

**NBHA RESOLUTION 2016 - 5/25 # 12**

**Resolution Authorizing and Approving Payment of Bills  
for the Month of April, 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");

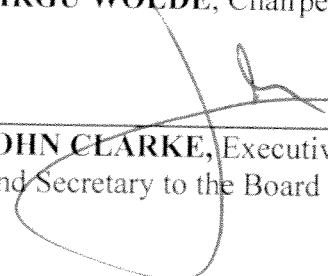
**WHEREAS**, the Executive Director, Director of Operations and Finance Administrator certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

**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 April 2016:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 917,275.88
Payroll	\$ 91,523.53
Accounts Payable	\$ 139,856.51
Capital Fund	\$ 29,720.23
Local General	\$ 14,251.01

Passed on this 25<sup>th</sup> day of May, 2016 (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 2016 - 5/25 # 12

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

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

**NBHA RESOLUTION 2016 – 5/25 # 13**

**Resolution Authorizing and Approving the State of New Jersey Budget for All Programs and Operations for FYE 6/30/17**

**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

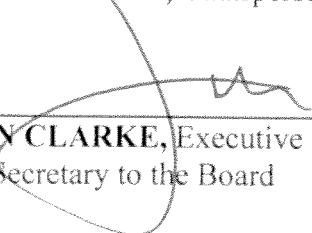
**WHEREAS**, the New Brunswick Housing Authority (NBHA) has worked with the AMP Managers and the Fee Accountant to complete the conversion to Project-Based Accounting and Project- Based Asset Management and has implemented the reductions in funding from sequestration into the budgets for consideration 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 6/30/17.

**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 and certifies and approves submission to the U.S. Department of Housing and Urban Development (HUD).

Passed on this 25<sup>th</sup> day of May, 2016 (See attached Vote Box)

  
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YIRGU WOLDE, Chairperson

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

**NBHA RESOLUTION 2016 – 5/25 # 13**

**Resolution Authorizing and Approving the State of New Jersey Budget for All Programs  
and Operations for FYE 6/30/17**

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

**NBHA RESOLUTION 2016 - 5/25 # 14**  
**(Acting as Redevelopment Authority)**

**Resolution Approving Lease Termination Agreement between the Housing Authority of the City of New Brunswick and Professional Leasing Partners, Inc.**

**WHEREAS**, as the Housing and Urban Development Authority of the City of New Brunswick (Housing Authority) and Professional Leasing Partners, Inc., enter into a lease Agreement dated July 20, 2010 and first amendment to the lease dated July 1, 2014 (collectively the "Lease Agreement") with respect to 12,947 square feet of retail space and 1,336 square feet of a common rear corridor on the street level in Rutgers University housing project known as University Center located on Easton Avenue, New Brunswick, New Jersey; and

**WHEREAS**, Professional Leasing Partners, Inc. entered into various subleases with six subtenants; and

**WHEREAS**, Professional Leasing Partners, Inc., wishes to terminate the Lease Agreement and assign the sublease to the Housing Authority; and

**WHEREAS**, the Housing Authority is willing to consent a termination of the Lease Agreement and assume the obligations of Professional Leasing Partners, Inc., under the subleases; and

**WHEREAS**, the Executive Director recommends that the Commissioners approve the Termination Agreement with Professional Leasing Partners, Inc., a copy of which is annexed hereto.

**NOW THEREFORE**, BE IT RESOLVED by the Commissioners of the Housing Authority of the City of New Brunswick as follows:

1. The attached Lease Termination Agreement dated May 31, 2016 between the Housing Authority and Professional Leasing Partners, Inc., is approved in substantially the form annexed hereto;
2. The Commissioners authorize the Executive Director to execute the Termination Agreement; and
3. This resolution shall become effective immediately.

Passed on this 25<sup>th</sup> day of May, 2016 (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 2016 - 5/25 # 14  
(Acting as Redevelopment Authority)**

**Resolution Approving Lease Termination Agreement between the Housing  
Authority of the City of New Brunswick and Professional Leasing Partners,  
Inc.**

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

**NBHA RESOLUTION 2016 - 5/25 # 15**  
**(Acting as Redevelopment Authority)**

**RESOLUTION APPROVING LEASE AGREEMENT BETWEEN  
THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK AND THE  
PARKING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

**WHEREAS**, as the Housing and Urban Development Authority of the City of New Brunswick (Housing Authority) and Professional Leasing Partners, Inc., enter into a lease Agreement dated July 20, 2010 and first amendment to the lease dated July 1, 2014 (collectively the "Lease Agreement") with respect to 12,947 square feet of retail space and 1,336 square feet of a common rear corridor on the street level in Rutgers University housing project known as University Center located on Easton Avenue, New Brunswick, New Jersey ("**Premises**"); and

**WHEREAS**, Professional Leasing Partners, Inc. entered into various subleases with six subtenants; and

**WHEREAS**, Professional Leasing Partners, Inc., wishes to terminate the Lease Agreement and assign the sublease to the Housing Authority; and

**WHEREAS**, the Housing Authority is willing to consent a termination of the Lease Agreement and assume the obligations of Professional Leasing Partners, Inc., under the subleases; and

**WHEREAS**, the Housing Authority has determined that it is in its best interests after the termination of Professional Leasing Partners, Inc.'s Lease to lease the Premises to the Parking Authority of the City of New Brunswick ("**Parking Authority**") since it has experience in leasing retail space; and

**WHEREAS**, the Executive Director and Special Redevelopment Counsel have negotiated a long term lease with the Parking Authority whereby the Parking Authority will make an upfront lease payment which will enable the Housing Authority to retire the existing debt on the Premises and permit the Housing Authority to participate in any net income from the Premises after payment of agreed upon expenses and reserves; and

**WHEREAS**, the Executive Director and Special Redevelopment Counsel recommend that the lease with the Parking Authority be approved in substantially the form attached hereto:

**NOW THEREFORE**, BE IT RESOLVED by the Commissioners of the Housing Authority of the City of New Brunswick as follows:

1. The attached Lease Agreement dated June 1, 2016 between the Housing Authority and the Parking Authority is approved in substantially the form annexed hereto.
2. The Commissioners authorize the Executive Director to execute the Lease Agreement.



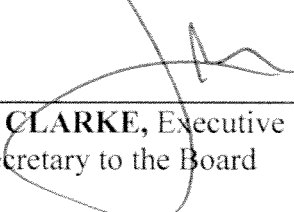
3. This resolution shall become effective immediately.

Passed on this 25<sup>th</sup> day of May, 2016 (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 2016 - 5/25 # 15**  
**(Acting as Redevelopment Authority)**

**RESOLUTION APPROVING LEASE AGREEMENT BETWEEN  
THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK AND THE  
PARKING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

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

**NBHA RESOLUTION 2016 – 5/25 # 16**

**Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.**

**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 New Brunswick Housing and Redevelopment Authority (NBHA) is in need of a firm to provide architectural and engineering (A&E) services in connection with NBHA’s public housing developments and redevelopment agency operations for a period not to exceed one year; and

**WHEREAS**, the Executive Director has caused a Request for Proposals for said A&E services to be advertised calling for bids to be filled by May 16, 2016 and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process and the proposal of JOSEPH F. MCKERNAN JR. was rated to be the proposal most beneficial to the needs of the Housing and Redevelopment Authority (with average score of 90 out of 100) and acceptance thereof was accordingly recommended by the Executive Director; and

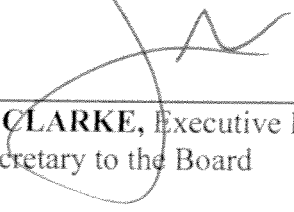
**WHEREAS**, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5; and

**WHEREAS**, the Authority has the monies available for payments of such Architectural & Engineering Services in Fiscal Year 2015 and 2016 Budgets;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said proposal for Architectural & Engineering Services by JOSEPH F. MCKERNAN JR., in an annual amount not to exceed \$50,000.00.

Passed on this 25<sup>th</sup> day of May, 2016 (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 2016 – 5/25 # 16

Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.

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

**NBHA RESOLUTION 2016 – 5/25 # 17**

**Resolution Authorizing and Approving Contract with Manfredi & Pellechio 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, *N.J.S.A. 19:44A-20.5*; and

**WHEREAS**, the Housing Authority advertised for proposals to be due May 16, 2016 and received one (1) proposal. 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 94 determined MANFREDI & PELLECHIO (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 2015 and 2016 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 MANFREDI & PELLECHIO 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 MANFREDI & PELLECHIO 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 25th day of May, 2016 (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 2016 – 5/24 # 17

Resolution Authorizing and Approving Contract with Manfredi & Pellechio to provide General Legal Services to the Housing Authority of the City of New Brunswick

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