

NBHA RESOLUTION 2017 - 2/22 # 3

Resolution Authorizing and Approving Payment of Bills for the Month of January, 2017

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.

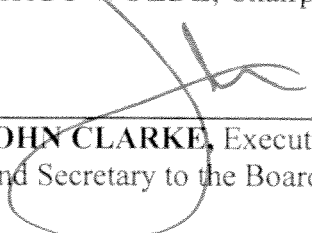
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Director of Operations to process and pay the following bills for the month of January 2017:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 852,433.59
Payroll	\$ 101,398.65
Accounts Payable	\$ 427,757.30
Capital Fund	\$ 27,957.08
Local General	\$ 1,533.87

Passed on this 22nd day of February 2017 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 - 2/22 # 3

Resolution Authorizing and Approving Payment of Bills
for the Month of January, 2017

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

NBHA RESOLUTION 2017 – 2/22 # 4

Resolution Accepting Annual Audit Report for FYE 6/30/16 and Approving the Audit's Submission

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 book 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 services of the certified accounting firm of Hymanson, Parnes & Giampaolo to complete an independent audit of all programs and operations; and

WHEREAS, the auditing services were completed for FYE 6/30/16 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 audit for FYE 6/30/16 had no findings.

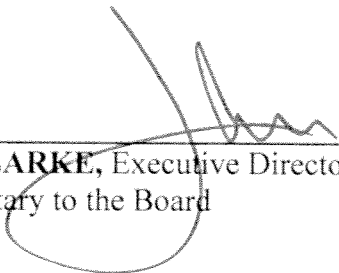
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby certify to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the audit fiscal year ending June 30, 2016 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 Board ratifies and approves the secretary of the authority's submission of the Audit to the Local Finance Board, U.S. Department of HUD and all other required submissions as required.

Passed on this 22nd day of February, 2017 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 - 2/22 # 4

Resolution Accepting Annual Audit Report for FYE 6/30/16 and
Approving the Audit's Submission

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

NBHA RESOLUTION 2017 - 2/22 # 5

Resolution Approving an Inter-Agency Agreement with the Franklin Township Housing Authority for the provision of Management Services

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 Franklin Township Housing Authority (FHA) has expressed an interest in and is seeking general management services from the New Brunswick Housing Authority NBHA); and

WHEREAS, the NBHA has the capacity to render such assistance and is proposing the attached draft Inter-Agency Agreement to provide management assistance to the FHA; and

WHEREAS, the NBHA has provided various type of assistance to the FHA over the past 8 years and is familiar with their operations and programs; and

WHEREAS, the NBHA staff and NBHA Special Counsel are finalizing the attached draft Inter-Agency Agreement to provide professional management services to the FHA; and

WHEREAS, the Department of Housing and Urban Development supports and the State of New Jersey encourages Inter Agency Agreements between Housing Authority as a cost savings measure and to streamline operations for efficiency; and

WHEREAS, the Executive Director and Special Counsel for NBHA have both reviewed the draft Agreement and are recommending consideration of the attached draft by the NBHA Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve an accept an Inter-Agency Agreement between the FHA and NBHA;

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby authorizes the Executive Director and Special Counsel to finalize and execute the attached agreement on behalf of the New Brunswick Housing Authority with the Franklin Township Housing Authority within 30 days from the date of this resolution.

Passed on this 22nd day of February, 2017 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN A.H. CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 - 2/22 # 5

**Resolution Approving an Inter-Agency Agreement with the
Franklin Township Housing Authority for the provision of
Management Services**

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

NBHA RESOLUTION 2017 - 2/22 # 6

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

**RESOLUTION approving Redeveloper for a mixed use
project in the Cultural Center 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 February 1, 2017, by Ordinance #O-011701, the City Council of the City of New Brunswick adopted a redevelopment plan for the Cultural Center+ Redevelopment Area (“Redevelopment Plan”), which Redevelopment Plan encompasses an area consisting of Block 12, Lots 23.01, 15.01, and Lot 13.01, 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 Cultural Center Redevelopment Associates Urban Renewal LLC, a New Jersey limited liability company operating as an urban renewal entity (“Cultural Center”), to be designated redeveloper of the Project Site for the purpose of developing the Project Site with (a) a mixed use tower housing theater space, approximately 250 residential units, office space for the County of Middlesex, and possibly, commercial office space, and (b) a parking complex consisting of a parking garage consisting of 350 parking spaces to be owned by the New Brunswick Parking Authority and rehearsal space for the American Repertory Ballet (collectively, the “Project”); and

WHEREAS, the member of Cultural Center is New Brunswick Development Corporation (“DEVCO”); and

WHEREAS, Lots 23.01 and 15.01 are currently owned by New Brunswick Cultural Center, Inc. (“NBCC”) and Lot 13.01 is owned by TD Bank, N.A., which will subdivide Lot 13.01 and convey a portion of the subdivided lot to DEVCO, which will convey that portion to Cultural Center for consolidation with existing Lot 15.01; and

WHEREAS, NBCC will convey to Cultural Center, by long-term lease or in fee, Lots 15.01 and 23.01; and

WHEREAS, Cultural Center will construct the mixed use tower on Lot 23.01 and the garage complex on the consolidated lot comprising Lot 15.01 and the subdivided part of Lot 13.01; and

WHEREAS, the estimated development budget for the Project is approximately \$201 million, representing the development of approximately 474,000 s.f. of space, and financing will consist of a combination of public and private funds; and

WHEREAS, Cultural Center member, New Brunswick Development Corporation (“DEVCO”) has a long history of completing redevelopment projects in New Brunswick, with DEVCO having completed Civic Square II, Civic Square III, Civic Square IV, the Child Health Institute of New Jersey, Rockoff Hall, The

Heldrich Hotel & Conference Center, Gateway Center and the College Avenue Development (including, but not limited to, the Rutgers Honors College, the Yard and the Student Apartments); and

WHEREAS, and construction of the Project will commence in the second quarter of 2017 and is expected to be completed in or before the third quarter of 2019; and

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

WHEREAS, representatives of Cultural Center and the Parking Authority appeared before the Board of Commissioners of the Redevelopment Agency at a public meeting on February 22, 2017 for the purpose of introducing and describing the Project and at that time, Cultural Center addressed all questions about the Project to the Board's satisfaction; and

WHEREAS, based upon the materials submitted by Cultural Center 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 Cultural Center as the redeveloper of the Project Site, subject to the conditions specified below.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Cultural Center Redevelopment Associates Urban Renewal LLC 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 Cultural Center 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, (c) payment of the Redevelopment Agency's Initial Fee of \$10,000; and (d) payment of all other 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 Cultural Center 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. 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.

4. This resolution shall take effect immediately.

Passed on this 22nd day of February, 2017 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN A.H. CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 - 2/22 # 6

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

RESOLUTION approving Redeveloper for a
mixed use project in the Cultural Center
Redevelopment Area

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