

NBHA RESOLUTION 2020 - 7/22 # 31
ACTING AS REDEVELOPMENT AGENCY

**Resolution Revoking Designation of St. Peter's University Hospital,
Inc. as Redeveloper of an Office Building Project in the Easton Park
Redevelopment Area on property known as 258-260 Easton Avenue,
New Brunswick, New Jersey**

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 22nd day of July, 2020 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2020 - 7/22 # 31
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Inc. as Redeveloper of an Office Building Project in the Easton Park
Redevelopment Area on property known as 258-260 Easton Avenue,
New Brunswick, New Jersey**

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

NBHA RESOLUTION 2020 - 7/22 # 32

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of June 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 June 2020:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 957,936.48
Payroll	\$ 110,003.47
Accounts Payable	\$ 194,743.21
Capital Fund	\$ 74,971.78
Local General	\$ 56,385.31

Passed on this 22nd day of July, 2020 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 7/22 # 32

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

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

NBHA RESOLUTION 2020 – 7/22 # 33

Resolution Ratifying, Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$ 39,444.46 Deemed to be uncollectable by Staff and Personnel of 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");

WHEREAS, certain rents as set forth on the Rent Write-Offs for July 2019 through June 2020 totaling \$ 39,444.46 have been determined to be uncollectable according to the methods and procedures for collection available to the staff and personnel of the Housing Authority of the City of New Brunswick; and

WHEREAS, such uncollectable rents have occurred due to tenants who have died, evictions of tenants from Housing Authority dwelling for non-payment of rent (or for discovered unreported income) and/or tenants who have vacated dwellings without notice; and

WHEREAS, pursuant to acceptable accounting procedures, it is necessary and proper to write off such rent as uncollectable; and

WHEREAS, notwithstanding the aforesaid necessity for writing off these rents as uncollectable, efforts will continue through agencies, the courts, and other source outside of the Housing Authority to collect these rents on behalf of the Housing Authority,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick that certain rents, as set forth on the attached Rent Write-offs for July 2019 through June 2020 totaling \$ 39,444.46 and the same are hereby authorized to be written off as uncollectable by the staff and personnel of the Housing Authority of the City of New Brunswick. This resolution ratifies this action as of June 30, 2020 and make it effective that date.

Passed on this 22nd day of July, 2020 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 7/22 # 33

**Resolution Ratifying, Authorizing and Approving the Write-off of Certain
Rent in the Total Amount of \$ 39,444.46 Deemed to be uncollectable by Staff
and Personnel of the Housing Authority of the City of New Brunswick**

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