BOARD OF COMMISSIONERS
SPECIAL MEETING PACKAGE
December 6, 2013

COMMUNITY ROOM
7 VAN DYKE AVENUE
NEW BRUNSWICK, NJ 08901
7:30AM

“Working Together, We Can Make a Better Future”
NBHA BOARD
OF
COMMISSIONERS

AGENDA

I. Roll Call, Call to Order (Chairperson)
II. Pledge of Allegiance
III. Reading of the Public Notice (Recording Secretary)
IV. Approval of Previous Meeting Minutes
V. New Business (Resolutions)
VI. Old Business
VII. Open Public Session
VIII. Adjournment
NOTICE
OF
MEETING

Notice of the Special 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 December 3, 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.
Date of Public Notice: December 3, 2013

PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold a Special Meeting of the Board of Commissioners on Friday, December 6, 2013 at 7:30 am 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. Approval of the minutes
V. New Business (Resolutions)

**NBHA RESOLUTION 2013 - 12/06 #64**
Resolution Authorizing and Approving Payment of Bills for the Month of October, 2013.

**NBHA RESOLUTION 2013 - 12/06 #65**
Resolution Approving the 2014 Meeting Schedule for the Housing Authority of the City of New Brunswick.

**NBHA RESOLUTION 2013 - 12/06 #66 ACTING AS REDEVELOPMENT AGENCY**
Resolution approving additional waiver of recording requirements for Lot 16.01 in Block 54 pursuant to Section 3.01 of Redevelopment Agreement with New Brunswick Development Corporation for the College Avenue Redevelopment Project on the Downtown Campus of Rutgers, The State University.

**NBHA RESOLUTION 2013 - 12/06 #67 ACTING AS REDEVELOPMENT AGENCY**
Resolution approving transfer to Construction Management Associates, Inc. of Lot 4.01 in Block 71, commonly known as 17 Mine Street, in Redevelopment Area 2 in the College Avenue Redevelopment Area.

**NBHA RESOLUTION 2013 - 12/06 #68 ACTING AS REDEVELOPMENT AGENCY**
Resolution approving transfer of ownership interest in Matrix Upper Lot Urban Renewal, LLC, the Redeveloper of the residential component of a mixed use project in the Downtown Development District Redevelopment Area.

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 monthly meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, October 23, 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:
Vice Chairperson Luis Gonzalez
Commissioner Yirgu Wolde
Commissioner Kevin Jones
Commissioner Ida Brangman

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

ALSO PRESENT:
John Clarke, Executive Director (via conference phone)
Mark Roedelbronn, Director of Operations
Alberto Camacho Esq., NBHA Legal
APPROVAL OF MINUTES

MOTION: Commissioner Brangman made a motion to approve the September 20, 2013 Regular Meeting Minutes of the 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, Giorgianni, Caldwell

RESOLUTIONS

NBHA RESOLUTION 2013 - 10/23 # 60
Resolution Authorizing and Approving Payment of Bills for the Month of September, 2013

MOTION: Commissioner Jones moved to accept Resolution #60. Commissioner Brangman seconded.

CALL FOR 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 – 10/23 # 61
ACTING AS REDEVELOPMENT AGENCY
Resolution approving waiver of recording requirements in Section 3.01 of Redevelopment Agreement with New Brunswick Development Corporation for the College Avenue Redevelopment Project on the Downtown Campus of Rutgers, The State University

MOTION: Commissioner Wolde moved to accept Resolution #61. Commissioner Brangman seconded.
CALL FOR PUBLIC COMMENTS: Yvonne Marcuse Esq. (NBHA Special Counsel) discussed the proposed resolution with the Board. Michael Brenna Esq. (Windels Marx) presented the proposed request on behalf of his client New Brunswick Development Corporation. There were no further comments.

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

The motion carried 4-0-0

NBHA RESOLUTION 2013 – 10/23 # 62
Resolution Appointing John Clarke as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund and Approving Renewal Membership in the New Jersey Public Housing Insurance Fund

MOTION: Commissioner Brangman moved to accept Resolution #62.
Commissioner Jones seconded.

CALL FOR 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 - 10/23 # 63
Resolution Approving an Inter-Agency Agreement with the Franklin Housing Authority for the provision of Maintenance and Management Services

MOTION: Commissioner Jones moved to accept Resolution #63.
Commissioner Wolde seconded.

CALL FOR 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 verbally and addressed questions from the Board.

COMMITTEE REPORTS

No reports were given.

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

CALL FOR PUBLIC COMMENTS: None

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

The motion carried 4-0-0. The meeting was adjourned at 7:10PM.
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, October 23, 2013, as the official minutes to be entered into record.

Date: October 23, 2013

Certified To Be a True Original Copy

Mark Roedelbronn
Director of Operations
BOARD RESOLUTION SUMMARY LIST

NBHA RESOLUTION 2013 - 12/6 # 64
Resolution Authorizing and Approving Payment of Bills for the Month of October, 2013

NBHA RESOLUTION 2013 - 12/6 # 65
Resolution Approving the 2014 Meeting Schedule for the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2013 – 12/6 # 66
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION approving additional waiver of recording requirements for Lot 16.01 in Block 54 pursuant to Section 3.01 of Redevelopment Agreement with New Brunswick Development Corporation for the College Avenue Redevelopment Project on the Downtown Campus of Rutgers, The State University

NBHA RESOLUTION 2013-12/6 #67
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION approving Concept Plan and transfer to Construction Management Associates, Inc. of Lot 4.01 in Block 71, commonly known as 17 Mine Street, in Redevelopment Area 2 in the College Avenue Redevelopment Area

NBHA RESOLUTION 2013-12/6 #68
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION approving transfer of ownership interest in Matrix Upper Lot Urban Renewal, LLC, the Redeveloper of the residential component of a mixed use project in the Downtown Development District Redevelopment Area

NBHA RESOLUTION 2013-12/6 #69
ACTING AS REDEVELOPMENT AGENCY
RESOLUTION approving Amendment to Redevelopment Agreement with respect to Lot 4.01 in Block 71, commonly known as 17 Mine Street, in Redevelopment Area 2 in the College Avenue Redevelopment Area