

NBHA RESOLUTION 2016 - 2/24 # 1

**Resolution Ratifying and Approving Payment of Bills
for the Month of December, 2015**

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, Director of Operations and Finance Administrator 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 Director of Operations to process and pay the following bills for the month of December 2015:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 841,311.91
Payroll	\$ 91,348.95
Accounts Payable	\$ 171,612.75
Capital Fund	\$ 11,342.54
Local General	\$ 1,514.09

Passed on this 24th day of February, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 - 2/24 # 1

**Resolution Ratifying and Approving Payment of Bills
for the Month of December, 2015**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES		✓	✓			
GIORGIANNI			✓			
CALDWELL			✓			
SIMPSON	✓		✓			
OVANDO			✓			
CHAIRPERSON WOLDE			✓			

NBHA RESOLUTION 2016 - 2/24 # 2

**Resolution Authorizing and Approving Payment of Bills
for the Month of January, 2016**

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, Director of Operations and Finance Administrator 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.

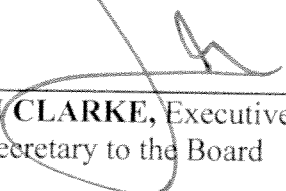
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Director of Operations to process and pay the following bills for the month of January 2016:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 846,239.77
Payroll	\$ 86,884.57
Accounts Payable	\$ 253,969.07
Capital Fund	\$ 143,534.80
Local General	\$ 29,048.84

Passed on this 24th day of February, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 - 2/24 # 2

Resolution Authorizing and Approving Payment of Bills
for the Month of January, 2016

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES			✓			
GIORGIANNI			✓			
CALDWELL		✓	✓			
SIMPSON	✓		✓			
OVANDO			✓			
CHAIRPERSON WOLDE			✓			

NBHA RESOLUTION 2016 – 2/24 # 3

Resolution Ratifying and Approving the HUD Fair Market Rents (FMR's) for use in the New Brunswick 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, HUD has published a new schedule of Fair Market Rents (FMRs) for use in the Housing Choice Voucher program, and

WHEREAS, on December 21st HUD directed PHA that they must use this revised schedule for the Housing Choice Voucher Program effective December 11, 2015 as follows:

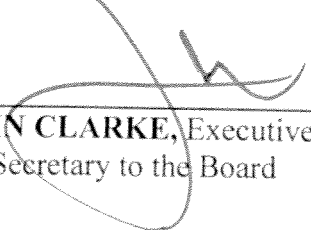
Bedroom Size	Fair Market Rent
0 BR	\$992
1 BR	1,254
2 BR	1,578
3 BR	2,025
4 BR	2,512

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratify and approve the HUD Fair Market Rents (FMR's) for use in the New Brunswick Housing Choice Voucher Program effective December 11, 2015.

Passed on this 24th day of February, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
and Secretary to the Board

NBHA RESOLUTION 2016 – 2/24 # 3

**Resolution Ratifying and Approving the HUD Fair Market Rents (FMR's) for use
in the New Brunswick Housing Choice Voucher Program**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES	✓		✓			
SIMPSON			✓			
GIORGIANNI		✓	✓			
OVANDO			✓			
CALDWELL			✓			
CHAIRPERSON WOLDE			✓			

NBHA RESOLUTION 2016 – 2/24 # 4

Resolution Ratifying and Approving Revising the Flat Rent Schedule for New Brunswick Public Housing 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, HUD has published a new schedule of Fair Market Rents (FMRs) for use in the Housing Choice Voucher program, and

WHEREAS, HUD has mandated that the flat rent schedule for use on public housing be not less than 80% of the FMRs, and

WHEREAS, the current flat rent schedule does not meet the statutory provision regarding the 80% limit, now therefore

BE IT RESOLVED that the flat rent schedule for public housing be revised effective December 11, 2015 as follows:

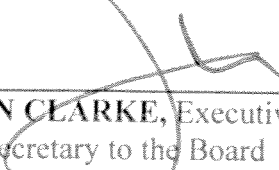
Bedroom Size	Fair Market Rent	.8 FMR	Current Flat Rent	Revised Flat rent
0 BR	\$992	\$794	\$0 – n/a	n/a
1 BR	1,254	1,003	947	1,003
2 BR	1,578	1,260	1,166	1,260
3 BR	2,025	1,620	1,514	1,620
4 BR	2,512	2,010	1,986	2,010

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratify and approve the HUD Fair Market Rents (FMR’s) for use in the New Brunswick Housing Choice Voucher Program effective December 11, 2015.

Passed on this 24th day of February, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
and Secretary to the Board

NBHA RESOLUTION 2016 – 2/24 # 4

Resolution Ratifying and Approving Revising the Flat Rent Schedule for New Brunswick Public Housing Program

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES		✓	✓			
SIMPSON			✓			
GIORGIANNI			✓			
OVANDO			✓			
CALDWELL	✓		✓			
CHAIRPERSON WOLDE			✓			

NBHA RESOLUTION 2016 – 2/24 # 5

Resolution Adopting the Returned State Budget for the Housing Authority of the City of New Brunswick and Authorizing Final Submission

WHEREAS, the Housing Authority has developed the State of New Jersey Budget for 2015;
and

WHEREAS, the Budget was prepared by the Fee Accountant and reviewed by Finance Administrator and Director of Operations and has been reviewed and recommended for adoption by the Executive Director; and

WHEREAS, the Budget was approved by the Board of Commissioners for the Housing Authority of the City of New Brunswick (NBHA) and submitted to the State of New Jersey; and

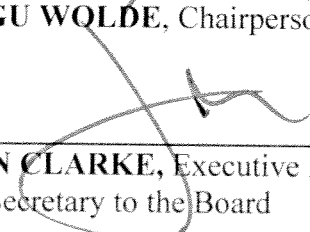
WHEREAS, the Budget was approved by the State of New Jersey on 2/1/16 and returned to the NBHA for adoption and final submission to the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby adopts the State approved Budget and authorizes final submission to the State of New Jersey.

Passed on this 24th day of February, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 – 2/24 # 5

Resolution Adopting the Returned State Budget for the Housing Authority of the City of New Brunswick and Authorizing Final Submission

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES	✓		✓			
SIMPSON		✓	✓			
GIORGIANNI			✓			
CALDWELL			✓			
OVANDO			✓			
CHAIRPERSON WOLDE			✓			

**NBHA RESOLUTION 2016 – 2/24 # 6
ACTING AS REDEVELOPMENT AGENCY**

RESOLUTION authorizing execution of First Amendment to Skyline Lease Agreement between the County of Middlesex, as lessor, and the Housing Authority of the City of New Brunswick, as lessee, for a portion of the former County Administration Building on Block 14, Lot 2 in the Government District Redevelopment Area

WHEREAS, pursuant to the Redevelopment Plan for the Government District Redevelopment Area, the Housing Authority of the City of New Brunswick, Acting as Redevelopment Agency (the “Redevelopment Agency”) previously designated Skyline Tower Urban Renewal Associates L.P.(“Skyline Tower”) as redeveloper of a portion of the former Middlesex County Administration Building on a parcel now or formerly shown on the official tax maps of the City of New Brunswick as Block 14, Lot 2 (the “Project Site”); and

WHEREAS, to finance Skyline Tower’s redevelopment of the Project Site by renovating part of the County Administration Building lobby and constructing 70 residential apartment units on Floors 4-13 of the building, the Redevelopment Agency and the County of Middlesex entered into that certain Skyline Lease Agreement, dated as of November 1, 2001 and recorded on November 30, 2001 in Deed Book 4985 Page 390 in the office of the Middlesex County Clerk (the “Lease”); and

WHEREAS, the Redevelopment Agency has issued a Certificate of Completion for the project; and

WHEREAS, by letter dated February 5, 2016, from its attorneys, Gibbons, P.C., Skyline Tower has requested amendment of the Lease to allow for leasehold financing by lenders other than those lenders specifically named in the original Lease, i.e., the Middlesex County Improvement Authority and Fleet National Bank, thereby enhancing the current and future financeability of certain subleasehold estates referred to in the Lease; and

WHEREAS, special counsel for the Redevelopment Agency has reviewed a proposed form of First Amendment to Skyline Lease Agreement (“Amendment”), a copy of which is attached to this Resolution, which Amendment modifies the Lease to accomplish the purpose set forth previously; and

WHEREAS, on January 21, 2016, by Resolution 16-45-R, the Board of Chosen Freeholders of the County of Middlesex approved the Amendment in substantially the form attached hereto; and


WHEREAS, representatives of Skyline Tower appeared before the Redevelopment Agency at its regular meeting on February 24, 2016 to further explain Skyline Tower’s request and to answer questions from the Commissioners and the public; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered the proposed form of Amendment, finding that it furthers the Redevelopment Agency's interest in maintaining the viability and marketability of redevelopment projects in the City of New Brunswick, as contemplated by the Redevelopment Plan, and is consistent with the public purposes that the Redevelopment Plan addresses.

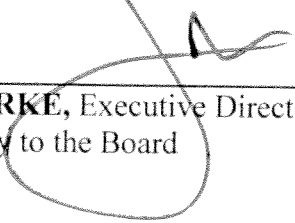
NOW, THEREFORE, BE IT RESOLVED THAT:

1. The proposed form of Amendment is approved in substantially the form attached hereto.
2. Skyline Tower shall pay to the Redevelopment Agency a Supplemental Administrative Fee of \$5,000. The approval hereby granted is conditioned upon payment of this fee within fourteen (14) days after the date of this Resolution.
3. The Chairperson or, in the Chair's absence, the Vice Chairperson or other authorized designee of the Chair, is authorized to execute the Amendment in substantially the form attached hereto.
4. This resolution shall take effect immediately.

Passed on this 24th day of February, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2016 – 2/24 # 6
ACTING AS REDEVELOPMENT AGENCY**

RESOLUTION authorizing execution of First Amendment to Skyline Lease Agreement between the County of Middlesex, as lessor, and the Housing Authority of the City of New Brunswick, as lessee, for a portion of the former County Administration Building on Block 14, Lot 2 in the Government District Redevelopment Area

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES			✓			
GIORGIANNI			✓			
CALDWELL	✓		✓			
SIMPSON			✓			
OVANDO			✓			
CHAIRPERSON WOLDE		✓	✓			