

**NBHA RESOLUTION 2015 - 4/22 # 13**

**Resolution Authorizing and Approving Payment of Bills  
for the Month of March, 2015**

**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 March 2015:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 895,265.49
Payroll	\$ 95,710.05
Accounts Payable	\$ 212,132.26
Capital Fund	\$ 37,417.85
Local General	\$ 3,362.97

Passed on this 22<sup>nd</sup> day of April, 2015 (See attached Vote Box)



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**DALE CALDWELL**, Chairperson



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

**NBHA RESOLUTION 2015 - 4/22 # 13**

**Resolution Authorizing and Approving Payment of Bills  
for the Month of March, 2015**

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

**NBHA RESOLUTION 2015 – 4/22 # 14**

**Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.**

**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) is in need of a firm to provide architectural and engineering (A&E) services in connection with NBHA’s public housing developments and redevelopment agency operations for a period not to exceed one year; and

**WHEREAS**, the Executive Director has caused a Request for Proposals for said A&E services to be advertised calling for bids to be filled by April 2 , 2015 and three (3) proposals were submitted and evaluated in accordance with the Competitive Proposal process and the proposal of JOSEPH F. MCKERNAN JR. was rated to be the proposal most beneficial to the needs of the Housing and Redevelopment Authority (with average score of 91 out of 100) and acceptance thereof was accordingly recommended by the Executive Director; and

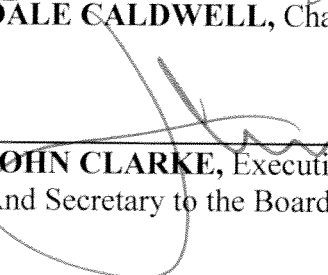
**WHEREAS**, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5; and

**WHEREAS**, the Authority has the monies available for payments of such Architectural & Engineering Services in Fiscal Year 2014 and 2015 Budgets;

**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 said proposal for Architectural & Engineering Services by JOSEPH F. MCKERNAN JR., in an annual amount not to exceed \$40,000.00.

Passed on this 22<sup>nd</sup> day of April, 2015 (See attached Vote Box)

  
\_\_\_\_\_  
**DALE CALDWELL**, Chairperson

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

**NBHA RESOLUTION 2015 – 4/22 # 14**

**Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.**

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

**NBHA RESOLUTION 2015 – 4/22 # 15**

**Resolution Authorizing and Approving the State of New Jersey Budget and all Budgets for all AMPs (1, 2, 3 & 4), COCC, Section 8-HCV and General Redevelopment Operation Programs for FYE 6/30/16**

**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**, Asset Management requires implementation of long term capital planning and allocations, regular review of financial information and physical stock, implementation of property management performance standards, setting ceiling and flat rents, site based budget, budget tracking requirements, implementation of cash management , long term viability of the property projections, property repositioning and replacement strategies; and

**WHEREAS**, the New Brunswick Housing Authority (NBHA) has worked with the AMP Managers and the Fee Accountant to complete the conversion to Project-Based Accounting and Project- Based Asset Management and has implemented the reductions in funding from sequestration into the budgets for consideration by the Board of Commissioners in accordance with U.S. Department of HUD’s requirements ; and

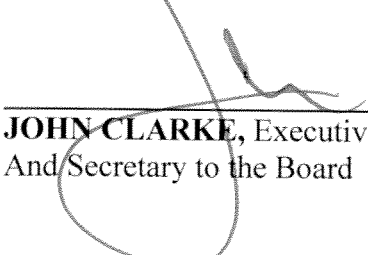
**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby authorizes and approves unit budgets the State of New Jersey Budget and Budgets for all AMPs (1, 2 ,3 & 4), COCC, Section 8-HCV and General Redevelopment Operation Programs FYE 6/30/16.

**BE IT FURTHER RESOLVES** that the Board of Commissioner of the Housing Authority of the City of New Brunswick hereby approves and ratifies the submission of the State of New Jersey Budget and certifies and approves submission to the U.S. Department of Housing and Urban Development (HUD).

Passed on this 22<sup>nd</sup> day of April, 2015 (See attached Vote Box)



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**DALE CALDWELL**, Chairperson



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

**NBHA RESOLUTION 2015 – 4/22 # 15**

**Resolution Authorizing and Approving the State of New Jersey Budget and all Budgets for all AMPs (1, 2, 3 & 4), COCC, Section 8-HCV and General Redevelopment Operation Programs for FYE 6/30/16**

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

**NBHA RESOLUTION 2015 – 4/22 # 16**

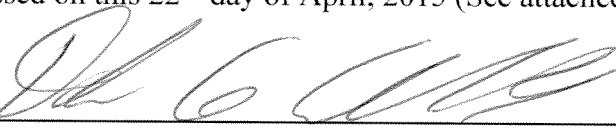
**Resolution Approving Annual Certification as to Training Requirements and Board Quorum Compliance**

**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 of the City of New Brunswick confirms that the attached Annual Certification as to Training Requirement Compliance and Board Quorum Compliance has been met by the Board of Commissioners and the Executive Director as delineated at N.J.S.A. 40A12A-46 and N.J.A.C.5:44-2.4; and

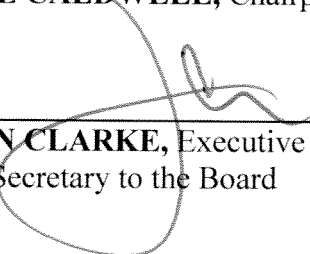
**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby certify and approve the attached Annual Certification as to Training Requirements and Board Quorum Compliance Sheet.

Passed on this 22<sup>nd</sup> day of April, 2015 (See attached Vote Box)



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**DALE CALDWELL**, Chairperson



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

**NBHA RESOLUTION 2015 – 4/22 # 16**

**Resolution Approving Annual Certification as to Training Requirements and Board Quorum Compliance**

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



**NBHA RESOLUTION 2015 – 4/22 # 17**

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

**RESOLUTION approving Revised Concept Plan for Lot 4.01 in Block 71,  
commonly known as 17 Mine Street, in Redevelopment Area 2 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 to 49, 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 “Redevelopment Area”); and

**WHEREAS**, by Resolution No. 2012 11/9 #47, duly adopted on November 9, 2012, the Redevelopment Agency approved the application of New Brunswick Development Corporation (“Devco”) to be designated as redeveloper of the Redevelopment Area for the purpose of developing it with mixed uses, including a new building to provide housing for the New Brunswick Theological Seminary on Lot 4.01 in Block 71 (the “Property”); and

**WHEREAS**, the Redevelopment Agency and Devco entered into a redevelopment agreement, dated April 11, 2013 (the “Redevelopment Agreement”), providing for the construction of improvements within the Redevelopment Area, including the Property, but Devco did not offer a concept plan for the Property at that time; and

**WHEREAS**, pursuant to the Redevelopment Agreement, Devco assigned all of its redevelopment rights under the Redevelopment Agreement to College Avenue Redevelopment Associates, L.L.C. (“CARA”) and CARA acquired title to the Property; and

**WHEREAS**, by Resolution #2013-12/6 # 67, duly adopted on December 6, 2013, the Redevelopment Agency (i) consented to CARA’s transfer of the Property to Construction Management Associates, Inc. (“CMA”); (ii) consented to the transfer of CARA’s redevelopment rights in the Property to CMA; and (iii) approved CMA’s concept plan for development of the Property with approximately 57 units of studio, one- and two-bedroom housing units, including housing for New Brunswick Theological Seminary students (“Initial Concept Plan”); and

**WHEREAS**, CARA and CMA executed a certain Assignment and Assumption Agreement, by which CMA assumed CARA’s obligations under the Redevelopment Agreement with respect to the Property; and

**WHEREAS**, pursuant to Section 2.04.b of the Redevelopment Agreement, the Redevelopment Agency, CARA, and CMA entered into an Amendment to Redevelopment Agreement, dated as of December 6, 2013, providing for CMA's development of the Property in accordance with the Initial Concept Plan; and

**WHEREAS**, CMA was unable to obtain site plan approval for its project based on the Initial Concept Plan and has requested the Redevelopment Agency's consent to reduce the size of the project; and

**WHEREAS**, CMA has proposed a revised project consisting of a three-story apartment building with 14 studio units, 4 one-bedroom units, 8 two-bedroom units and ground level parking, with 10 apartments reserved for use by the New Brunswick Theological Seminary and the remaining units available to the open market (the "Revised Concept Plan"); and


**WHEREAS**, CMA's representatives appeared before the Redevelopment Agency on April 22, 2015 to present the Revised Concept Plan, to provide additional information, and to answer questions from the Commissioners and the public; and

**WHEREAS**, based on CMA's submissions and appearances, it is in the best interests of the Redevelopment Agency and the City of New Brunswick to approve the proposed Revised Concept Plan, which shall be incorporated into the Redevelopment Agreement, as amended.

**NOW, THEREFORE, BE IT RESOLVED** by the Housing Authority of the City of New Brunswick, acting as Redevelopment Agency, that

1. The Redevelopment Agency approves the Revised Concept Plan for the Property.
2. Section 1.03.b of the Redevelopment Agreement, as previously amended, is replaced by the following:
  - b. Redeveloper will develop Area 2 with a three-story apartment building consisting of 14 studio units, 4 one-bedroom units, 8 two-bedroom units and ground level parking. Ten apartments shall be reserved for use by the New Brunswick Theological Seminary and the remaining units shall be available to the open market.
3. As set forth in the Redevelopment Agreement, Construction Management Associates, Inc. shall be responsible to reimburse the Redevelopment Agency's costs, including legal fees, with respect to the development of the Property.
4. All other provisions of the Redevelopment Agreement, as previously amended, shall remain in full force and effect.
5. This Resolution shall take effect immediately.

Passed on this 25th day of March, 2015 (See attached Vote Box)



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DALE CALDWELL, Chairperson



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JOHN CLARKE, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2015 – 4/22 # 17**

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

**RESOLUTION approving Revised Concept Plan for Lot 4.01 in Block 71,  
commonly known as 17 Mine Street, in Redevelopment Area 2 in the College  
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COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES	✓		✓			
BRANGMAN						✓
GIORGIANNI		✓	✓			
GONALEZ			✓			
WOLDE			✓			
CHAIRPERSON CALDWELL			✓			