

NBHA RESOLUTION 2017 - 11/15 # 33

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of September, 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.

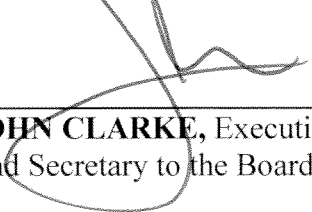
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Director of Operations to process and pay the following bills for the month of September 2017:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 848,404.99
Payroll	\$ 90,738.17
Accounts Payable	\$ 114,425.87
Capital Fund	\$ 5,449.10
Local General	\$ 40,545.11

Passed on this 15th day of November, 2017 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 - 11/15 # 33

**Resolution Ratifying, Authorizing and Approving Payment of Bills
for the Month of September, 2017**

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

NBHA RESOLUTION 2017 – 11/15 # 34

Resolution Ratifying and Approving the HUD Fair Market Rents (FMR's) for use in the New Brunswick Housing Choice Voucher Program

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, HUD has published a new schedule of Fair Market Rents (FMRs) for use in the Housing Choice Voucher program, and

WHEREAS, on October 1st HUD directed PHA that they must use this revised schedule for the Housing Choice Voucher Program as follows:

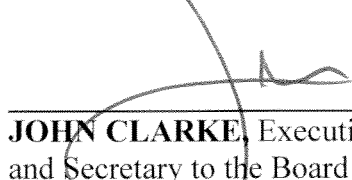
Bedroom Size	Fair Market Rent
0 BR	\$1,040
1 BR	1,268
2 BR	1,627
3 BR	2,068
4 BR	2,474

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratify and approve the HUD Fair Market Rents (FMR's) for use in the New Brunswick Housing Choice Voucher Program effective October 1, 2017.

Passed on this 15th day of November, 2017 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
and Secretary to the Board

NBHA RESOLUTION 2017 – 11/15 # 34

**Resolution Ratifying and Approving the HUD Fair Market Rents
(FMR's) for use in the New Brunswick Housing Choice Voucher
Program**

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

NBHA RESOLUTION 2017 – 11/15 # 35

Resolution Adopting the Returned State Budget for the Housing Authority of the City of New Brunswick and Authorizing Final Submission

WHEREAS, the Housing Authority has developed the State of New Jersey Budget for 2015;
and

WHEREAS, the Budget was prepared by the Fee Accountant and reviewed by Finance Administrator and Director of Operations and has been reviewed and recommended for adoption by the Executive Director; and

WHEREAS, the Budget was approved by the Board of Commissioners for the Housing Authority of the City of New Brunswick (NBHA) and submitted to the State of New Jersey; and

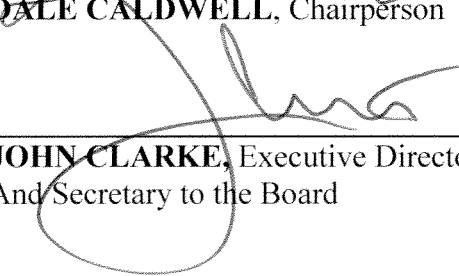
WHEREAS, the Budget was approved by the State of New Jersey and returned to the NBHA for adoption and final submission to the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby adopts the State approved Budget and authorizes final submission to the State of New Jersey.

Passed on this 15th day of November, 2017 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 – 11/15 # 35

**Resolution Adopting the Returned State Budget for the Housing
Authority of the City of New Brunswick and Authorizing Final
Submission**

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

NBHA RESOLUTION 2017 - 11/15 # 36

Resolution Approving the 2018 Meeting Schedule for the Housing Authority of the City of New Brunswick

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");

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 2018 Meeting Schedule for the Housing Authority of the City of New Brunswick.

Passed on this 15th day of November, 2017 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 – 11/15 # 36

Resolution Approving the 2018 Meeting Schedule for the Housing Authority of the City of New Brunswick

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

NBHA RESOLUTION 2017 – 11/15 # 37
ACTING AS REDEVELOPMENT AGENCY

RESOLUTION approving Redevelopment Agreement between The Standard at New Brunswick, LLC, (“Standard” or “Redeveloper”) extending time for execution of Redevelopment Agreement and approving Guaranty Agreement with Landmark Collegiate Development, LLC for a new mixed use project in the Downtown Development District 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, the City Council of the City of New Brunswick has adopted a redevelopment plan (“Redevelopment Plan”) for the Downtown Development District Redevelopment Area (“Redevelopment Area”), which Redevelopment Area includes lands located at 90 New Street, which lands are known as Lot 5.01 (formerly Lots 5, 6, 7, 8.01, and 8.02) in Block 129 on the official Tax Map of the City of New Brunswick (the “Project Site”); and

WHEREAS, by letter dated May 1, 2017 from Standard’s attorneys, Standard submitted a Concept Plan and requested (a) to be designated as redeveloper of the Project Site for the purpose of developing it according to the Concept Plan, and (b) approval of the Concept Plan; and

WHEREAS, the project will consist of a 21-story mixed-use building containing (a) approximately 2,000 s.f. of ground floor commercial space, (b) approximately 185 student housing rental apartments with interior and exterior amenity space and (c) a 111 space on-site parking garage; and

WHEREAS, Standard appeared at a regular meeting of the Redevelopment Agency on May 24, 2017 to introduce the Redeveloper, the Concept Plan and answer any questions of the Commissioners and the public about the Project; and

WHEREAS, the Commissioners of the Redevelopment Agency considered the presentation and concluded that the Project’s proposed Concept Plan, financing plan and experience of Standard furthers the Redevelopment Agency’s interest in carrying out the Redevelopment Plan, and is consistent with the public purposes that the Redevelopment Plan addresses; and

WHEREAS, by Resolution dated May 24, 2017, the Redevelopment Agency adopted a resolution designating Standard the Redeveloper of the Project Site for purposes of constructing the mixed use development described above; and

WHEREAS, the May 24, 2017 resolution was subject to the Redevelopment Agreement being executed by September 19, 2017 and an acceptable Guaranty Agreement being executed by Landmark Properties, Inc.; and

WHEREAS, due to a need to finalize equity participation, the attorney for Standard requested an extension of time for the Redevelopment Agreement to be executed until November 20, 2017 and that Landmark Collegiate Development, LLC be substituted for Landmark Properties, Inc. as Guarantor; and

WHEREAS, Special Redevelopment 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 Project; and

WHEREAS, Special Redevelopment Counsel has prepared and negotiated a Guaranty Agreement with Landmark Collegiate Development, LLC, a form of which is attached to this Resolution; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered the proposed form of Redevelopment Agreement and Guaranty Agreement and find that they further the Redevelopment Agency's interest in carrying out the Redevelopment Plan and are consistent with the public purposes set forth in the Redevelopment Plan.

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

1. The proposed form of Redevelopment Agreement is approved in substantially the form attached hereto.


2. The time within which the Redevelopment Agreement is required to be executed is for good cause extended from September 20, 2017 to November 20, 2017.

3. The substitution of Landmark Collegiate Development, LLC for Landmark Properties, Inc., in approved and the proposed form of the Guaranty Agreement is approved in substantially the form attached hereto.

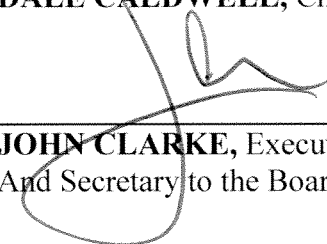
4. The Chairperson or, in the Chair's absence, the Vice Chairperson, is authorized to execute the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the Redevelopment Agreement in accordance with the Redevelopment Plan.

5. This Resolution shall take effect immediately.

Passed on this 15th day of November, 2017 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2017 – 11/15 # 37
ACTING AS REDEVELOPMENT AGENCY**

RESOLUTION approving Redevelopment Agreement between The Standard at New Brunswick, LLC, (“Standard” or “Redeveloper”) extending time for execution of Redevelopment Agreement and approving Guaranty Agreement with Landmark Collegiate Development, LLC for a new mixed use project in the Downtown Development District Redevelopment Area

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

NBHA RESOLUTION 2017 – 11/15 # 39

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 two times calling for bids to be filled 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 93 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 2017 and 2018 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 \$50,000.00.

Passed on this 15th day of November, 2017 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 – 11/15 # 39

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

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

NBHA RESOLUTION 2017 – 11/15 # 40

Resolution Approving Contract with William A. Elias for Management Consulting 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 Housing Authority of the City of New Brunswick is in need of professional services in the area of general management services and in preparing and updating its Agency Plan as required by QHWRA, policy review and revision, assist in preparing applications, Board and staff training, special operational studies and insuring day-to-day compliance with other HUD regulations; and

WHEREAS, the Housing Authority has advertised for Requests for Proposals for the aforesaid services in accordance with its procurement policy and procedures, the applicable New Jersey Statutes and Housing and Urban Development rules and regulations; and

WHEREAS, said procurement procedures are a “fair and open” procurement in accordance with the Pay-to-Play Law, *NJSA 19:44A-20.5*; and

WHEREAS, the Housing Authority advertised two times for proposals and received one (1) proposal and deemed that the highest scoring respondent (with an average total score of 88) has submitted all required materials, forms, and documents to meet the submission requirements of the RFP; and

WHEREAS, the Housing Authority has determined WILLIAM A. ELIAS of West Milford, NJ to be the responsible individual whose qualifications, price, experience and other factors are the most advantageous to the Housing Authority of the City of New Brunswick under the Request for Proposals; and

WHEREAS, the Authority has the monies available for payments of such Services in Fiscal Year 2017 and 2018 Budgets;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the Executive Director be and is hereby authorized and directed to execute a Contract with WILLIAM A. ELIAS on behalf of the Housing Authority of the City of New Brunswick in an amount not to exceed \$ 60,000.00 to be billed at a rate of \$100.00 per hour inclusive of all costs for a one (1) year term for Management Consulting Services in preparing and updating the Housing Authority’s Agency Plan other management training, operation studies, assessments and assistance related to the management of the Housing Authority of the City of New Brunswick.

Passed on this 15th day of November, 2017 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2017 – 11/15 # 40

Resolution Approving Contract with William A. Elias for Management Consulting Services

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