

**NBHA RESOLUTION 2013 - 8/2 # 50**

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

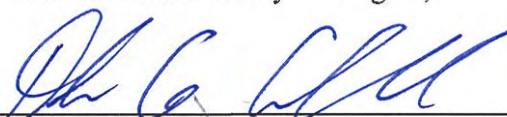
**WHEREAS**, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a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

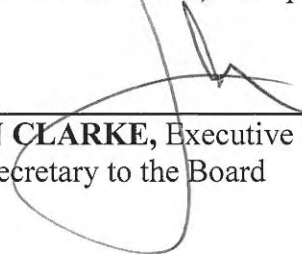
**WHEREAS**, the Director of Operations and Finance Administrator certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G and the Executive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

**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 June 2013:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 909,508.27
Payroll	\$ 103,111.47
Accounts Payable	\$ 160,549.15
Capital Fund	\$ 52,546.74
Local General	\$ 1,851.46

Passed on this 2nd day of August, 2013 (See attached Vote Box)

  
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**DALE CALDWELL**, Chairperson

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

**NBHA RESOLUTION 2013 - 8/2 # 50**

**Resolution Authorizing and Approving Payment of Bills  
for the Month of June, 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					✓	WOLDE		✓			
ONZALEZ	✓		✓			CUPANO					✓
						CALDWELL CHAIRPERSON		✓	✓		

## NBHA RESOLUTION 2103 – 8/2 # 51

### Resolution Establishing a Method to Terminate Housing Assistance Due to Insufficient Funding

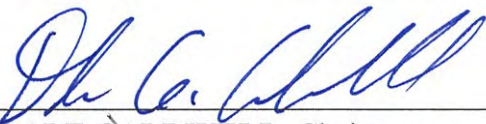
**WHEREAS**, because of the federal sequester of funding for the Housing Voucher Program, the Housing Authority finds itself experiencing a shortfall of funding that doesn't allow it to continue to fund all program participants presently assisted; and

**WHEREAS**, it is necessary to devise a fair and equitable means to decide which participants will be terminated due to insufficient funding;

**WHEREAS**, in order to minimize hardship on some participant families, this termination method exempts elderly families, disabled families and VASH participant families,

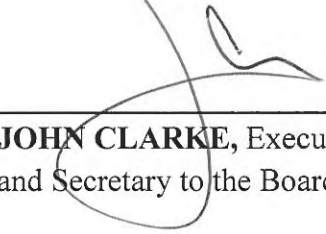
**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby approves of the attached revision to the Housing Voucher Administrative Plan which proposes that a reverse lottery be the method to determine which participants will be terminated.

Passed on the 2nd day of August, 2013 (See attached vote box.)



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DALE CALDWELL, Chairperson



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JOHN CLARKE, Executive Director  
and Secretary to the Board

***Family Absence from the Unit [24 CFR 982.312]***

The family may be absent from the unit for brief periods. The PHA must establish a policy on how long the family may be absent from the assisted unit. However, the family may not be absent from the unit for a period of more than 180 consecutive calendar days for any reason. Absence in this context means that no member of the family is residing in the unit.

PHA Policy

If the family is absent from the unit for more than 45 consecutive calendar days, the family's assistance will be terminated. Notice of termination will be sent in accordance with Section 12-II.E.

***Insufficient Funding [24 CFR 982.454]***

The PHA may terminate HAP contracts if the PHA determines, in accordance with HUD requirements, that funding under the consolidated ACC is insufficient to support continued assistance for families in the program.

PHA Policy

The PHA will determine whether there is sufficient funding to pay for currently assisted families according to the policies in Part VIII of Chapter 16. If the PHA determines there is a shortage of funding, prior to terminating any HAP contracts, the PHA will determine if any other actions can be taken to reduce program costs. If after implementing all reasonable cost cutting measures there is not enough funding available to provide continued assistance for current participants, the PHA will terminate HAP contracts as a last resort.

Prior to terminating any HAP contracts, the PHA will inform the local HUD field office ***and the Financial Management Center in accordance with the instructions in Notice PIH 2011-28.*** The PHA will terminate the minimum number needed in order to reduce HAP costs to a level within the PHA's annual budget authority.

If the PHA must terminate HAP contracts due to insufficient funding, the PHA will do so in accordance with the following criteria and instructions:

- 1. The names of all tenants currently assisted will be placed into a box. Elderly families, disabled families and VASH families will be excluded from the lottery.***
- 2. Names will be drawn at random until the cumulative amount of housing assistance equals the amount of budget authority needed to be recaptured.***
- 3. This reverse lottery will end when sufficient funds have been recaptured to enable the PHA to meet its obligations to remaining tenants/landlords for the remainder of the budget year.***
- 4. When funding is received for the subsequent budget year, a determination will be made as to whether any tenants terminated can be re-assisted. If the determination is positive, funding will be provided in the reverse order that it was terminated.***

**NBHA RESOLUTION 2013 - 8/2 # 51**

**Resolution Establishing a Method to Terminate Housing Assistance  
Due to Insufficient Funding**

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

**NBHA RESOLUTION 2013 8/2 # 52**

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

**Resolution in Support of the Application of  
AQ Ventures, L.L.C. t/a the Sushi Room for Special  
Concessionaire's Permit to be Utilized at Premises Known as 8 &  
10 Easton Avenue, forming a part of the project known as  
University Center at Easton Avenue Condominium, New  
Brunswick, New Jersey**

**WHEREAS**, THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK (the "Redevelopment Agency"), is the owner of the retail component (the "Retail Unit") of a project known as UNIVERSITY CENTER AT EASTON AVENUE CONDOMINIUM, which is a mixed use development project located in the Business District in the City of New Brunswick, New Jersey; and

**WHEREAS**, the Redevelopment Agency entered into a Master Lease with Professional Leasing Partners, Inc. (the "Master Landlord") leasing the Retail Unit to the Master Landlord;

**WHEREAS**, the Master Landlord entered into a Lease Agreement, as "Owner" and/or "Unit Holder", as defined in the Master Deed for University Center dated July 23, 1992, with AQ VENTURES, L.L.C. t/a THE SUSHI ROOM (the "Applicant"), leasing a portion of the Retail Unit to the Applicant as Tenant thereof; and

**WHEREAS**, Applicant has made or will be making application to the Director of the New Jersey Alcoholic Beverage Control for a Special Concessionaire's Permit/Liquor License (the "Permit" and/or "Application"), to be utilized by Applicant, at Applicant's current leased space, and the adjacent space that the Applicant leases or will lease, together commonly referred to and known as 8 and 10 Easton Avenue, New Brunswick, New Jersey (the "Premises"); and

**WHEREAS**, the Applicant has requested support and approval of the Redevelopment Agency for said Application; and

**WHEREAS**, the Applicant has proposed payment to the Redevelopment Agency in a sum equivalent to TWO (\$2.00) DOLLARS per square foot of the premises, per annum, to be paid by the Applicant as consideration for the Applicant's utilization of a Special Concessionaire's Permit at the Premises; and

**WHEREAS**, the Redevelopment Agency has considered the request of the Applicant, including its proposal for consideration to be paid by Applicant to the Redevelopment Agency as



aforesaid, and finds that the same would be in the best interest of the Redevelopment Agency; and

**WHEREAS**, special counsel has prepared the form of Agreement Regarding License Application attached to this Resolution, memorializing the Redevelopment Agency's support for the Application and the Applicant's undertakings set forth herein, including the payment of \$750 toward legal fees incurred by the Redevelopment Agency for preparation of said Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Housing Authority of the City of New Brunswick, acting as Redevelopment Agency, at the Meeting of the Redevelopment Agency held on August 2, 2013, that

1. The Redevelopment Agency hereby supports, consents to and authorizes the Application of Applicant to the State of New Jersey Division of Alcoholic Beverage Control for the establishment of Special Concessionaire's Permit at the Premises to be utilized by Applicant;

2. The Redevelopment Agency consents to and approves the consideration amount of TWO (\$2.00) DOLLARS per square foot of the premises, per annum, to be paid by Applicant to the Redevelopment Agency, for the Applicant's use of said Special Concessionaire's Permit at the Premises;

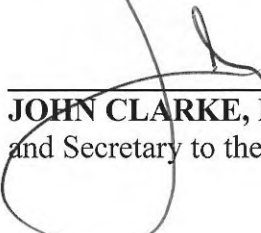
3. The Redevelopment Agency approves the Agreement Regarding License Application in substantially the form attached hereto;

4. The Chairperson or, in the Chair's absence, the Vice Chairperson, the Executive Director or other appropriate designee of the Chair, is hereby directed, authorized and empowered to execute, acknowledge and deliver such documents and/or instruments as may be reasonably requested and/or required by the State of New Jersey Division of Alcoholic Beverage Control, the Applicant and/or Master Landlord and/or their respective attorneys, as the case may be, to consummate the transactions herewith approved by the Redevelopment Agency; and

5. This Resolution shall become effective immediately.



Chairperson



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

**NBHA RESOLUTION 2013 - 8/2 # 52**

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

**Resolution in Support of the Application of  
AQ Ventures, L.L.C. t/a the Sushi Room for Special Concessionaire's Permit  
to be Utilized at Premises Known as 8 & 10 Easton Avenue, forming a part of  
the project known as University Center at Easton Avenue Condominium, New  
Brunswick, New Jersey**

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					✓		
						WOLDE		✓					