

NBHA RESOLUTION 2014 - 10/22 # 52

**Resolution Authorizing and Approving Payment of Bills
for the Month of September, 2014**

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 September 2014:

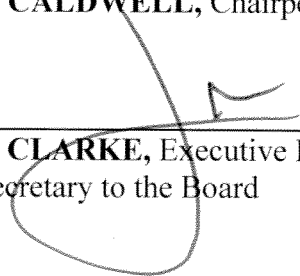
SEPTEMBER 2014

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 823,555.16
Payroll	\$ 93,822.66
Accounts Payable	\$ 120,146.00
Capital Fund	\$ 11,103.86
Local General	\$ 4,355.75

Passed on this 22nd day of October, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 - 10/22 # 52

**Resolution Authorizing and Approving Payment of Bills
for the Month of September, 2014**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES	✓		✓			
BRANGMAN						✓
GIORGIANNI						✓
GONZALEZ		✓	✓			
WOLDE			✓			
CHAIRPERSON CALDWELL			✓			

NBHA RESOLUTION 2014 – 10/22 # 55

Resolution Approving Amendments to Flat Rent Schedule and the Payment Standard Schedule for the New Brunswick Housing Authority

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, HUD has published a new schedule of Fair Market Rents (FMRs) on October 3, 2014, and

WHEREAS, the New Brunswick Housing Authority's (NBHA) flat rent schedule for use in public housing are set at 80% of the FMRs, and

WHEREAS, the NBHA's payment standard schedule for use in the housing voucher program are set at 100% of the FMRs.

WHEREAS, the following flat rent schedule and the payment standard schedule are required.

Flat Rent Schedule			
1BR	2BR	3BR	4BR
\$ 971.00	\$ 1,196.00	\$ 1,552.00	\$ 2,036.00

Payment Standard Schedule				
0 BR	1 BR	2BR	3 BR	4BR
\$952	\$1,214	\$1,495	\$1,940	\$2,545

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves amendments to Flat Rent Schedule and the Payment Standard Schedule for the New Brunswick Housing Authority.

BE IT FURTHER RESOLVED, that the schedule of flat rents will be effective October 1, 2014 and the new payment standard schedule will be effective January 1, 2015.

Passed on this 22nd day of October, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 – 10/22 # 56

(Acting as Redevelopment Authority)

**Resolution Authorizing the Sale of 101 Zebra Way, New Brunswick NJ to
BCUW/Madeline CHM I, LLC**

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 (acting as a Redevelopment Authority) owns the property known as 101 Zebra Way, Brunswick, NJ, and

WHEREAS, the property was appraised by the Housing Authority for a total value of \$100,000 dollars, and

WHEREAS, the Housing Authority has received an offer to purchase the property for \$100,000 from BCUW/Madeline CHM I, LLC (a legal joint venture entity created between BCUW/Madeline Housing Partners, LLC dated October 17, 2014, and

WHEREAS, this is a non-fair and open contract in accordance with NJSA19:44A-20-5 and the required Business Entity Disclosure Certification must be completed and submitted from the buyer prior to the signing of any documents of sale, and

WHEREAS, all of the proceeds from this sale are redevelopment funds and will be credited to the redevelopment budget (FYE 6/30/15) and used for approved items within that budget, and

WHEREAS, Housing Management recommend acceptance of this offer

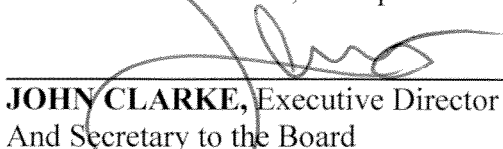
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the \$100,000 offer from BCUW/Madeline CHM I, LLC for the sale of 101 Zebra Way, New Brunswick, NJ be accepted, and requires the submission of the Business Entity Disclosure Certification, and the Executive Director is authorized to complete a contract.

BE IT FURTHER RESOLVED that the Chairperson of the Board and the Secretary of the Board are authorized to work with the NBHA Attorney to execute a contract of sale, Deeds of Conveyance, Affidavits of Title and any other document necessary to complete the sale of this land.

Passed on this 22nd day of October, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 – 10/22 # 56

(Acting as Redevelopment Authority)

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COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES			✓			
BRANGMAN						✓
GIORGIANNI						✓
GONZALEZ	✓		✓			
WOLDE		✓	✓			
CHAIRPERSON CALDWELL			✓			