

**NBHA RESOLUTION 2012 - 5/23 # 25**

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

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 985,903.50
Payroll	\$ 101,896.81
Accounts Payable	\$ 229,543.48
Capital Fund	\$ 1,681.25
Local General	\$ 18,587.43

Passed on this 23<sup>rd</sup> day of May, 2012 (See attached Vote Box)

  
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**YIRGU WOLDE**, Commissioner (Acting Chairperson)

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

**NBHA RESOLUTION 2012 - 5/23 # 25**

**Resolution Authorizing and Approving Payment of Bills  
for the Month of April, 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	
<b>COMMISSIONER</b>						<b>COMMISSIONER</b>						
BRANGMAN			✓			GIORGIANNI					✓	
VACANT						CALDWELL		✓	✓			
GONZALEZ			✓			WOLDE	✓		✓			
						CHAIRPERSON CUPANO						✓

**NBHA RESOLUTION 2012 - 5/23 # 26**

**Resolution Approving and Adopting a Revised Procurement Policy of the Housing Authority of the City of New Brunswick dated May 23, 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");

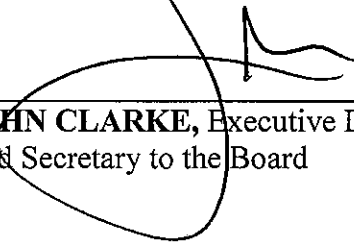
**WHEREAS**, a revision is needed to the Housing Authority's Procurement Policy to include all new State and Federal regulations and requirement relating to procurement activities and actions.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby Approves and Adopts the Revised Procurement Policy of the Housing Authority of the City of New Brunswick Dated May 23, 2012.

Passed on this 23<sup>rd</sup> day of May, 2012 (See attached Vote Box)



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**YIRGU WOLDE**, Commissioner (Acting Chairperson)



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

**NBHA RESOLUTION 2012 - 5/23 # 26**

**Resolution Approving and Adopting a Revised Procurement Policy of the Housing Authority of the City of New Brunswick dated May 23, 2012**

<b>M O V E</b>	<b>S E C O N D</b>	<b>A Y E S</b>	<b>N A Y S</b>	<b>A B S T A I N</b>	<b>A B S E N T</b>	<b>M O V E</b>	<b>S E C O N D</b>	<b>A Y E S</b>	<b>N A Y S</b>	<b>A B S T A I N</b>	<b>A B S E N T</b>
<b>COMMISSIONER</b>						<b>COMMISSIONER</b>					
CALDWELL	✓	✓				GIORGIANNI					✓
VACANT						GONZALEZ		✓			
BRANGMAN		✓				WOLDE	✓	✓			
						CUPANO					✓
						CHAIRPERSON					

**NBHA RESOLUTION 2012 - 5/23 # 27**

**Resolution Revising and Approving the New Tenant Charges for immediate use at 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"); and

**WHEREAS**, the Housing Authority has reviewed its current Tenant Charges and believes that these amounts need to be updated to reflect current replacement and repair costs; and

**WHEREAS**, the Housing Authority has converted to a Project Based Accounting and Asset Management Programs that require more efficient management of public housing properties; and

**WHEREAS**, the Housing Authority has compared its current replacement and repair amount (current Tenant Charges) to industry amounts and determined that the charges need to be updated to reflect current actual amounts; and

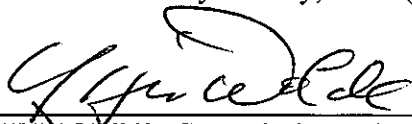
**WHEREAS**, the Housing Authority's AMP1 Manager has reviewed these updated charges and recommended them for revision to the Executive Director; and

**WHEREAS**, the Executive Director agrees with this recommendation and approved of these revisions.

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Commissioners' of the Housing Authority of the City New Brunswick hereby approves the attached revised NEW BRUNSWICK HOUSING AUTHORITY-APPENDIX C OF DWELLING LEASE. These revised charges will go into effect immediately.

**BE IT FURTHER RESOLVED** that the Board directs the Executive Director to post the newly revised Tenant Charges at the AMP 1's main office and further directs that these charges are to be given to all tenants at the time of their next annual re-certification.

Passed on this 23<sup>rd</sup> day of May, 2012 (See attached Vote Box)

  
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**YIRGU WOLDE**, Commissioner (Acting Chairperson)

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

**NBHA RESOLUTION 2012 - 5/23 # 27**

**Resolution Revising and Approving the New Tenant Charges for immediate use at  
Public Housing Units Owned and Managed by the NBHA**

						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	A	S	S							V	C	E	A	B	B	
						E	O	S	S	T	E							E	O	S	S	T	E	
							N			A	N								N			A	N	
							D			I	T								D			I	T	
<b>COMMISSIONER</b>												<b>COMMISSIONER</b>												
BRANGMAN								✓				GIORGIANNI												✓
VACANT												CALDWELL								✓				
GONZALEZ							✓	✓				WOLDE						✓		✓				
												CHAIRPERSON CUPANO												✓

**NBHA RESOLUTION 2012 – 5/23 # 28**

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

**RESOLUTION approving Redevelopment Agreement with  
Matrix Upper Lot Urban Renewal, LLC for a mixed use  
project in the Downtown Development District**

**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 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, a portion of this area, Lot 3 (the “Project Site”), consisting of a paved surface parking lot serving the existing buildings on Lots 1 and 2; and

**WHEREAS**, by Resolution 2012 3/28 #11, duly adopted on March 28, 2012, the Redevelopment Agency designated Matrix Upper Lot Urban Renewal, LLC (“Redeveloper”), an urban renewal entity created pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., as redeveloper of Lots 1, 2 and 3 in Block 117.01 for the purpose of constructing (i) a new parking garage to accommodate approximately 450 vehicles; (ii) a new residential building containing approximately 370 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**, Redeveloper subsequently requested permission from the Redevelopment Agency to eliminate from the Project the previously proposed improvements to Lots 1 and 2, consisting of improvements to the streetscape and common areas and renovations to the existing office complex, thereby reducing the scope of the Project to the residential building and garage to be constructed on the Project Site, and the Redevelopment Agency agrees to permit this modification; and

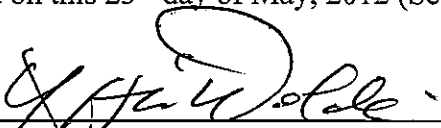
**WHEREAS**, Special Counsel for the Redevelopment Agency has prepared and negotiated with Redeveloper a proposed Redevelopment Agreement, a form of which is attached to this Resolution, setting forth the terms and conditions by which Redeveloper will carry out the development of the Project; and

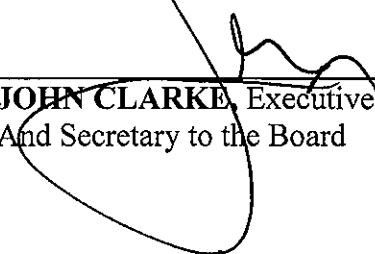
**WHEREAS**, the Commissioners of the Redevelopment Agency have considered the proposed form of Redevelopment Agreement, finding that it furthers the Redevelopment Agency's interest in carrying out the Redevelopment Plan and is consistent with the public purposes that the Redevelopment Plan addresses.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The proposed form of Redevelopment Agreement is approved in substantially the form attached hereto.
2. The Chairperson or, in the Chair's absence, the Vice Chairperson, is authorized to execute the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the Redevelopment Agreement in accordance with the Redevelopment Plan.
3. The Chairperson or, in the Chair's absence, the Vice Chairperson, is authorized to execute future amendments to the Redevelopment Agreement that may be necessary to carry out the intent of the Redevelopment Agreement and which do not materially increase the Redevelopment Agency's obligations or decrease its rights under the Redevelopment Agreement.
4. This resolution shall take effect immediately.

Passed on this 23<sup>rd</sup> day of May, 2012 (See attached Vote Box)

  
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**YIRGE WOLDE**, Commissioner (Acting Chairperson)

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



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<b>COMMISSIONER</b>							<b>COMMISSIONER</b>						
BRANGMAN			✓				GIORGIANNI						✓
VACANT							CALDWELL	✓		✓			
GONZALEZ			✓				WOLDE		✓	✓			
							CHAIRPERSON CUPANO						✓