

## **BOARD RESOLUTION SUMMARY LIST**

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### **NBHA RESOLUTION 2015 – 9/23 # 38**

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Resolution Approving the Award of Contract for Technology and Security Camera Installation Upgrade to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCESCCPS

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#### **ACTING AS REDEVELOPMENT AGENCY**

Resolution authorizing issuance of a Certificate of Completion for a mixed use residential project (The George) on Block 119, Lots 11, 12 and 13 in the Downtown Development District Redevelopment Area

# NBHA RESOLUTION 2015 - 9/23 # 36

## Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2015

**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 months of July and August 2015:


### JULY 2015

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 837,706.28
Payroll	\$ 88,629.23
Accounts Payable	\$ 194,961.57
Capital Fund	\$ 309,432.93
Local General	\$ 50,500.00

### AUGUST 2015

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 831,710.80
Payroll	\$ 90,411.11
Accounts Payable	\$ 135,546.22
Capital Fund	\$ 19,948.25
Local General	\$ 5,588.41

Passed on this 23<sup>rd</sup> day of September, 2015 (See attached Vote Box)

  
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Commissioner

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

**NBHA RESOLUTION 2015 - 9/23 # 36**

**Resolution Authorizing and Approving Payment of Bills  
for the Months of July and August, 2015**

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

**NBHA RESOLUTION 2015 – 9/23 # 37**

**Resolution Approving and Adopting the Revised Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget Revisions**

**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**, Federal Statutes and HUD Regulations require the Housing Authority to prepare a Five Year and a One Year/Annual Agency Plan and proposed CFP Grants; and

**WHEREAS**, the Five Year Plan and the One Year/Annual Agency Plan has revised to include required language for the RAD program; and

**WHEREAS**, CFP budget revisions are necessary for CFP 2010, 2011 and 2012 to address various sites and security needs of the AMP 1, AMP 3 and AMP 4 properties; and

**WHEREAS**, the Five Year Plan and the One Year/Annual Plan were advertised and made available for inspection at the Housing Authority office 7 Van Dyke Avenue, New Brunswick, NJ 08901 and a public hearing was held for comments on the plan September 2, 2015; and

**WHEREAS**, the New Brunswick Housing Authority has received no comments from the public, and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby adopts and approves the Five Year Plan and One Year/Annual Agency Plans and CFP Budget Revisions.

**BE IT FURTHER RESOLVED**, the Board of Commissioners hereby authorizes the submission of the revised Plans and related certifications to the U.S. Department of HUD by the Executive Director.

Passed on this 23<sup>rd</sup> day of September, 2015 (See attached Vote Box)

Commissioner



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

# NBHA RESOLUTION 2015 - 9/23 # 37

## Resolution Approving and Adopting the Revised Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget Revisions

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

**NBHA RESOLUTION 2015 – 9/23 # 38**

**Resolution Approving the Award of Contract for Building Ventilation Upgrade and Security Lighting to Lighton Industries through MRESC State Approved Coop # 65MCECCPS**

**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 Authority's (NBHA) AMP 1 property is in need of a building ventilation upgrade and security lighting installations; and

**WHEREAS**, the Housing Authority is contracted with the Middlesex Regional Educational Services Commissioner (MRESC) Coop for certain services and materials; and

**WHEREAS**, the Housing Authority's A&E firm has estimated that the vitalization upgrade and security lighting installations needed should not exceed \$32,000 dollars; and


**WHEREAS**, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5 through the MRESC State Approved Coop # 65MCECCPS; and

**WHEREAS**, the Housing Authority has the monies available for payments of such services in its CFP funds;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approves contract with All-Risk in an amount not to exceed \$27,730.52 dollars through MRESC # State Approved Coop #65MCECCPS.

Passed on this 23<sup>rd</sup> day of September, 2015 (See attached Vote Box)

Commissioner

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

**NBHA RESOLUTION 2015 - 9/23 # 38**

**Resolution Approving the Award of Contract for Building Ventilation Upgrade and Security Lighting to Lighton Industries through MRESC State Approved Coop # 65MCESSCCPS**

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

**NBHA RESOLUTION 2015 – 9/23 # 39**

**Resolution Approving the Award of Contract for Technology and Security Camera Installation Upgrade to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCESCCPS**

**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 Authority's (NBHA) AMP 1 property is in need of technology and security camera installation upgrade; and


**WHEREAS**, the Housing Authority is contracted with the Middlesex Regional Educational Services Commissioner (MRESC) Coop for certain services and materials; and


**WHEREAS**, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5 through the MRESC State Approved Coop # 65MCESCCPS; and

**WHEREAS**, the Housing Authority has the monies available for payments of such services in its CFP funds;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approves contract with All-Risk in an amount not to exceed \$29,006.02 dollars through MRESC # State Approved Coop #65MCESCCPS.

Passed on this 23<sup>rd</sup> day of September, 2015 (See attached Vote Box)

  
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Commissioner

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



**NBHA RESOLUTION 2015 – 9/23 # 39**

**Resolution Approving the Award of Contract for Technology and Security Camera Installation Upgrade to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCESCCPS**

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

**NBHA RESOLUTION 2015 – 9/23 # 40**

**Resolution Approving the Award of Contract for Security Fence Replacement and Upgrades to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCESCCPS**

**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 Authority's (NBHA) AMP 1 property is in need of security fence replacement; and

**WHEREAS**, the Housing Authority is contracted with the Middlesex Regional Educational Services Commissioner (MRESC) Coop for certain services and materials; and

**WHEREAS**, the Housing Authority's A&E firm has estimated that the vitalization upgrade and security lighting installations needed should not exceed \$84,700 dollars; and

**WHEREAS**, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5 through the MRESC State Approved Coop # 65MCESCCPS; and

**WHEREAS**, the Housing Authority has the monies available for payments of such services in its CFP funds;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approves contract with All-Risk in an amount not to exceed \$83,961.26 dollars through MRESC # State Approved Coop #65MCESCCPS.

Passed on this 23<sup>rd</sup> day of September, 2015 (See attached Vote Box)

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Commissioner

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

**NBHA RESOLUTION 2015 – 9/23 # 40**

**Resolution Approving the Award of Contract for Security Fence Replacement and Updates to Ascend Construction Management Inc. through MRESC State Approved Coop # 65MCESCCPS**

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

**NBHA RESOLUTION 2015 – 9/23 # 41**

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

**RESOLUTION authorizing issuance of a Certificate of Completion for a  
mixed use residential project (The George) on Block 119, Lots 11, 12 and  
13 in the Downtown Development District Redevelopment Area**

WHEREAS, pursuant to the Redevelopment Plan for the Downtown Development District Redevelopment Area, the Redevelopment Agency previously designated Pennrose Properties, Inc. (a/k/a Pennrose Properties NJ, Inc.) as redeveloper of a portion of the Downtown Development District Redevelopment Area consisting of parcels now or formerly shown on the official tax maps of the City of New Brunswick as Block 119, Lots 11, 12 and 13 (the "Project Site"); and

WHEREAS, the Redevelopment Agency entered into an agreement with Pennrose Properties, Inc. entitled "Redevelopment Agreement for the Construction of a Mixed Residential Project on a Portion of Block 119 in the Downtown Development District Redevelopment Area," dated as of June 25, 2003 (the "Initial Redevelopment Agreement"), setting forth the terms and conditions for implementation of the Redevelopment Plan on the Project Site; and

WHEREAS, the parties, including successors to Pennrose Properties, Inc. (all referred to herein as "Redeveloper"), subsequently entered into various Amendments to the Initial Redevelopment Agreement (the Initial Redevelopment Agreement, as amended and assigned to date, being referred to as the "Redevelopment Agreement"); and

WHEREAS, the Redevelopment Agreement provides, among other things, for construction on the Project Site of a 14-story mixed use building containing approximately 104 rental apartments, together with ground level retail space (the "Project"); and

WHEREAS, the Project has been substantially completed and the City of New Brunswick has issued Certificates of Occupancy for the work; and

WHEREAS, pursuant to the Redevelopment Agreement, the Redevelopment Agency is required to issue a Certificate of Completion upon substantial completion of the Project; and


WHEREAS, the Redeveloper has satisfied its obligations under the Redevelopment Agreement with respect to the Project and has substantially completed the Project by obtaining Certificates of Occupancy for the improvements constructed on the Project Site; and

WHEREAS, the Declarations of Covenants and Restrictions for the Project, as amended to date and previously recorded, may be discharged by the recording of the Certificate of Completion approved by this Resolution and attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick, acting as Redevelopment Agency, that

1. The Chairman, Vice-Chairman, or other Officer, and the Secretary of the Redevelopment Agency are authorized to execute the attached Certificate of Completion in substantially the form attached and deliver same to the Redeveloper.
2. This Resolution is conditioned upon and shall become effective only upon (i) Redeveloper's delivery to the Redevelopment Agency of true copies of all Certificates of Occupancy issued by the City of New Brunswick with respect to the Project.
3. Except as set forth in Paragraph 2, this Resolution shall become effective immediately.

Passed on this 23<sup>rd</sup> day of September, 2015 (See attached Vote Box)

  
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Commissioner

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

**NBHA RESOLUTION 2015 – 9/23 # 41**

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

**RESOLUTION authorizing issuance of a Certificate of Completion for a mixed use residential project (The George) on Block 119, Lots 11, 12 and 13 in the Downtown Development District Redevelopment Area**

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