 6:32PM

RESOLUTIONS

NBHA RESOLUTION 2011 - 7/27 # 32
Resolution Authorizing the submission of an application to the Local Finance Board pursuant to N.J.S.A. 40A:5A-6 and 40A:12A-29 for the proposed issuance of not to exceed $3,250,000 Public Improvement Refunding Bonds, Series 2011

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

PUBLIC COMMENTS: None

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

The motion carried 6-0-0.

NBHA RESOLUTION 2011 - 7/27 # 33
Resolution Authorizing and Approving the Project Based-Asset Management Unit Budgets for All AMP’s (1, 2, 3 & 4), COCC and the Section 8-HCV Programs

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

PUBLIC COMMENTS: None

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

The motion carried 6-0-0
NBHA RESOLUTION 2011 - 7/27 # 34
ACTING AS REDEVELOPMENT AUTHORITY
Resolution approving designation of New Brunswick Development Corporation as
Guarantor of Redevelopment Agreement with Ferren Urban Renewal Associates,
LLC for the “Jelin Parking Garage-Wellness Plaza” redevelopment project in the
Jelin Street Redevelopment Area

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

PUBLIC COMMENTS: Yvonne Marcuse (NBHA Special Counsel) made
comments about the resolution.

ROLL CALL: Ayes: Jones, Giorgianni, Brangman, Wolde, Gonzalez, Cupano
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 Giorgianni made a motion to adjourn the
meeting. Commissioner Wolde seconded.

PUBLIC COMMENTS: None

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

The motion carried 5-1-0. The meeting was adjourned at 7:15PM.
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, August 10, 2011, as the official minutes to be entered into record.

John A. H. Clarke
Executive Director/Board Secretary

Date: August 10, 2011

Certified To Be a True Original Copy

Mike Mesi
Deputy Director
NBHA RESOLUTION 2011 - 9/27 # 35
Resolution Authorizing and Approving Payment of Bills
for the Months of July and August 2011

NBHA RESOLUTION 2011 - 9/27 # 36
Resolution Approving and Adopting Revised Allowance for Tenant-Furnished Utilities and
Other Services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher)
Program

NBHA RESOLUTION 2011 - 9/28 # 37
FOURTH SUPPLEMENTAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO
EXCEED $3,250,000 AGGREGATE PRINCIPAL AMOUNT OF PUBLIC IMPROVEMENT
REFUNDING BONDS, SERIES 2011 OF THE HOUSING AUTHORITY OF THE CITY OF
NEW BRUNSWICK AND DETERMINING VARIOUS MATTERS PERTAINING
THERETO
Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2011

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

WHEREAS, the Executive Director and Deputy Director certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Deputy Director to process and pay the following bills for the month of July 2011:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 8 Payments</td>
<td>$779,972.92</td>
</tr>
<tr>
<td>Payroll</td>
<td>$98,019.93</td>
</tr>
<tr>
<td>Accounts Payable</td>
<td>$218,896.72</td>
</tr>
<tr>
<td>Capital Fund</td>
<td>$4,243.75</td>
</tr>
<tr>
<td>Local General</td>
<td>$1,475.84</td>
</tr>
</tbody>
</table>

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Deputy Director to process and pay the following bills for the month of August 2011:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 8 Payments</td>
<td>$854,708.35</td>
</tr>
<tr>
<td>Payroll</td>
<td>$99,891.61</td>
</tr>
<tr>
<td>Accounts Payable</td>
<td>$154,611.85</td>
</tr>
<tr>
<td>Capital Fund</td>
<td>$3,512.50</td>
</tr>
<tr>
<td>Local General</td>
<td>$25,571.36</td>
</tr>
</tbody>
</table>

Passed on this 27th day of September 2011 (See attached Vote Box)

KEVIN JONES, Vice Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board
Resolution Authorizing and Approving Payment of Bills for the Months of July and August 2011

<table>
<thead>
<tr>
<th>COMMISSIONER</th>
<th>MOVE</th>
<th>SECOND</th>
<th>AYE S</th>
<th>NAYS</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
<th>MOVE</th>
<th>SECOND</th>
<th>AYE S</th>
<th>NAYS</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CALDWELL</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONES</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GONZALEZ</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIORGIANNI</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BRANGMAN</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WOLDE</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CHAIRPERSON</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CUPANO</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Resolution Approving and Adopting Revised Allowance for Tenant-Furnished Utilities and Other Services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the “Housing Authority”), was duly created as an agency and instrumentality of the municipality of the State (the “Local Unit”) in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the “Local Housing Law”);

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) require Housing Authority’s to update their Section 8 (Housing Choice Voucher) Program Allowance for Tenant-Furnished Unities and Other Services on a regular basis; and

WHEREAS, the New Brunswick Housing Authority has reviewed the current utility amounts and services (on a bedroom-by-bedroom basis) from comparable agencies, the State of New Jersey-DCA (see attached); and

WHEREAS, the New Brunswick Housing Authority has determined that the rates for the State of New Jersey-DCA are the most reasonable and comparable to the rates that should be allocated for the NBHA Section 8 (Housing Choice Voucher) Program in our jurisdiction,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and adopts the attached revised allowances for tenant-furnished utilities and other services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program.

Passed on this 28th day of September, 2011 (See attached Vote Box)

KEVIN JONES, Vice Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board
NBHA RESOLUTION 2011 - 9/28 # 37

FOURTH SUPPLEMENTAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $3,250,000 AGGREGATE PRINCIPAL AMOUNT OF PUBLIC IMPROVEMENT REFUNDING BONDS, SERIES 2011 OF THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK AND DETERMINING VARIOUS MATTERS PERTAINING THERETO

Passed on this 28th day of September, 2011 (See attached Vote Box)

KEVIN JONES, Vice Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

<table>
<thead>
<tr>
<th>COMMISSIONER</th>
<th>MOVE</th>
<th>SECOND</th>
<th>AYES</th>
<th>NAYES</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CALDWELL</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONES</td>
<td>✓</td>
<td></td>
<td></td>
<td>⬜</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GONZALEZ</td>
<td>✓</td>
<td></td>
<td>√</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMMISSIONER</th>
<th>MOVE</th>
<th>SECOND</th>
<th>AYES</th>
<th>NAYES</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>GIORGIANNI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>√</td>
</tr>
<tr>
<td>BRANGMAN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>√</td>
</tr>
<tr>
<td>WOLDE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>√</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CHAIRPERSON</th>
<th>MOVE</th>
<th>SECOND</th>
<th>AYES</th>
<th>NAYES</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUPANO</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>