

NBHA RESOLUTION 2012 - 3/28 # 7

**Resolution Authorizing and Approving Payment of Bills
for the Month of February, 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.

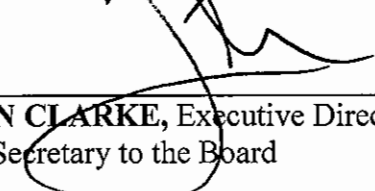
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Deputy Director to process and pay the following bills for the months of February 2012:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 836,957.79
Payroll	\$ 106,643.85
Accounts Payable	\$ 195,439.03
Capital Fund	\$ 68,934.41
Local General	\$ 484.49

Passed on this 28th day of March, 2012 (See attached Vote Box)



ANTHONY CUPANO, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 - 3/28 # 7

**Resolution Authorizing and Approving Payment of Bills
for the Month of February, 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					✓
VACANT						CALDWELL					✓
GONZALEZ			✓			WOLDE	✓		✓		
						CHAIRPERSON CUPANO			✓		

NBHA RESOLUTION 2012 – 3/28 # 8

Resolution Approving and Adopting the Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget for Fiscal Year 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, Federal Statutes and HUD Regulations require the Housing Authority to prepare a Five Year and a One Year/Annual Agency Plan and CFP Grant; and

WHEREAS, the Five Year Plan and the One Year/Annual Agency Plans have been advertised and made available for forty-five day public comment; and

WHEREAS, the Plans 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 March 14, 2012; and

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

WHEREAS, the plans are required to be submitted to U.S. Department of HUD,

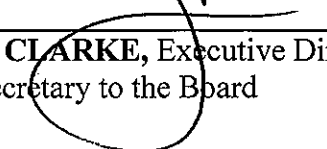
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby adopts and approves the Five Year Plan and One Year/Annual Agency Plans and CFP Grant for 2012

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

Passed on this 28th day of March, 2012 (See attached Vote Box)



ANTHONY CUPANO, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 – 3/28 # 8

Resolution Approving and Adopting the Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget for Fiscal Year 2012

MOV 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		MOV 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						
GONZALEZ							GIORGIANNI						
VACANT							CALDWELL						
BRANGMAN							WOLDE						
							CHAIRPERSON						
							CUPANO						

NBHA RESOLUTION 2012 - 3/28 # 9

**Resolution Authorizing and Approving the Submission of the Annual Audit Report
for the Fiscal Year Ending 6/30/11**

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, pursuant to Federal and State regulations, the Comptroller General of the United States and the New Jersey Department of Community Affairs - Division of Local Government Services, have the right to annually audit the books and records of the New Brunswick Housing Authority pertinent to its Operating Accounts; and

WHEREAS, the United States Government and the New Jersey Department of Community Affairs has authorized local public housing agencies to procure such an audit by an independent public accountant in lieu of auditing by them; and

WHEREAS, the New Brunswick Housing and Redevelopment Authority procured the audit service of the certified accounting firm of Hymanson, Parnes & Giampaolo to complete an independent audit of all programs and operations; and

WHEREAS, the auditing service was completed for FYE 6/30/11 and an audit was produced and provided to all Board of Commissioners for their review; and

WHEREAS, procurement of these services were completed pursuant to a fair and open process as defined by NJSA 19:44A-20.5; and

WHEREAS, the auditing for FYE 6/30/11 had no findings.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby certify to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the audit fiscal year ending June 30, 2011 and specifically has reviewed the sections of the audit report entitled "Audit Findings" and "Recommendations" and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified copy of this resolution.

Passed on this 28th day of March, 2012 (See attached Vote Box)



ANTHONY CUBANO, Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 - 3/28 # 9

**Resolution Authorizing and Approving the Submission of the Annual Audit Report
for the Fiscal Year Ending 6/30/11**

MOVE	SECON	AYES	NAYS	ABSTAIN	ABSENT	MOVE	SECON	AYES	NAYS	ABSTAIN	ABSENT
COMMISSIONER						COMMISSIONER					
GONZALEZ			✓			GIORGIANNI					✓
VACANT						CALDWELL					✓
BRANGMAN		✓	✓			WOLDE	✓	✓			
						CHAIRPERSON					
						CUPANO					

NBHA RESOLUTION 2012 – 2/28 # 10

Resolution Approving a new lease for Public Housing units owned and managed by the NBHA

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.

WHEREAS, the New Brunswick Housing Authority (NBHA) is in need of a new lease for its public housing units; and

WHEREAS, the NBHA issued written notice to AMP 1 tenants for 30 days comments and no comments were received; and


WHEREAS, the NBHA general counsel has drafted the new lease with input from NBHA management staff and COCC staff,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept the attached new Public Housing Lease effective from this point forward.

Passed on this 28th day of March, 2012 (See attached Vote Box)



ANTHONY CUPANO, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 – 3/28 # 10

**Resolution Approving a new lease for Public Housing units owned and management
by the NBHA**

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					
GONZALEZ			✓			GIORGIANNI					✓
VACANT						CALDWELL					✓
BRANGMAN		✓	✓			WOLDE	✓	✓			
						CHAIRPERSON		✓			
						CUPANO					

NBHA RESOLUTION 2012 – 3/28 # 11

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

**RESOLUTION approving Matrix Upper Lot Urban Renewal,
LLC as redeveloper of portions of the Downtown Development
District generally bounded by Neilson Street, New Street,
George Street and Liberty Street (“Upper Lot”)**

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, the City Council of the City of New Brunswick has by Ordinance adopted a redevelopment plan for the Downtown Development District Redevelopment Area (“Redevelopment Plan”), which Redevelopment Plan includes a parcel of land generally bounded by Neilson Street, New Street, George Street, and Liberty Street, comprising Lots 1, 2 and 3 in Block 117.01, 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 Matrix Upper Lot Urban Renewal, LLC (“Matrix Upper Lot”), an urban renewal entity created pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:12A-1 et seq. for the purpose of developing the Project Site, which entity is in common ownership with Matrix New Brunswick Land, LLC (the owner of Lot 3 in Block 117.01) and Matix/AEW NB, LLC (the owner of Lots 1 and 2 in Block 117.01), to be designated redeveloper of the Project Site; and

WHEREAS, Matrix Upper Lot has submitted an application to the Redevelopment Agency, proposing to redevelop the Project Site with (i) a new parking garage to accommodate approximately 450 vehicles; (ii) a new residential building containing approximately 350 luxury rental apartments, which will be a mix of market-rate two-bedroom units, one-bedroom units, and studio units, together with on-site resident amenities including a fitness center, swimming pool, community room, modern security and lobby attendant services; and (iii) improvements to the streetscape and common areas surrounding the Project Site and renovations to the existing office complex adjacent to the Project Site (collectively, the “Project”); and

WHEREAS, the Project Site was originally acquired in 1998 as part of an overall multi-parcel development project and the proposed Project will complete that long-term overall plan; and

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

WHEREAS, Matrix Upper Lot appeared before the Board of Commissioners of the Redevelopment Agency at a public meeting on March 28, 2012 for the purpose of introducing and describing the Project and at that time, Matrix Upper Lot addressed all questions about the Project to the Board's satisfaction; and

WHEREAS, based upon the materials submitted by Matrix Upper Lot 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 Matrix Upper Lot as the redeveloper of the Project Site, subject to the conditions specified below.

NOW, THEREFORE, BE IT RESOLVED THAT:

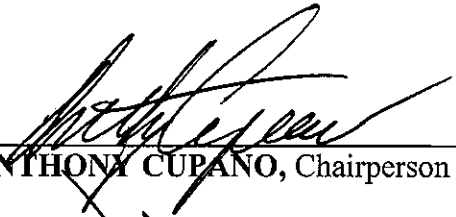
1. Matrix Upper Lot Urban Renewal, LLC, an urban renewal entity (as that term is defined in the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq.) created for the purpose of developing the Project, is designated and certified as the redeveloper of the Project Site, subject to (a) the Redevelopment Agency's approval of an appropriate redevelopment agreement between Matrix Upper Lot Urban Renewal, LLC 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 Matrix Upper Lot Urban Renewal, LLC 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.

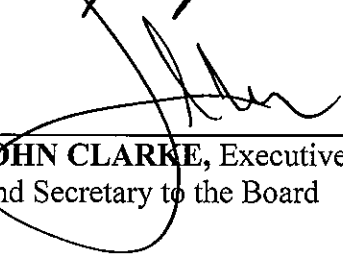
3. The redevelopment agreement shall further provide that Matrix Upper Lot Urban Renewal, LLC must submit a financing plan for the Project within a period of time that is to be set forth in the redevelopment agreement.

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 28th day of March, 2012 (See attached Vote Box)



ANTHONY CUPANO, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2012 - 3/28 # 11

ACTING AS REDEVELOPMENT AGENCY

RESOLUTION approving Matrix Upper Lot Urban Renewal, LLC as redeveloper of portions of the Downtown Development District generally bounded by Neilson Street, New Street, George Street and Liberty Street ("Upper Lot")

	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						✓
VACANT							CALDWELL						✓
GONZALEZ		✓	✓				WOLDE	✓		✓			
							CHAIRPERSON CUPANO			✓			