

NBHA RESOLUTION 2012 - 11/9 # 46

**Resolution Authorizing and Approving Payment of Bills
for the Month of September, 2012**

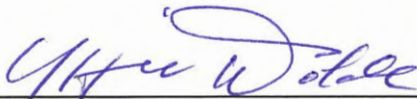
WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing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

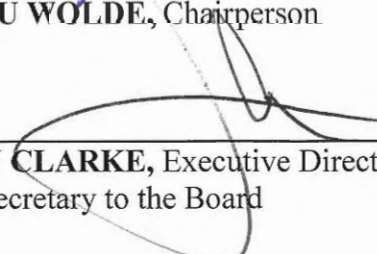
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Deputy Director to process and pay the following bills for the month of September, 2012:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 967,682.78
Payroll	\$ 103,044.04
Accounts Payable	\$ 161,005.93
Capital Fund	\$ 54,327.25
Local General	\$ 197.18

Passed on this 9th day of November, 2012 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 - 11/9 # 46

**Resolution Authorizing and Approving Payment of Bills
for the Months of September, 2012**

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

NBHA RESOLUTION 2012 – 11/9 # 47 [Redevelopment]

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

RESOLUTION approving New Brunswick Development Corporation as redeveloper of a project consisting of mixed educational, residential, retail, and nonprofit uses in the College Avenue 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 et seq., 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, on or about July 18, 2012, by Ordinance #O-071205, the City Council of the City of New Brunswick adopted a redevelopment plan for the area in need of rehabilitation known as the College Avenue Redevelopment Area (“Redevelopment Plan”), which Redevelopment Plan encompasses an area consisting of Block 94, Lots 1.02, 5.01, and 16.01; Block 54, Lots 1.01 and 9.01; and Block 71, Lot 4.01, as shown on the tax maps of the City of New Brunswick (the “Project Site”); and

WHEREAS, the Redevelopment Agency has received a request from New Brunswick Redevelopment Corporation (“DEVCO”), to be designated redeveloper of the Project Site for the purpose of developing the Project Site with mixed uses to serve Rutgers, The State University (“Rutgers”); the New Brunswick Theological Seminary (“Seminary”), and the Rutgers Hillel Center (“Hillel”), including (i) a new 150,000 s.f. academic building for Rutgers ; (ii) a 500-bed residential facility for Rutgers’ Honors College; (iii) a new 30,000 s.f. building to house the Seminary; (iv) housing for Seminary students; (v) a new building for Hillel; (vi) and a privately owned 200-unit, 800-bed housing complex for Rutgers students with approximately 15,000 s.f. of retail space (collectively, the “Project”); and

WHEREAS, DEVCO also proposes to develop a new structured parking facility outside the Project Site to offset the loss of surface parking currently available on Lot 1.01 in Block 53, on George Street, which is owned by Rutgers; and

WHEREAS, the Project Site is currently owned by Rutgers or the Seminary and, as an area in need of rehabilitation, will not be subject to eminent domain; and

WHEREAS, the estimated development budget for the Project is approximately \$350 million, representing development of approximately 734,000 s.f. of space, construction of which will be completed between September 2014 and January 2017; and

WHEREAS, in support of its proposal to develop the Project, DEVCO has submitted information to the Redevelopment Agency pursuant to the Redevelopment Plan and the Redevelopment Agency has reviewed this information; and

WHEREAS, DEVCO appeared before the Board of Commissioners of the Redevelopment Agency at a public meeting on November 9, 2012 for the purpose of introducing and describing the Project and at that time, DEVCO addressed all questions about the Project to the Board's satisfaction; and

WHEREAS, based upon the materials submitted by DEVCO and its appearance before the Board, the Redevelopment Agency finds that the said submission is acceptable and in conformity with the requirements of the Redevelopment Plan and, therefore, has determined to designate DEVCO as the redeveloper of the Project Site, subject to the conditions specified below.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. New Brunswick Development Corporation is designated and certified as the redeveloper of the Project Site, subject to (a) the Redevelopment Agency's approval of an appropriate redevelopment agreement between DEVCO and the Redevelopment Agency within one hundred twenty (120) days after the adoption of this Resolution, (b) the subsequent execution of the Redevelopment Agreement by the parties, and (c) Redeveloper's payment of all initial fees and escrow deposits that are called for in the Redevelopment Agreement and/or in any applicable resolution or ordinance of the Redevelopment Agency or the City of New Brunswick.

2. The redevelopment agreement shall provide that DEVCO will be responsible for the Redevelopment Agency's costs relating to the Project, including legal fees and other costs as may be set forth in the redevelopment agreement.

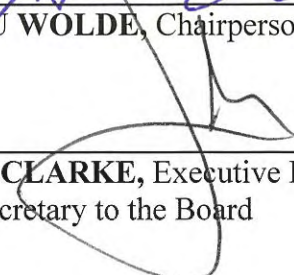
3. The redevelopment agreement shall further provide that DEVCO must submit a financing plan for the Project within a period of time that is to be set forth in the redevelopment agreement.

4. This appointment is subject to the conditions set forth in Paragraph 1 and shall terminate automatically upon a determination by the Redevelopment Agency that any of said conditions have not been satisfied within the specified time or, in the absence of a specified time, a reasonable length of time.

Passed on this 9th day of November, 2012 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 - 11/9 # 47

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

RESOLUTION approving New Brunswick Development Corporation as redeveloper of a project consisting of mixed educational, residential, retail, and nonprofit uses in the College Avenue 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					✓	
JONES			✓				CALDWELL					✓	
GONZALEZ		✓	✓				CUPANO					✓	
							CHAIRPERSON WOLDE	✓		✓			

NBHA RESOLUTION 2012 – 11/9 # 48

Resolution Approving Attendance by Commissioner Dale Caldwell to the NJNAHRO Annual Conference and Training

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 NJNAHRO Annual Conference Atlantic City, NJ from November 13, 2012 through November 16, 2012; and

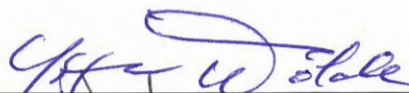
WHEREAS, the Authority would benefit from commissioner and NBHA staff attending training conferences; and

WHEREAS, the New Brunswick Housing Authority has funds available in the COCC Travel and Training Account(s) and related Budget FYE 6/30/13 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 Dale Caldwell to the NJNAHRO Annual Conference and Training from November 13, 2012 through November 16, 2012.

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 9th day of November, 2012 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 – 11/9 # 48

**Resolution Approving Attendance by Commissioner Dale Caldwell to the
NJNAHRO Annual Conference and Training**

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		✓	✓				CUPANO					✓	
							CHAIRPERSON WOLDE						

NBHA RESOLUTION 2012 - 11/9 # 49

**Resolution Authorizing and Approving Payment of Bills
for the Month of October, 2012**

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.

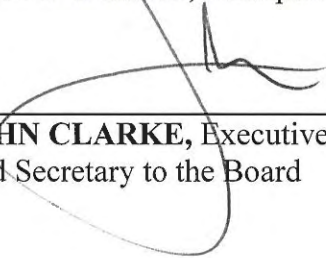
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Deputy Director to process and pay the following bills for the month of October, 2012:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 850,773.80
Payroll	\$ 114,487.59
Accounts Payable	\$ 202,974.58
Capital Fund	\$ 4,945.03
Local General	\$ 630.00

Passed on this 9th day of November, 2012 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 - 11/9 # 49

**Resolution Authorizing and Approving Payment of Bills
for the Months of October, 2012**

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