

**NBHA RESOLUTION 2019 - 5/22 # 10**

**Resolution Ratifying, Authorizing and Approving Payment of Bills  
for the Month of March, 2019**

**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 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 ratifies, approves and directs that the Executive Director and/or Finance Administrator to process and pay the following bills for the month of March 2019:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 836,602.31
Payroll	\$ 83,028.53
Accounts Payable	\$ 228,109.36
Capital Fund	\$ 40,586.39
Local General	\$ 20,794.88

Passed on this 22<sup>nd</sup> day of May, 2019 (See attached Vote Box)

  
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**DALE CALDWELL**, Chairperson

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

**NBHA RESOLUTION 2019 - 5/22 # 10**

**Resolution Ratifying, Authorizing and Approving Payment of Bills  
for the Month of March, 2019**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
GIORGIANNI			✓			
WOLDE		✓	✓			
DUNLAP						✓
MEDINA- HERNANDEZ						✓
CHAIRMAN CALDWELL			✓			

## NBHA RESOLUTION 2019 - 5/22 # 11

### Resolution Authorizing and Approving Payment of Bills for the Month of April, 2019


**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");

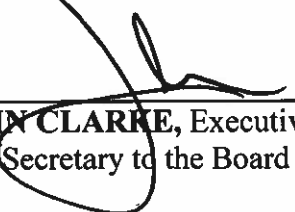
**WHEREAS**, the Executive Director and Finance Administrator certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

**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 Finance Administrator to process and pay the following bills for the month of April 2019:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 767,275.44
Payroll	\$ 84,031.53
Accounts Payable	\$ 103,283.01
Capital Fund	\$ 9,631.36
Local General	\$ 6,192.10

Passed on this 22<sup>nd</sup> day of May, 2019 (See attached Vote Box)

  
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**DALE CALDWELL**, Chairperson

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

**NBHA RESOLUTION 2019 - 5/22 # 11**

**Resolution Authorizing and Approving Payment of Bills for the  
Month of April, 2019**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
GIORGIANNI		✓	✓			
WOLDE			✓			
DUNLAP						✓
MEDINA- HERNANDEZ						✓
CHAIRMAN CALDWELL			✓			

## NBHA RESOLUTION 2019 – 5/22 # 12

### Resolution Authorizing and Approving the State of New Jersey Budget for All Programs and Operations for FYE 6/30/20

**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 Fee Accountant to complete the conversion to Project-Based Accounting and Project- Based Asset Management and we are recommending 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, COCC, Section 8-HCV and General Redevelopment Operation Programs FYE 6/30/20 and further approves distribution of payments outlined within these budgets.

**BE IT FURTHER RESOLVES** that the Board of Commissioner of the Housing Authority of the City of New Brunswick hereby approves the submission of the State of New Jersey Budget and certifies and approves submission to the U.S. Department of Housing and Urban Development (HUD).

Passed on this 22<sup>nd</sup> day of May, 2019 (See attached Vote Box)

  
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**DALE CALDWELL**, Chairperson

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

**NBHA RESOLUTION 2019 – 5/22 # 12**

**Resolution Authorizing and Approving the State of New Jersey  
Budget for All Programs and Operations for FYE 6/30/20**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
GIORGIANNI	✓		✓			
WOLDE			✓			
DUNLAP						✓
MEDINA- HERNANDEZ						✓
CHAIRMAN CALDWELL		✓	✓			

**NBHA RESOLUTION 2019 – 5/22 # 13**

**Resolution Approving the Late Submission of the Housing Authority of the City of New Brunswick's Budget**

**WHEREAS**, New Jersey State Law requires that a Public Housing Authority submit its budget to the New Jersey Department of Community Affairs sixty (60) days prior to the start of its fiscal year; and

**WHEREAS**, N.J.A.C. 5:31 requires that a Housing Authority adopt a late budget resolution should it not adhere to the 60 day requirement; and

**WHEREAS**, the Housing Authority of the City of New Brunswick (Authority) did not submit its budget prior to the 60 day requirement for the follow reason:

The HUD capital fund and subsidy formulas, which are a major component of the Authority's budget, were not approved or released by HUD in time to meet the submission deadline and the Board of Commissioner did not meet in April.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby adopts this resolution to submit the late budget in accordance with N.J.A.C. 5:31.

Passed on this 22<sup>nd</sup> day of May, 2019 (See attached Vote Box)

  
\_\_\_\_\_  
**DALE CALDWELL**, Chairperson

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

**NBHA RESOLUTION 2019- 5/22 # 13**

**Resolution Approving the Late Submission of the Housing  
Authority of the City of New Brunswick's Budget**

<b>COMMISSIONERS</b>	<b>MOVES</b>	<b>SECONDS</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
VACANT						
JONES	✓		✓			
GIORGIANNI			✓			
WOLDE		✓	✓			
DUNLAP						✓
MEDINA- HERNANDEZ						✓
CHAIRMAN CALDWELL			✓			



**NBHA RESOLUTION 2019 – 5/22 # 14  
ACTING AS REDEVELOPMENT AGENCY**

**Resolution extending until September 25, 2019 the time for approval of a redevelopment agreement with Fulton Square Urban Renewal, L.L.C. (“Fulton Square”) as Redeveloper of Project Site for a mixed use development in the Sandford Remsen Redevelopment Area**

**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, preplanning, construction, or undertaking of a project or redevelopment work under N.J.S.A. 40A:12A-8.f; and

**WHEREAS**, the City Council of the City of New Brunswick has adopted a Redevelopment Plan ("Redevelopment Plan") for the Sandford/Remsen Redevelopment Area ("Redevelopment Area"), which Redevelopment Area encompasses a site generally bounded by Commercial Avenue and Remsen Avenue.

**WHEREAS**, by Resolution 2018-12/19 #39 the Redevelopment Agency has approved an application dated October 26, 2018 ("application") from Fulton Square Urban Renewal, L.L.C. ("Fulton Square" or "Redeveloper") to be designated as Redeveloper for property known as Block 292.01, Lots 1.04, 1.05, 2.01 and 2.02 on New Brunswick Tax Map, which property is generally bounded by Commercial Avenue, Lawrence Street and Georges Road ("Project Site"), which Project Site is located within the Sandford Remsen Redevelopment Area; and

**WHEREAS**, Redeveloper intends to construct a Project which will include a mixed use development as follows: (a) three story building consisting of approximately 5,000 square feet of retail/commercial space and 12 residential units, (b) three story building consisting of approximately 7,300 square feet of retail/commercial space and 16 residential units, (c) three story residential building consisting of 36 residential units, (d) three story residential building consisting of 48 units; and (e) surface parking for approximately 256 parking spaces ("Project"); and

**WHEREAS**, Redeveloper's designation as Redeveloper was subject to the Redevelopment Agency's approval of a Redevelopment Agreement by March 19, 2019; and

**WHEREAS**, counsel for the Redeveloper has requested a sixty (60) day extension for the time to enter into the redevelopment agreement in order to complete its review of the prepared agreement submitted by counsel for the Redevelopment Agency; and

**WHEREAS**, in order to complete review and negotiations of the agreement, Developer has requested that the time within which the Redevelopment Agency must approve the redevelopment agreement be extended to May 23, 2019.

**NOW, THEREFORE, BE IT RESOLVED THAT:** The Redeveloper designation of Fulton Square Urban Renewal, LLC is hereby extended to September 25, 2019. The deadline for the Redevelopment Agency's approval of a redevelopment agreement with Fulton Square is hereby extended to September 25, 2019. All other terms and conditions of Resolution 2018-12/19 #39 shall remain in full force and effect. Resolution 2018-12/19 #39 is hereby amended, retroactively, to provide for extension of the aforesaid deadlines to September 25, 2019.

Passed on this 22<sup>nd</sup> day of May, 2019 (See attached Vote Box)

  
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**DALE CALDWELL**, Chairperson

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

**NBHA RESOLUTION 2019 – 5/22 # 14  
ACTING AS REDEVELOPMENT AGENCY**

**Resolution extending until September 25, 2019 the time for approval of a redevelopment agreement with Fulton Square Urban Renewal, L.L.C. (“Fulton Square”) as Redeveloper of Project Site for a mixed use development in the Sandford Remsen Redevelopment Area**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
MEDINA-HERNANDEZ			✓			
GIORGIANNI			✓			
WOLDE			✓			
DUNLAP						✓
CHAIRMAN CALDWELL			✓			

**NBHA RESOLUTION 2019 – 5/22 # 15**  
**ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION extending until September 25, 2019 the time for  
Approval of a redevelopment agreement with New Brunswick -  
Jersey Urban Renewal, L.L.C. as redeveloper for Phase II of the  
Jersey Avenue/Handy Street redevelopment project**

**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**, the City of New Brunswick ("City Council") has approved a redevelopment plan for the Jersey Handy Redevelopment Area ("Redevelopment Plan"), which includes certain lands roughly bounded by Handy Street, Jersey Avenue, the Amtrak Northeast Corridor Rail Line, and Sandford Street, as shown on Map 1 of the Redevelopment Plan (the "Redevelopment Area"); and

**WHEREAS**, New Brunswick-Jersey Urban Renewal, LLC ("NB-JUR" or "Redeveloper") has previously been designated as Redeveloper for a portion of the Redevelopment Area, which property is known as Block 185.01, Lot 11.01 and generally bounded by Handy Street, Jersey Avenue, Delevan Street and the Amtrak Northeast Corridor Rail Line ("Redevelopment Site"); and

**WHEREAS**, NBHA Resolution 2018-12/19 #40 designated NB-JUR as Redeveloper to construct a mixed/use development consisting of a 3,000 square foot commercial building to be used for a fast food restaurant; a 7,800 square foot commercial building to be used as a flex warehouse; a five story 112,500 square foot commercial building to be used as an office building, which will include medical offices, a four story 192 unit residential building and a three story, 420 parking space parking structure, all as shown on the Concept Plan entitled "Brunswick Towne Center" ("Revised Phase II"); and

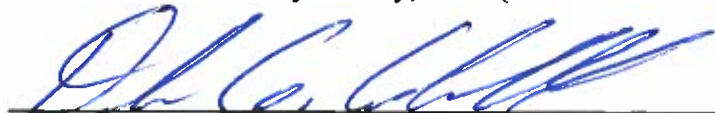
**WHEREAS**, Redeveloper's designation as Redeveloper was subject to the Redevelopment Agency's approval of a Redevelopment Agreement by March 19, 2019 which time was extended until May 23, 2019; and

**WHEREAS**, counsel for the Redeveloper has requested a ninety (90) day extension for the time to enter into the redevelopment agreement in order for Redeveloper to complete its review of the contents of the Redevelopment Plan and Redevelopment Agreement in relationship to its current development plan; and

**WHEREAS**, in order to complete review of the Redevelopment Plan and negotiations of the Redevelopment Agreement, Developer has requested that the time within which the Redevelopment Agency must approve the redevelopment agreement be extended to September 25, 2019.

**NOW, THEREFORE, BE IT RESOLVED THAT**, The redeveloper designation of New Brunswick-Jersey Urban Renewal, LLC is hereby extended to September 25, 2019. The deadline for the Redevelopment Agency's approval of a redevelopment agreement with NB-JUR is hereby extended to on or before September 25, 2019. All other terms and conditions of Resolution 2018-12/19 #40 shall remain in full force and effect. Resolution 2018-12/19 #40 is hereby amended, to provide for extension of the aforesaid deadlines to on or before September 25, 2019.

Passed on this 22<sup>nd</sup> day of May, 2019 (See attached Vote Box)

  
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**DALE CALDWELL**, Chairperson

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

**NBHA RESOLUTION 2019 – 5/22 # 15  
ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION extending until September 25, 2019 the time for  
Approval of a redevelopment agreement with New Brunswick -  
Jersey Urban Renewal, L.L.C. as redeveloper for Phase II of the  
Jersey Avenue/Handy Street redevelopment project**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
MEDINA- HERNANDEZ			✓			
GIORGIANNI			✓			
WOLDE		✓	✓			
DUNLAP						
CHAIRMAN CALDWELL			✓			