

NBHA RESOLUTION 2011 - 12/21 # 41

**Resolution Authorizing and Approving Payment of Bills
for the Month of November, 2011**

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 November 2011:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 828,042.59
Payroll	\$ 105,429.51
Accounts Payable	\$ 191,956.58
Capital Fund	\$ 0
Local General	\$ 947.85

Passed on this 21st day of December, 2011 (See attached Vote Box)



YIRGU WOLDE, Commissioner



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 - 12/21 # 41

Resolution Authorizing and Approving Payment of Bills
for the Months of December 2011

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

NBHA RESOLUTION 2011 - 12/ #42

Resolution Approving the 2012 Meeting Schedule for the New Brunswick Housing Authority

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 2012 Meeting Schedule for the New Brunswick Housing and Redevelopment Authority.

Passed on this 21st day of December, 2011 (See attached Vote Box)



YIRGU WOLDE, Commissioner



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 - 12/21 #42

Resolution Approving the 2012 Meeting Schedule for the New Brunswick Housing Authority

	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 2011 – 12/21 # 43

**Resolution Approving and Adopting the Revised New Brunswick Housing
Authority Employment and Business Opportunity
Section 3 Policy Dated December 2011**

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 adopted a Section 3 Policy in 2009 as required by the U.S. Department of Housing and Urban Development (HUD) to ensure that employment and other economic opportunities generated by certain financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low-and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low-very low-income persons; and

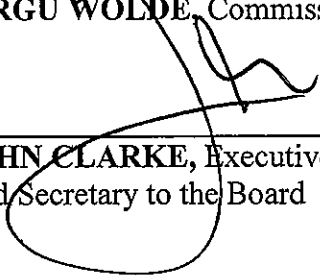
WHEREAS, the Housing Authority has worked to revised this policy and is presenting the revised version dated December 2011.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick Approves and Adopts the Revised New Brunswick Housing Authority Employment and Business Opportunity Section 3 Policy Dated December 2011

Passed on this 21st day of December, 2011(See attached Vote Box)



YIRGU WOLDE, Commissioner



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 – 12/21 # 43

**Resolution Approving and Adopting the Revised New Brunswick Housing
Authority Employment and Business Opportunity
Section 3 Policy Dated December 2011**

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

NBHA RESOLUTION 2011 – 12/21 # 44

Resolution Approving the Award of Contract for the Provision of Professional Risk 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 New Brunswick Housing and Redevelopment Authority (NBHA) is in need of Professional Risk Management Services for all of the agencies public housing and redevelopment sites; and

WHEREAS, the Risk Manager will assist the Authority in evaluating and recommending professional methods to reduce, assume or transfer risk or loss and provide the Authority with general assistance in the preparation of applications, statement of values, etc. as required by the fund; and

WHEREAS, the Risk Manager will review the Authority's assessment and assist in the preparation of the Authority's insurance budget and review loss and engineering reports, and provide general assistance to the safety committee (or other designated committee) in its loss containment objectives also, attend requested meetings; and

WHEREAS, the Risk Manager will review certificates of insurance from contractors, vendors and professionals when requested by the Authority and assist (where needed) in the settlement of claims, with the understanding that the Scope of Risk Management Services does not include services normally provided by a public adjuster; and

WHEREAS, the Risk Manger will provide any other risk management related services required by the Joint Insurance Funds Bylaws; and

WHEREAS, the Executive Director has caused a Request for Proposals for said Professional Risk Management Services to be advertised calling for bids to be submitted to the NBHA and three (3) proposal was submitted and evaluated in accordance with the Competitive Proposal process; and

WHEREAS, the proposal from ALAMO INSURANCE GROUP of North Bergen, NJ was rated at an average score 47 (out of a possible 55) and is the most beneficial to the needs of the Housing and Redevelopment Authority and acceptance thereof was accordingly recommended by the Proposal Review Committee; and

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

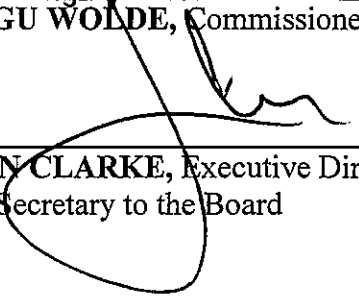
WHEREAS, this service are available through the NJJIF in accordance with our agencies agreement;

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 Professional Risk Management Services to ALAMO INSURANCE GROUP, for fees not to exceed six (6) percent.

Passed on this 21st day of December, 2011 (See attached Vote Box)



YIRGU WOLDE, Commissioner



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 – 12/21 # 44

Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services

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

NBHA RESOLUTION 2011 12/21 # 45 [Redevelopment]

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

**RESOLUTION approving Second Amendment to
Redevelopment Agreement with Gordon New Brunswick MAB
Urban Renewal, L.L.C., assignee of 131 Jersey Avenue
Associates, L.L.C., as redeveloper of a medical office building
on Lot 27.01 in Block 243 in the 131 Jersey 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, the governing body of the City of New Brunswick ("City Council") has adopted a redevelopment plan ("Redevelopment Plan") for the 131 Jersey Avenue Redevelopment Area, encompassing a parcel of land designated as Lot 27.01 in Block 243 on the official Tax Map of the City of New Brunswick (the "Project Site"); and

WHEREAS, the Redevelopment Agency approved the designation of 131 Jersey Avenue Associates, L.L.C. ("131 Jersey Avenue") as the redeveloper of the Project Site and subsequently entered into a redevelopment agreement with 131 Jersey Avenue, dated as of September 28, 2006 (the "Original Redevelopment Agreement"), providing for the environmental remediation of the Project Site and the construction of a medical arts building consisting of approximately 100,000 s.f. of functional space with at-grade parking (the "Project"); and

WHEREAS, pursuant to Section 4.03(c) of the Original Redevelopment Agreement, 131 Jersey Avenue assigned its rights and obligations thereunder to Gordon New Brunswick MAB Urban Renewal, L.L.C. (the "Redeveloper"); and

WHEREAS, by Resolution duly adopted on May 26, 2010, the Redevelopment Agency adopted an Amendment to Redevelopment Agreement in order to revise the ownership structure of the Redeveloper entity and to modify the construction schedule and deadlines set forth in Section 2.05 of the Original Redevelopment Agreement (the Original Redevelopment Agreement, as thus amended, being referred to herein as the "Redevelopment Agreement"); and

WHEREAS, the Redeveloper has requested further amendment of the Redevelopment Agreement to extend the deadlines set forth in Section 2.05 in order to give Redeveloper additional time to secure bank financing; and

WHEREAS, Special Counsel for the Redevelopment Agency has prepared a Second Amendment to Redevelopment Agreement, a form of which is attached to this Resolution, setting forth the aforesaid modifications; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered the Amendment to Redevelopment Agreement, finding that it conforms to the Redevelopment Plan and furthers the public purposes that the Redevelopment Plan addresses.

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

1. The Second Amendment to Redevelopment Agreement is approved in substantially the form attached hereto, subject to and contingent upon approval of the Second Amendment by the City of New Brunswick as a party to the Redevelopment Agreement.

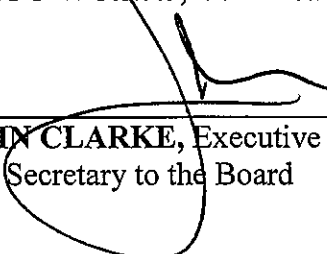
2. The Chairperson or, in the Chair's absence, the Vice Chairperson, is authorized to execute the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the Redevelopment Agreement, as hereby amended, in accordance with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

3. This Resolution shall become effective immediately.

Passed on this 21st day of December, 2011 (See attached Vote Box)



YIRGU WOLDE, Commissioner



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 12/21 #45 [Redevelopment]

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

**RESOLUTION approving Second Amendment to
Redevelopment Agreement with Gordon New Brunswick MAB
Urban Renewal, L.L.C., assignee of 131 Jersey Avenue
Associates, L.L.C., as redeveloper of a medical office building
on Lot 27.01 in Block 243 in the 131 Jersey Avenue
Redevelopment Area**

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

NBHA RESOLUTION 2011 – 12/21 # 46
(Acting as Redevelopment Authority)

Resolution Granting Performance Payments to Executive Director and Deputy Director

WHEREAS, the By-Laws entitle the Executive Director and Deputy Director to receive evaluations annually; and

WHEREAS, in addition to the Housing Authority activities the Executive Director, Deputy Director, and other staff continued to work to maintain and manage all redevelopment operations without replacing redevelopment staff who have left employment of the Authority; and

WHEREAS, after expenses have been paid for redevelopment operations, this year's redevelopment activities have generated funds available for performance payments to be made to the Executive Director and Deputy Director.

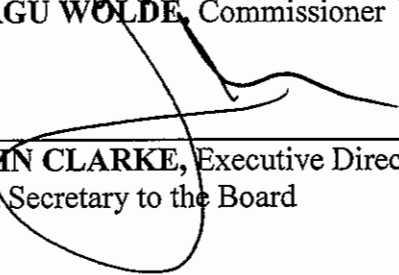
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners Acting as Redevelopment Authority of the City of New Brunswick hereby approve one time performance payments to be made to: John Clarke for \$4,000 dollars and to Mike Mesi for \$3,000 dollars.

BE IT FURTHER RESOLVED that the Executive Director is authorized to continue management of all redevelopment programs with current authority staff in order to reduce overall expenditures and is encouraged to continue his participation in Local, State and National Boards and Committees to assure continued compliance with HUD programs and redevelopment laws and regulations.

Passed on this 21st day of December, 2011 (See attached Vote Box)



YIRGU WOLDE, Commissioner



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2011 – 12/21 # 46
(Acting as Redevelopment Authority)

**Resolution Granting a Performance Payment to Executive Director and Deputy
 Director**

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