

**NBHA RESOLUTION 2013 - 5/1 # 20**

**Resolution Authorizing and Approving Payment of Bills  
for the Month of March, 2013**

**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");

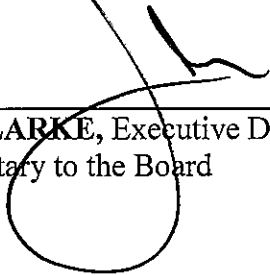
**WHEREAS**, the Executive Director and Deputy Director certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

**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 months of March 2013:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 949,511.81
Payroll	\$ 119,688.40
Accounts Payable	\$ 160,796.69
Capital Fund	\$ 32,229.94
Local General	\$ 0

Passed on this 1st day of May, 2013 (See attached Vote Box)

  
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**YIRGU WOLDE**, Chairperson

  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2013 - 5/1 # 20**

**Resolution Authorizing and Approving Payment of Bills  
for the Month of March, 2013**

		M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T			M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T
<b>COMMISSIONER</b>								<b>COMMISSIONER</b>							
BRANGMAN		✓		✓				GIORGIANNI							✓
JONES			✓	✓				CALDWELL							✓
GONZALEZ				✓				CUPANO							✓
								CHAIRPERSON WOLDE				✓			

**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**

**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**, Asset Management requires implementation of long term capital planning and allocations, regular review of financial information and physical stock, implementation of property management performance standards, setting ceiling and flat rents, site based budget, budget tracking requirements, implementation of cash management , long term viability of the property projections, property repositioning and replacement strategies; and

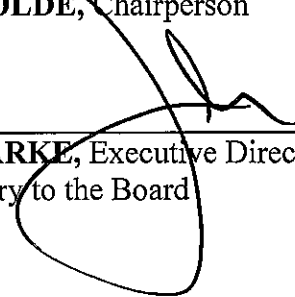
**WHEREAS**, the New Brunswick Housing Authority (NBHA) has worked with the AMP Managers and the Fee Accountant to complete the conversion to Project-Based Accounting and Project- Based Asset Management and has implemented the reductions in funding from sequestration into the budgets for consideration by the Board of Commissioners in accordance with U.S. Department of HUD’s requirements ; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby authorizes and approves unit budgets the State of New Jersey Budget and Budgets for all AMPs (1, 2 ,3 & 4), COCC, Section 8-HCV and General Redevelopment Operation Programs FYE 6/30/14.

**BE IT FURTHER RESOLVES** that the Board of Commissioner of the Housing Authority of the City of New Brunswick hereby approves and ratifies the submission of the State of New Jersey Budget.

Passed on this 1st day of May, 2013 (See attached Vote Box)

  
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**YIRGU WOLDE**, Chairperson

  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board

**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**

M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T	M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T
<b>COMMISSIONER</b>						<b>COMMISSIONER</b>					
BRANGMAN			✓			GIORGIANNI					✓
JONES		✓	✓			CALDWELL					✓
GONZALEZ	✓		✓			CUPANO					✓
						CHAIRPERSON			✓		
						WOLDE					

**NBHA RESOLUTION 2013 – 5/1 # 22**

**Resolution Approving Annual Certification as to Training Requirements and Board Quorum Compliance**


**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 Housing Authority of the City of New Brunswick confirms that the attached Annual Certification as to Training Requirement Compliance and Board Quorum Compliance has been met by the Board of Commissioners and the Executive Director.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby certify and approve the attached Annual Certification as to Training Requirements and Board Quorum Compliance Sheet.

Passed on this 1st day of May, 2013 (See attached Vote Box)

  
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**YIRGU WOLDE**, Chairperson

  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2013 – 5/1 # 22**

**Resolution Approving Annual Certification as to Training Requirements and Board Quorum Compliance**

M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T	M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T
<b>COMMISSIONER</b>						<b>COMMISSIONER</b>					
BRANGMAN			✓			GIORGIANNI					✓
CUPANO					✓	CALDWELL					✓
GONZALEZ		✓	✓			JONES	✓		✓		
						CHAIRPERSON			✓		
						WOLDE					

**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**

**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 Housing Authority of the City of New Brunswick is in need of professional services in the area of General Legal Services; and

**WHEREAS**, the Housing Authority has advertised for Requests for Proposals for the aforesaid services in accordance with its procurement policy and procedures, applicable New Jersey Statutes, and as required by the U.S. Department of Housing and Urban Development rules and regulations; and

**WHEREAS**, the procurement procedures used for this RFP were completed in a “fair and open” procurement process in accordance with the Pay-to-Play Law, *NJSA 19:44A-20.5*; and

**WHEREAS**, the Housing Authority advertised for proposals on February 25 and 26, 2013 and received one (1) proposal. The proposal was reviewed and all forms and documents have meet the submission requirements of the RFP; and

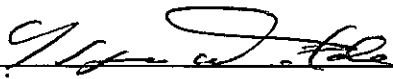
**WHEREAS**, the Housing Authority has scored all responses and with an average score of 90.33 determined JOSEPH A. MANFREDI & ASSOCIATES (with offices located in Hoboken, NJ) to be the highest scoring and most qualified respondent to the publically advertised RFP; and

**WHEREAS**, the Authority has the monies available for payment of such Services in Fiscal Years 2013 and 2014 Budgets;

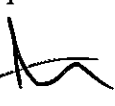
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the Executive Director be and is hereby authorized and directed to execute a Contract with JOSEPH A. MANFREDI & ASSOCIATES on behalf of the Housing Authority of the City of New Brunswick in an amount not to exceed \$ 10,000.00 annually, to be billed at a rate of \$125.00 per hour (legal services) and \$45 per hour (paralegal services for a one (1) year term to provide General Legal Services for the Housing Authority of the City of New Brunswick.

**BE IT FURTHER RESOLVED** by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the Executive Director is hereby authorized to have the firm JOSEPH A. MANFREDI & ASSOCIATES complete additional legal service relating to the review of Development Agreements and Contracts (and related HUD documents), contracting and awards relating to CFP and any additional assigned legal work in an additional amount not to exceed \$ 30,000.00 dollars to be billed at a rate of \$125.00 per hour (legal services) and \$45 per hour (paralegal services for a one (1) year term.

Passed on this 1st day of May, 2013 (See attached Vote Box)



**YIRGU WOLDE**, Chairperson



**JOHN CLARKE**, Executive Director  
And Secretary to the Board



**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**

		M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T			M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T
<b>COMMISSIONER</b>								<b>COMMISSIONER</b>							
BRANGMAN			✓	✓				GIORGIANNI							✓
CALDWELL							✓	JONES				✓			
GONZALEZ				✓				CUPANO							✓
								CHAIRPERSON WOLDE		✓		✓			

**NBHA RESOLUTION 2013 – 5/1 # 25 Redevelopment]**

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
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**

**WHEREAS**, the Housing Authority of the City of New Brunswick, acting as the City of New Brunswick Redevelopment Agency (“Redevelopment Agency”), pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-21, may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to 49, which powers include contracting with redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8.f; and

**WHEREAS**, on or about July 18, 2012, by Ordinance #O-071205, the City Council of the City of New Brunswick adopted a redevelopment plan for the area in need of rehabilitation known as the College Avenue Redevelopment Area (“Redevelopment Plan”), which Redevelopment Plan includes Lot 9.01 in Block 54, as shown on the tax maps of the City of New Brunswick, located within Redevelopment Area 2 as described in the Redevelopment Plan; and

**WHEREAS**, by Resolution No. 2013-1/23 # 6, duly adopted on January 23, 2013, the Redevelopment Agency approved the application of Rutgers Hillel Corporation (“Redeveloper”) to be designated as redeveloper of a portion of Redevelopment Area 2 for the purpose of developing it with a Center for Jewish Student Life to serve the Rutgers Hillel (the “Project”); and

**WHEREAS**, the redeveloper designation was made subject to the execution of a redevelopment agreement by April 30, 2013, and Redeveloper agreed to present a detailed concept plan to the Redevelopment Agency prior to the Redevelopment Agency’s approval of the redevelopment agreement; and

**WHEREAS**, counsel have engaged in good faith negotiations with respect to the redevelopment agreement and Redeveloper has been diligent in preparing an application for site plan approval and a concept plan for review by the Redevelopment Agency; and

**WHEREAS**, Redeveloper was scheduled to present its concept plan at the Redevelopment Agency’s meeting on April 24, 2013, but the meeting was canceled due to lack of a quorum and a special meeting was scheduled for May 1, 2013; and

**WHEREAS**, Redeveloper has requested a retroactive extension of the deadline for execution of the redevelopment agreement to May 31, 2013, to permit Redeveloper to resolve certain design issues that have arisen during the negotiation of the redevelopment agreement and preparation of Redeveloper’s application for site plan approval; and

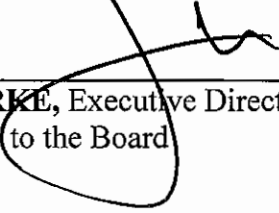
**WHEREAS**, the Redevelopment Agency finds that the requested extension is not detrimental to the Project or to the goals of the Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED THAT**

1. The redeveloper designation of Rutgers Hillel Corporation is hereby extended to May 31, 2013.
2. The deadline for the Redevelopment Agency's approval of a redevelopment agreement with Rutgers Hillel Corporation is hereby extended to May 31, 2013.
3. Resolution 2013-1/23 # 6 is hereby amended, retroactive to April 30, 2013, to provide for extension of the aforesaid deadlines to May 31, 2013.
4. All other terms and conditions of Resolution -2013-1/23 # 6 shall remain in full force and effect.
5. This resolution shall take effect immediately.

Passed on this 24th day of April, 2013 (See attached Vote Box)

  
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**YIRGU WOLDE**, Chairperson

  
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**JOHN CLARKE**, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2013 - 5/1 # 25**

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

**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**

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<b>COMMISSIONER</b>													<b>COMMISSIONER</b>														
BRANGMAN									✓				GIORGIANNI														
JONES							✓		✓				CALDWELL														
GONZALEZ								✓	✓				CUPANO														
													CHAIRPERSON WOLDE														
															✓												