

NBHA RESOLUTION 2011 - 7/27 # 28

**Resolution Authorizing and Approving Payment of Bills
for the Month of June, 2011**

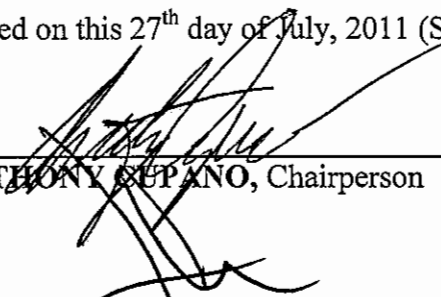
WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing 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.

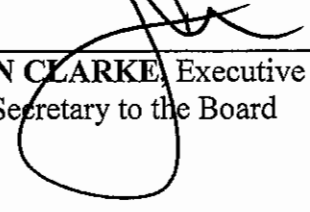
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Deputy Director to process and pay the following bills for the month of June 2011: .

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 850,002.25
Payroll	\$ 169,160.95
Accounts Payable	\$ 277,022.23
Capital Fund	\$ 42,665.89
Local General	\$ 74,870.05

Passed on this 27th day of July, 2011 (See attached Vote Box)



ANTHONY SPANO, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 - 7/27 # 2

**Resolution Authorizing and Approving Payment of Bills
for the Month of May, 2011**

		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
COMMISSIONER								COMMISSIONER							
BRANGMAN							✓	GIORGIANNI				✓			
CALDWELL			✓	✓				JONES		✓		✓			
ONZALEZ				✓				WOLDE							✓
								CHAIRPERSON CUPANO				✓			

NBHA RESOLUTION 2011 – 7/27 # 29

Resolution Adopting and Approving the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/11

HEREAS, 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");

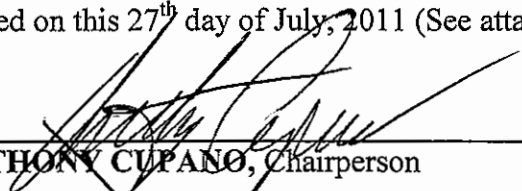
WHEREAS, the U.S. Department of Housing and Urban Development (HUD) require that the Housing Authority prepare and submit an annual Section 8 Management Assessment Program (SEMAP); and

WHEREAS, the Housing Authority of the City of New Brunswick seeks to comply with this requirements; and

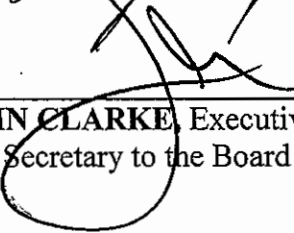
WHEREAS, the Housing Authority staff has prepared the report and the Executive Director and Acting Section 8 HCV Director have reviewed the report and they agree that it should be submitted in accordance with the required deadline for submission (September 1, 2011); and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby adopts and approves the submission of the attached SEMAP Report.

Passed on this 27th day of July, 2011 (See attached Vote Box)



ANTHONY CUPANO, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 – 7/27 # 29

Resolution Adopting and Approving the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/11

						M	S	A	N	A	A							M	S	A	N	A	A
						O	E	Y	A	B	B							O	E	Y	A	B	B
						V	C	E	Y	S	S							V	C	E	Y	S	S
						E	O	S	S	T	E							E	O	S	S	T	E
							N			A	N								N			A	N
							D			I	T								D			I	T
										N												N	
COMMISSIONER												COMMISSIONER											
BRANGMAN											✓	GIORGLIANI							✓	✓			
CALDWELL						✓			✓			JONES									✓		
GONZALEZ									✓			WOLDE											✓
												CHAIRPERSON CUPANO									✓		

NBHA RESOLUTION 2011-7/27 # 30 [Redevelopment]

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving a Fourth Amendment to Redevelopment Agreement
with New Street Apartments Urban Renewal Associates, LLC, assignee of
Brunswick Arts Housing Partnership, L.P., for the Arts Building
Redevelopment Project in Block 119 of the Downtown Development District
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, replanning, construction, or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8-f; and

WHEREAS, the governing body of the City of New Brunswick ("City Council") has approved a redevelopment plan ("Redevelopment Plan") for the Downtown Development District Redevelopment Area, encompassing a site initially consisting of Block 119, Lots 11, 12, 13 and part of Lot 27, as said parcels were formerly shown on the official Tax Map of the City of New Brunswick (the "Project Site"); and

WHEREAS, the Redevelopment Agency and the City Council previously approved the designation of Pennrose Properties, Inc., a New Jersey corporation (a/k/a Pennrose Properties NJ, Inc.) ("PPINJ"), or an affiliated urban renewal entity controlled by PPINJ, as the redeveloper of the Project Site for the purpose of constructing an 11-story mixed use multi-family residential project consisting of approximately 100 units of market-rate rental apartments and ground level commercial space (collectively, the "Project"); and

WHEREAS, the Redevelopment Agency entered into a Redevelopment Agreement with PPINJ, dated as of June 25, 2003, setting forth the parties' rights and obligations with respect to the Project; and

WHEREAS, the Redevelopment Agreement was subsequently amended by Amendment to Redevelopment Agreement, dated as of February 23, 2005 (the "First Amendment"), to modify the concept plan for the Project and allow for the sale of condominium units; and

WHEREAS, the Redevelopment Agreement was further amended by Second Amendment to Redevelopment Agreement, dated as of February May 23, 2007 (the "Second Amendment"), to exclude Lot 27 from the Project Site, increase the height of the building constituting the Project to 14 floors with approximately 104 units of rental housing, and to provide for financing that would require 20% of the units to be affordable to low and/or moderate income residents; and

WHEREAS, the Redevelopment Agreement was further amended by Third Amendment to Redevelopment Agreement dated as of December 23, 2009 (the "Third Amendment"), whereby (a) the Redevelopment Agreement was assigned to Brunswick Arts Housing Partnership, L.P. ("Brunswick Arts"), (b) the Project Site was defined to mean Block 119, Lot 11 and Block 119, Lot 12.01, (c) the deadlines for commencement and completion of construction of the Project were extended; and (d) the Redevelopment Agency consented to the collateral assignment of the Redevelopment Agreement from Redeveloper to the New Jersey Redevelopment Authority; and

WHEREAS, by resolution duly adopted on May 11, 2011, the Redevelopment Agency consented to the assignment of the Redevelopment Agreement to New Street Apartments Urban Renewal Associates, LLC ("Redeveloper"); and

WHEREAS, Redeveloper has requested a further amendment of the Redevelopment Agreement to extend the deadlines for start and completion of construction to September 30, 2011 and November 30, 2012, respectively; and

WHEREAS, the Redevelopment Agency's special counsel has reviewed Redeveloper's request and recommends minor amendments to the Redevelopment Agreement, as set forth in the proposed form of Fourth Amendment to Redevelopment Agreement attached to this Resolution; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered the proposed Fourth Amendment to Redevelopment Agreement and, finding that the Redeveloper is acting in good faith to fulfill its obligations under the Redevelopment Agreement as amended and that the proposed Fourth Amendment is consistent with the purpose and intent of the Redevelopment Agreement, have determined to approve same.

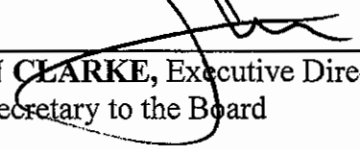
NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick, as follows:

1. The Housing Authority of the City of New Brunswick, acting as Redevelopment Agency, hereby approves the proposed Fourth Amendment to Redevelopment Agreement for the purposes set forth in the Preamble in substantially the form annexed hereto.
2. The Secretary and the Chairperson (or, in the alternative, the Vice Chair) are hereby authorized and directed to executed and deliver the Fourth Amendment to Redevelopment Agreement in substantially the form attached hereto, along with any other documents, instruments and/or agreements necessary to implement the Redevelopment Agreement, as amended, including but not limited to any deed, lease or other documents required to effectuate the transactions contemplated in the Redevelopment Agreement, as amended.
3. This resolution shall take effect immediately.

Passed on this 27th day of July, 2011 (See attached Vote Box)



ANTHONY CUPANO, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 - 7/27 # 30

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving a Fourth Amendment to Redevelopment Agreement
with New Street Apartments Urban Renewal Associates, LLC, assignee of
Brunswick Arts Housing Partnership, L.P., for the Arts Building
Redevelopment Project in Block 119 of the Downtown Development District
Redevelopment Area**

	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
COMMISSIONER							COMMISSIONER						
BRANGMAN						✓	GIORGIANNI				✓		
CALDWELL	✓		✓				JONES		✓		✓		
GONZALEZ			✓				WOLDE						✓
							CHAIRPERSON CUPANO				✓		

NBHA RESOLUTION 2011 – 7/27 # 31

Resolution Approving Attendance by Commissioner Kevin Jones to the Commissioners Conference from September 7, 2011 through September 9, 2011

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) has received notices of the Commissioner Conference in Martha's Vineyard from September 7, 2011 through September 9, 2011; and

WHEREAS, the Authority would benefit from commissioner and NBHA staff attending training conferences; and

WHEREAS, the New Brunswick Housing Authority has funds available in the Travel and Training Account(s) and related Budgets FYE 6/30/12 to pay the costs of this important training,

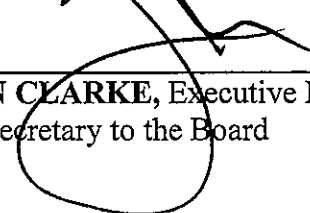
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve attendance of Commissioner Kevin Jones to the Commissioners Conference from September 7, 2011 through September 9, 2011.

BE IT FURTHER RESOLVED that the Authority is authorized to pay the Commissioners expenses for: registration fee, conference hotel accommodations, travel reimbursement and a per diem advance not to exceed \$300.00 (within NBHA allowable Training and Travel Budget(s)).

Passed on this 27th day of July, 2011 (See attached Vote Box)



ANTHONY CUPANO, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 – 7/27 # 31

Resolution Approving Attendance by Commissioner Kevin Jones to the Commissioners Conference from September 7, 2011 through September 9, 2011

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