

# **BOARD RESOLUTIONS SUMMARY LIST**

## **NBHA RESOLUTION 2020 - 4/22 # 5**

### **ACTING AS REDEVELOPMENT AGENCY**

Resolution approving Redesignation of Fulton Square Urban Renewal, L.L.C. as Redeveloper of Project Site for a mixed use development in the Sanford Remsen Redevelopment Area, approving the Concept Plan provided by Fulton Square for the Project Site and the Redevelopment Agreement

**NBHA RESOLUTION 2020 - 4/22 # 6** Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of January 2020

**NBHA RESOLUTION 2020 - 4/22 # 7** Resolution Ratifying, Authorizing and Approving Payments of Bills for the Month of February 2020

**NBHA RESOLUTION 2020 - 4/22 # 8** Resolution Ratifying and Approving Contract with Rich Tree Services NJ State Contract 18-DPP-00645 in an amount not to exceed \$41,236.79

**NBHA RESOLUTION 2020 - 4/22 # 9** Resolution Accepting the Annual Audit Report for the Housing Authority of the City of New Brunswick for FYE 6/30/19

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**NBHA RESOLUTION 2020 - 4/22 # 11** Resolution Approving and Adopting the Revised Personnel Policy and Procedure Manual for the New Brunswick Housing Authority

**NBHA RESOLUTION 2020 - 4/22 # 12** Resolution Awarding and Approving Contract for Unit Modernization and Maintenance Repair to All-Risk in an amount not to exceed \$200,000.00

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**NBHA RESOLUTION 2019 - 4/22 # 14** Resolution Awarding, Approving and Ratifying Contract for Plumbing Repair and Maintenance to Magic Touch Construction in an amount not to exceed \$200,000.00

**NBHA RESOLUTION 2019 - 4/22 # 15** Resolution Awarding and Approving and Ratifying Contract for Security Cameras and Maintenance to ComTec in an amount not to exceed \$80,000.00

**NBHA RESOLUTION 2019 - 4/22 # 16** Resolution Awarding and Approving Contract for Pest Control Services to Pest-A-Side in an amount not to exceed \$25,000.00

**NBHA RESOLUTION 2020 - 4/22 # 17** Resolution Approving and Adopting the 5 Year PHA Plan for the New Brunswick Housing Authority

**NBHA RESOLUTION 2019 - 4/22 # 18** Resolution Awarding, Approving and Ratifying Contract for General Legal Services to Manfredi & Pellechio in an amount not to exceed \$60,000.00

**NBHA RESOLUTION 2020 - 4/22 # 5**  
**ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION approving Redesignation of Fulton Square Urban Renewal, L.L.C. as Redeveloper of Project Site for a mixed use development in the Sanford Remsen Redevelopment Area, approving the Concept Plan provided by Fulton Square for the Project Site and the Redevelopment Agreement**

**WHEREAS**, pursuant to the Redevelopment Plan for the Easton Park Redevelopment Area, as amended, the Redevelopment Agency designated St. Peter's University Hospital, Inc., ("Redeveloper") as Redeveloper of Lot 1.01 (formerly Lots 1, 2, 3, and 26) in Block 448, commonly known as 258 Easton Avenue, and Lot 25 in Block 448, commonly known as 260 Easton Avenue, all as shown on the official tax maps of the City of New Brunswick (the "Project Site") for the purpose of demolishing the existing improvements on the Project Site and constructing an office building with grade level parking to serve the hospital (the "Project"), as permitted under the Redevelopment Plan; and

**WHEREAS**, the Redevelopment Agency and Redeveloper entered into a redevelopment agreement, dated as of September 26, 2012 (the "Redevelopment Agreement"), providing for the demolition of existing improvements and construction of the Project on the Project Site; and

**WHEREAS**, Redeveloper acquired title to the Project Site on October 29, 2012; and

**WHEREAS**, by Resolution No. 2014 3/26 #13, duly adopted on March 26, 2014, the Redevelopment Agency granted Redeveloper's request for an 18-month extension (the "First Extension") of the deadline for demolition set forth in Section 2.05 of the Redevelopment Agreement, based on the Redevelopment Agency's findings and conclusions that the requested extensions were reasonable, based on the expense of demolition, the uncertain state of New Jersey's health care economy and the future needs of the hospital, combined with the adverse economic conditions that have affected the construction industry since 2009 and the diligent efforts being undertaken by the Redeveloper to identify an effective plan for redevelopment; and

**WHEREAS**, the parties entered into that certain Amendment to Redevelopment Agreement dated May 13, 2014 (the "First Amendment") to incorporate the revised demolition deadline into the Redevelopment Agreement; and

**WHEREAS**, by Resolution No. 2015 10/28 #44, duly adopted on October 28, 2015; Resolution No. 2016 9/28 #28 duly adopted on September 28, 2016; Resolution No. 2017 9/27 #32 duly adopted on September 27, 2017; and Resolution No. 2018 10/24 #34, duly adopted on October 24, 2018, the Redevelopment Agency granted four further extensions to Redeveloper to commence the Project for the same reasons as set forth in the fourth Whereas and entered into four Amendments to the Redevelopment Agreement; and

**WHEREAS**, the Fifth Amendment required Redeveloper to commence construction of the Project by October 29, 2019; and


**WHEREAS**, the Redeveloper did not commence construction of the Project by October 29, 2019 and is therefore in breach of the Redevelopment Agreement.

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

1. The Redeveloper is declared in default of the Redevelopment Agreement dated September 12, 2012, as amended for not commencing construction of the Project by October 29, 2019.
2. The Redevelopment Agency hereby revokes the Redeveloper's designation as Redeveloper and declares the terms of the Redevelopment Agreement dated September 26, 2012 null and void and of no further force and effect.
3. The Executive Director is authorized to send a copy of this Resolution to the Redeveloper.
4. This Resolution shall become effective immediately.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
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**ANTHONY GIORGIANNI**, Chairperson

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

**NBHA RESOLUTION 2020 - 4/22 # 5**  
**ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION approving Redesignation of Fulton Square Urban Renewal,  
L.L.C. as Redeveloper of Project Site for a mixed use development in the  
Sandford Remsen Redevelopment Area, approving the Concept Plan  
provided by Fulton Square for the Project Site and the Redevelopment  
Agreement**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ					✓	
CALDWELL			✓			
WOLDE	✓		✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI		✓	✓			

**NBHA RESOLUTION 2020 - 4/22 # 6**

**Resolution Ratifying, Authorizing and Approving Payment of Bills for the  
Month of January 2020**

**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 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 ratifies, approves and directs that the Executive Director and/or Finance Administrator to process and pay the following bills for the month January 2020:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 834,264.73
Payroll	\$135,750.62
Accounts Payable	\$413,669.42
Capital Fund	\$ 50,518.93
Local General	\$ 29,327.93

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
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**ANTHONY GIORGIANNI**, Chairperson

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

**NBHA RESOLUTION 2020 - 4/22 # 6****Resolution Ratifying, Authorizing and Approving Payment of Bills for the  
Month of January 2020**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ		✓	✓			
CALDWELL			✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI	✓		✓			

**NBHA RESOLUTION 2020 - 4/22 # 7**

**Resolution Ratifying, Authorizing and Approving Payment of Bills for the  
Month of February 2020**

**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 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 ratifies, approves and directs that the Executive Director and/or Finance Administrator to process and pay the following bills for the month February 2020:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$826,145.00
Payroll	\$ 79,411.06
Accounts Payable	\$246,519.74
Capital Fund	\$ 80,706.88
Local General	\$ 13,185.42

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
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**ANTHONY GIORGIANNI**, Chairperson

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

**NBHA RESOLUTION 2020 - 4/22 # 7****Resolution Ratifying, Authorizing and Approving Payment of Bills for the  
Month of February 2020**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ			✓			
CALDWELL		✓	✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI	✓		✓			



**NBHA RESOLUTION 2020 - 4/22 # 8**

**Resolution Ratifying and Approving Contract with Rich Tree Services NJ  
State Contract 18-DPP-00645 in an amount not to exceed \$41,236.79**

**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 is in need tree and stump removal and tree pruning services for cutting down overgrown trees throughout the 13 acres AMP 1 site and cutting back trees and branches that are hanging over building roofs; and

**WHEREAS**, recent storms and large amounts of rain have caused major overgrowth along fencing and overgrowth of trees requiring immediate action; and

**WHEREAS**, the Housing Authority has received some initial quotes for most of the work (see attached) but is in need of additional work to remove tress from its maintenance garage and from a tree outside the front office area; and

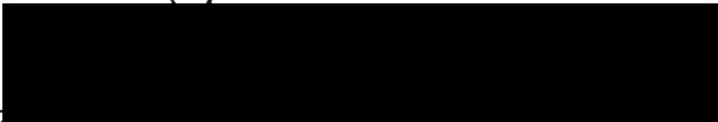
**WHEREAS**, the procurement procedures used for the purchase of the replacement vehicle were completed in a "fair and open" procurement process in accordance with the Pay-to-Play Law, *NJSA 19:44A-20.5* through use of the State Bid Contract #18-DPP-00645; and

**WHEREAS**, funds for these services are available within the NBHA's CFP and annual operating budgets.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby ratify and authorizes tree services with Rich Tree Services using State Contract #18-DPP-00645 in an amount not to exceed \$41,236.79.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
\_\_\_\_\_  
Commissioner

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

**NBHA RESOLUTION 2020 - 4/22 # 8**

**Resolution Ratifying and Approving Contract with Rich Tree Services NJ  
State Contract 18-DPP-00645 in an amount not to exceed \$41,236.79**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ		✓	✓			
CALDWELL			✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT	✓		✓			
CHAIRMAN GIORGIANNI			✓			

**Resolution Accepting the Annual Audit Report for the Housing Authority of the City of New Brunswick for FYE 6/30/19**

**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 6/30/17 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 6/30/19 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, 2019 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 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

[REDACTED]

**ANTHONY GIORGIANNI**, Chairperson

[REDACTED]

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

**NBHA RESOLUTION 2020 – 4/22 # 9****Resolution Accepting the Annual Audit Report for the Housing Authority of  
the City of New Brunswick for FYE 6/30/19**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ			✓			
CALDWELL			✓			
WOLDE		✓	✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI	✓		✓			

**NBHA RESOLUTION 2020 - 4/22 # 10**

**Resolution Authorizing and Approving an Interagency Agreement between  
Bayonne Housing Authority and the New Brunswick Housing Authority**

**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 Authority (NBHA) has expressed an interest in and is seeking Qualified Purchasing Agent (QPA) services from the Bayonne Housing Authority (BHA); and

**WHEREAS**, the BHA has the capacity to render such assistance and is proposing a fee for service Inter-Agency Agreement to provide QPA service to the NBHA billed hourly in an amount not to exceed \$17,500 dollars; and

**WHEREAS**, the NBHA and BHA have previously worked through an Inter-Agency Agreement that was beneficial to both agencies; and


**WHEREAS**, the NBHA staff and BHA staff have drafted an Inter-Agency Agreement to provide these services (from BHA to NBHA); and

**WHEREAS**, the Department of Housing and Urban Development 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

**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 NBHA and BHA in an amount not to exceed \$17,500 dollars and authorizes the Executive Director to work with the BHA to create and execute a final agreement following the framework of the attached draft.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
ANTHONY GIORGIANNI, Chairperson

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

**NBHA RESOLUTION 2020 - 4/22 # 10**

**Resolution Authorizing and Approving an Interagency Agreement between  
Bayonne Housing Authority and the New Brunswick Housing Authority**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA-HERNANDEZ		✓	✓			
CALDWELL	✓		✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI			✓			

**NBHA RESOLUTION 2020 - 4/22 # 11**

**Resolution Approving and Adopting the Revised Personnel Policy and Procedure Manual for the New Brunswick Housing Authority**

**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 Authority (NBHA) Personnel Policy and Procedures Manual is in need of revisions and updates to meet State of New Jersey Benefits requirements and other necessary revisions; and

**WHEREAS**, the NBHA Executive Director and HR Clerk have worked with NBHA Legal to draft a revised policy for consideration by the Board of Commissioner.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and adopt the Revised Personnel Policy and Procedure Manual for the New Brunswick Housing Authority and shall go into effect immediately.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
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**ANTHONY GIORGIANNI**, Chairperson

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



**NBHA RESOLUTION 2020 - 4/22 # 11****Resolution Approving and Adopting the Revised Personnel Policy and  
Procedure Manual for the New Brunswick Housing Authority**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ			✓			
CALDWELL			✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT		✓	✓			
CHAIRMAN GIORGIANNI	✓		✓			

**Resolution Awarding, Approving and Ratifying Contract for Unit  
Modernization and Maintenance Repairs to All-Risk in and Amount Not to  
Exceed \$200,000.00**

**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 is in need of capital improvement to its public housing units including unit modernization and maintenance repairs at its AMP 1 property; and

**WHEREAS**, pursuant to the Housing Authority’s Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids; and

**WHEREAS**, pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

**WHEREAS**, following a public bid opening and subsequent review of all bids received, the bid received for All-Risk in an amount not to exceed \$200,000.00 was found to be the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A:11-2 and federal procurement regulations; and


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

**WHEREAS**, the Housing Authority has the funds available for payment of such services in CFP and operation 2019 and 2020 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 bid for unit modernization and maintenance repairs to All-Risk in an amount not to exceed \$200,000.00 dollars.

Passed on this 22<sup>nd</sup> day of April, 2020. (See attached Vote Box)

  
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**ANTHONY GIORGIANNI**, Chairperson

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

**NBHA RESOLUTION 2020 – 4/22 # 12****Resolution Awarding, Approving and Ratifying Contract for Unit  
Modernization and Maintenance Repairs to All-Risk in and Amount Not to  
Exceed \$200,000.00**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ		✓	✓			
CALDWELL			✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI	✓		✓			

**Resolution Awarding, Approving and Ratifying Contract for Electrical Repairs and Maintenance to Magic Touch Construction in an Amount Not to Exceed \$100,000.00**

**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 is in need of capital improvement to its public housing units including electrical repairs and maintenance at its AMP 1 property; and

**WHEREAS**, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids; and

**WHEREAS**, pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

**WHEREAS**, following a public bid opening and subsequent review of all bids received, the bid received for Magic Touch Construction in an amount not to exceed \$100,000.00 was found to be the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A:11-2 and federal procurement regulations; and


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

**WHEREAS**, the Housing Authority has the funds available for payment of such services in CFP and operation 2019 and 2020 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 bid for electrical repairs and maintenance to Magic Touch Construction in an amount not to exceed \$100,000.00 dollars.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
**ANTHONY GIORGIANNI**, Chairperson

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

**NBHA RESOLUTION 2020 – 4/22 # 13****Resolution Awarding, Approving and Ratifying Contract for Electrical Repairs and Maintenance to Magic Touch Construction in and Amount Not to Exceed \$100,000.00**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA-HERNANDEZ			✓			
CALDWELL			✓			
WOLDE		✓	✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI	✓		✓			

**NBHA RESOLUTION 2020 – 4/22 # 14**

**Resolution Awarding, Approving and Ratifying Contract for Plumbing Repairs and Maintenance Services to Magic Touch Construction in and Amount Not to Exceed \$200,000.00**

**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 is in need of capital improvement to its public housing units including plumbing repairs and maintenance services at its AMP 1 property; and

**WHEREAS**, pursuant to the Housing Authority’s Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids; and

**WHEREAS**, pursuant to the published invitation for bids, the Housing Authority issued bid packages responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

**WHEREAS**, following a public bid opening and subsequent review of all bids received, the bid received for Magic Touch Construction in an amount not to exceed \$200,000.00 was found to be the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A:11-2 and federal procurement regulations; and


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

**WHEREAS**, the Housing Authority has the funds available for payment of such services in CFP and operation 2019 and 2020 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 bid for plumbing repairs and maintenance services to Magic Touch Construction in an amount not to exceed \$200,000.00 dollars.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
ANTHONY GIORGIANNI, Chairperson/

  
JOHN CLARKE, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2020 – 4/22 # 14****Resolution Awarding, Approving and Ratifying Contract for Plumbing  
Repairs and Maintenance Services to Magic Touch Construction in and  
Amount Not to Exceed \$200,000.00**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ			✓			
CALDWELL		✓	✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI	✓		✓			

**Resolution Awarding and Approving Contract for Security Cameras and Maintenance to ComTec in and Amount Not to Exceed \$80,000.00**

**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 is in need of capital improvement to its public housing units including security camera and maintenance at its AMP 1 property; and

**WHEREAS**, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids; and

**WHEREAS**, pursuant to the published invitation for bids and the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

**WHEREAS**, following a public bid opening and subsequent review of all bids received, the bid received for Comtec in an amount not to exceed \$80,000.00 was found to be the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A:11-2 and federal procurement regulations; and

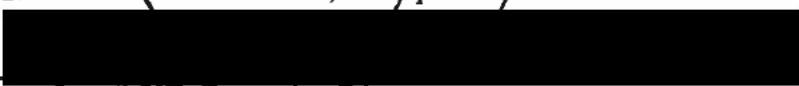
**WHEREAS**, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

**WHEREAS**, the Housing Authority has the funds available for payment of such services in CFP and operation 2019 and 2020 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 bid for security cameras and maintenance to Comtec in an amount not to exceed \$80,000.00 dollars.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
ANTHONY GIORGIANNI, Chairperson/

  
JOHN CLARKE, Executive Director  
And Secretary to the Board



**NBHA RESOLUTION 2020 – 4/22 # 15****Resolution Awarding and Approving Contract for Security Cameras and  
Maintenance to Comtec in and Amount Not to Exceed \$80,000.00**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ		✓	✓			
CALDWELL			✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI	✓		✓			

**Resolution Awarding and Approving Contract for Bed Bug Treatment Services to Pest-A-Side in and Amount Not to Exceed \$25,000.00**

**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 is in need of capital improvement to its public housing units including bed bug treatment services at its AMP 1 property; and

**WHEREAS**, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids; and

**WHEREAS**, pursuant to the published invitation for bids the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

**WHEREAS**, following a public bid opening and subsequent review of all bids received, the bid received for Pest-A-Side in an amount not to exceed \$25,000.00 was found to be the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A:11-2 and federal procurement regulations; and


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

**WHEREAS**, the Housing Authority has the funds available for payment of such services in CFP and operation 2019 and 2020 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 bid for bed bug treatment service to Pest-A-Side in an amount not to exceed \$25,000.00 dollars.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
\_\_\_\_\_  
**ANTHONY GIORGIANNI**, Chairperson

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

**NBHA RESOLUTION 2020 – 4/22 # 16****Resolution Awarding and Approving Contract for Bed Bug Treatment  
Services to Pest-A-Side in and Amount Not to Exceed \$25,000.00**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ			✓			
CALDWELL			✓			
WOLDE	✓		✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI		✓	✓			

**NBHA RESOLUTION 2020 – 4/22 # 17**

**Resolution Approving and Adopting the 5 Year PHA Plan for the New Brunswick Housing Authority**

**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**, Federal Statutes and HUD Regulations require the Housing Authority to prepare an Annual Agency Plan; and

**WHEREAS**, the Five Year Plan/Annual Agency Plan was previously revised to include required language for the RAD program and the Smoke-Free requirements; and

**WHEREAS**, the Five Year Plan/Annual Plan was advertised and made available for inspection at the Housing Authority office 7 Van Dyke Avenue, New Brunswick, NJ 08901 and a public hearing was held for comments on the plan; and

**WHEREAS**, the New Brunswick Housing Authority held its meeting and received no comments on the plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby adopts and approve the 5 Year PHA Plan.

**BE IT FURTHER RESOLVED**, the Board of Commissioners hereby approves submission of the Annual Plan and related certifications to the U.S. Department of HUD by the Executive Director.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

[Redacted Signature]

**ANTHONY GIORGIANNI**, Chairperson

[Redacted Signature]

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

**NBHA RESOLUTION 2020 – 4/22 # 17**

**Resolution Approving and Adopting the 5 Year PHA Plan for the New  
Brunswick Housing Authority**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA- HERNANDEZ			✓			
CALDWELL	✓		✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI		✓	✓			

**NBHA RESOLUTION 2020 – 4/22 # 18**

**Resolution Awarding, Approving and Ratifying Contract for General Legal Services to Manfredi & Pellechio in and Amount Not to Exceed \$60,000.00**

**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 is in need of general legal services; and

**WHEREAS**, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority published a public advertisement for bids; and

**WHEREAS**, pursuant to the published invitation for bids for general legal services, the Housing Authority issued bid packages; and

**WHEREAS**, following review of all bids received, the bid received for Manfredi & Pellechio in an amount not to exceed \$60,000.00 was found to be the lowest responsible bidder pursuant to N.J.S.A. 40A:11-4, N.J.S.A. 40A:11-2 and federal procurement regulations; and


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

**WHEREAS**, the Housing Authority has the funds available for payment of such services in CFP and operation 2019 and 2020 budgets;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve, accepts and ratifies said bid for general legal services to Manfredi & Pellechio in an amount not to exceed \$60,000.00 dollars.

Passed on this 22<sup>nd</sup> day of April, 2020 (See attached Vote Box)

  
\_\_\_\_\_  
**ANTHONY GIORGIANNI**, Chairperson

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

**NBHA RESOLUTION 2020 – 4/22 # 18****Resolution Awarding, Approving and Ratifying Contract for General Legal Services to Manfredi & Pellechio in and Amount Not to Exceed \$60,000.00**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
MEDINA-HERNANDEZ			✓			
CALDWELL			✓			
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT		✓	✓			
CHAIRMAN GIORGIANNI	✓		✓			