

NBHA RESOLUTION 2020 - 6/24 # 24
ACTING AS REDEVELOPMENT AGENCY
Resolution Approving Jersey Avenue NB Urban Renewal, LLC as
Redeveloper for property known as Block 242, Lots 1, 2.06, 3.02 and
5.06 on the New Brunswick Tax Map for the construction of a
residential and commercial project located in the Jersey-Sandford
Redevelopment Plan 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:12-4 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 the Redeveloper for the planning, replanning, construction or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8f; and

WHEREAS, the City of New Brunswick ("City Council") has approved a redevelopment plan for the Jersey-Sandford Redevelopment Plan Area ("Redevelopment Plan"), which includes parcels of land situated on the southeastern side of Jersey Avenue between Sanford Street and Mitchell Avenue and bordered by the railroad tracks, which parcels consist of Block 242, Lot 1 (90 Jersey Avenue); 242, Lot 2.06 (100 Jersey Avenue); 242, Lot 3.02 (120 Jersey Avenue); and 242, Lot 5.06 (200 Jersey Avenue) ("Redevelopment Plan Area"); and

WHEREAS, Jersey Avenue NB Urban Renewal, LLC ("Redeveloper") is owned by Accurate Builders and Developers, a corporation and has made an application to be designated Redeveloper for the Redevelopment Plan Area; and

WHEREAS, the Redeveloper owns all of the 23.7 acres contained in the Redevelopment Plan Area, which property consists of Block 242, Lot 1 (90 Jersey Avenue); 242, Lot 2.06 (100 Jersey Avenue); 242, Lot 3.02 (120 Jersey Avenue) and 242, Lot 5.06 (200 Jersey Avenue); and

WHEREAS, the Redeveloper proposes to construct a mixed-use development consisting of 660 residential units with 1,407 parking spaces (1,211 parking spaces in a parking garage and 196 surface parking spaces and commercial/retail space consisting of approximately 200,000 square feet with 600 parking spaces in a parking garage and surface parking ("Redevelopment Project"); and

WHEREAS, the Redeveloper by letter and application has requested that it be appointed Redeveloper of the Redevelopment Plan Area pursuant to Section 11 of the Redevelopment Plan, which requires that a Redeveloper submit the following information and materials to the Redevelopment Agency:

- Preliminary plans sufficient in scope to demonstrate compliance with the design standards and guidelines of the Redevelopment Plan;

- Documentation evidencing the financial responsibility and capability of the proposed Redeveloper to carry out the proposed redevelopment project including comparable projects completed; financing plan and ownership interest;
- Estimated total development cost for the proposed redevelopment project; and
- Estimated timetable for the start and completion of development.

WHEREAS, the Redeveloper submitted a Concept Plan prepared by Lessard Design of Viera, Va., consisting of an overall site plan, and floor plans and concept study plans entitled "Jersey Avenue Mixed Use-New Brunswick, N.J." ("Concept Plan:"); and

WHEREAS, the Concept Plan showed that all residential and commercial buildings could be four stories high, the residential project will consist of four separate buildings ranging from 58 units to 223 units, which units will consist of studio, one bedroom and two bedroom units, with a parking garage consisting of 1,211 parking spaces and surface parking of 196 parking spaces, and the commercial project will consist of four buildings with approximately 160,000 – 180,000 square feet of office space, 20,000 of co-work space and 5,000 – 8,000 square feet of retail space with approximately 600 parking spaces in a garage and/or surface lot, open space and amenities; and

WHEREAS, the Redeveloper presented evidence of its financial ability to complete the redevelopment project and the construction of comparable mixed-use developments in Morris, N.J.; Bound Brook, N.J.; Linden, N.J.; Emerson, N.J.; multi-family developments in Bayonne, N.J.; Raritan, N.J. and Little Falls, N.J., and commercial/office developments in Lakewood, N.J.; Edgewater Park, N.J.; Plainfield, N.J.; Hazlet, N.J. and South Amboy, N.J.; and

WHEREAS, the Redeveloper estimates that the development cost will be \$170 Million Dollars and that the project will start within 12 months after the execution of the Redevelopment Agreement and be completed within 3 years after start of construction; and

WHEREAS, based upon a review of the submitted information and the presentation made by the Redeveloper at a public meeting held on June 24, 2020, including the answering of any questions by the Commissioners and the public, the Redevelopment Agency has found that the documentation and presentation to be acceptable in conformity with the requirements of Section 11 of the Redevelopment Plan therefore, determining that it is appropriate to designate Jersey Avenue Urban Renewal, LLC as the Redeveloper of the redevelopment project pursuant to Section 11 of the Redevelopment Plan, subject to conditions set forth in the Resolution; and

WHEREAS, the Redevelopment Agency requests that a Revised Concept Plan be presented to demonstrate that the Plan conforms with the design standards and guidelines of the Redevelopment Plan, including information on the number and location of affordable housing, the location of bicycle and scooter racks, location of traffic light, location of solar panels on garages, the four acres of park or open space, details on number of parking spaces and parking garage for commercial space, details about the garage facade facing Jersey Avenue and the buildings and impervious coverage ratio and floor to area ratio.

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

1. Jersey Avenue NB Urban Renewal, LLC is designated as Redeveloper for the mixed-use project described in the Preamble of the Resolution in the Jersey-Sandford Redevelopment Plan Area subject to the following conditions:

a. A Redevelopment Agreement is submitted to the Redevelopment Agency within ninety (90) days for the date of their approval; and


b. A Revised Concept Plan is submitted for approval at the same time the Redevelopment Agreement is submitted containing the design standards and guidelines described in the Redevelopment Plan and the Preamble of this Resolution.

2. This Resolution shall take effect immediately.

Passed on this 24th day of June, 2020 (See attached Vote Box)



ANTHONY GIORGIANNI, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 6/24 # 24
ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving Jersey Avenue NB Urban Renewal, LLC as
Redeveloper for property known as Block 242, Lots 1, 2.06, 3.02 and
5.06 on the New Brunswick Tax Map for the construction of a
residential and commercial project located in the Jersey-Sandford
Redevelopment Plan Area**

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

NBHA RESOLUTION 2020 - 6/24 # 25
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	\$ 873,937.00
Payroll	\$ 86,078.12
Accounts Payable	\$ 94,373.58
Capital Fund	\$124,159.83
Local General	\$ 5,040.00

Passed on this 24th day of June, 2020 (See attached Vote Box)



ANTHONY GIORGIANNI Chairmerson

JOH 

And Secretary to the Board

NBHA RESOLUTION 2020 - 6/24 # 25**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			✓			
CHAIRMAN GIORGIANNI		✓	✓			

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RESOLUTION

BY THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK BE IT RESOLVED
that the following warrants drawn on the Housing Authority of the City of New Brunswick for the following Program(s), Project(s), Activity(ies), be and hereby are approved;

<u>DATE</u>		<u>AMOUNT</u>
May-20	Accounts Payable	\$ 94,373.58
May-20	Capital Fund	\$ 124,159.83
May-20	Payroll	\$ 86,078.12
May-20	Local General Fund	\$ 5,040.00
June-20	Section 8 Payment	\$ 873,937.00

This is to certify that the disbursements for the New Brunswick Housing and Redevelopment Authority contained herein have been made in accordance with the Housing and Urban Development Procurement Policy, No.24CFR 85.3G. I further certify to the best of my knowledge and belief the expenditures reported on the attached are correct.

[Redacted Signature]

John Clarke Executive Director

[Redacted Signature]

Alka Shah Finance Administrator

Approved by Commissioners:

_____	_____
_____	_____
_____	_____

NBHA RESOLUTION 2020 - 6/24 # 26

Resolution Awarding and Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year Ending 6/30/20 in and Amount Not to Exceed \$15,945.00

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 books 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 account in lieu of auditing by them; and

WHEREAS, the New Brunswick Housing and Redevelopment Authority is in need of an Independent Public Accountant to perform those annual auditing services; and

WHEREAS, auditing services are professional services within the meaning of the New Jersey Public Contracts Law and are, therefore, exempt from bidding requirements; and

WHEREAS, the Authority has the monies available for payment of such Annual Auditing Services in Fiscal Year Ending 6/30/20 Budget; and

WHEREAS, the Executive Director has caused a Request for Proposals for said auditing services to be advertised two (2) times and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process and the proposal of **HYMANSON, PARNES & GIAMPAOLO** was rated to be the proposal most beneficial to the needs of the Housing Authority and acceptance thereof was accordingly recommended;


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 Annual Auditing Services in accordance with the proposal by **HYMANSON, PARNES & GIAMPAOLO** not to exceed \$15,945.00;

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby authorize and direct the Executive Director to execute a Contract on behalf of the New Brunswick Housing and Redevelopment Authority with **HYMANSON, PARNES & GIAMPAOLO** for said Annual Auditing services for FYE 6/30/20.

Passed on this 24th day of June, 2020 (See attached Vote Box)



ANTHONY GIORGIANNI, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 6/24 # 26
Resolution Awarding and Approving the Contract for Annual
Auditing Services to Hymanson, Parnes & Giampaolo for the
Fiscal Year Ending 6/30/20 in and Amount Not to Exceed
\$15,945.00

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

NBHA RESOLUTION 2020 – 6/24 # 27
Resolution Awarding and Approving Contract with William A. Elias as a primary and Phactory Consulting as a secondary 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 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 (2) times for proposals and received Three (3) proposal and deemed that the highest scoring respondents had 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 as a primary and PHACTORY CONSULTING as a secondary to be the responsible individuals/firms 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 2019 and 2020 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; and


BE IT FURTHER 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 PHACTORY CONSULTING on behalf of the Housing Authority of the City of New Brunswick in an amount not to exceed \$ 55,000.00 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 activities, hearing officer work and assistance related to the management of the Housing Authority of the City of New Brunswick or as assigned accordingly; and

Passed on this 24th day of June, 2020 (See attached Vote Box)



ANTHONY GIORGIANNI Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 6/24 # 27
Resolution Awarding and Approving Contract with William A. Elias as a primary and Phactory Consulting as a secondary for Management Consulting Services

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

NBHA RESOLUTION 2020 - 6/24 # 28
ACTING AS REDEVELOPMENT AGENCY

**Resolution Awarding and Approving Contract to Provide Legal
Services in Connection with Redevelopment Matters Undertaken by
the Housing Authority of the City of New Brunswick with Wilentz,
Goldman & Spitzer, Esqs.**

WHEREAS, the Board of Commissioner of the Housing Authority of the City of New Brunswick has determined that it is necessary to retain special counsel to provide legal services in connection with its redevelopment projects; and

WHEREAS, the Board of Commissioners recognizes that it is in the best interest of the Housing Authority in its role as Redevelopment Agency for the City of New Brunswick to have these specialized legal services available on a continual basis; and

WHEREAS, legal services are professional services and are exempt from bidding requirements of New Jersey Public Contracts Law however, the Housing Authority has decided to complete an RFP regardless of this fact; and

WHEREAS, proposals for such services were sought in accordance with the applicable New Jersey Statutes and Housing and Urban Development rules and regulations and the Housing Authority's Procurement Policy (as they relate to RFP's), using a fair and open process in accordance with NJSA 19:44A-20.5, and two (2) proposals were received; and

WHEREAS, the Executive Director and Director of Operations have independently reviewed and analyzed the proposals and found that the proposal received from the law firm of Wilentz Goldman & Spitzer, Esqs. (Woodbridge, NJ) is most advantageous to the Authority considering price, experience, and other factors; and

WHEREAS, the Wilentz firm has proposed such services to the Housing Authority at the blended rate of \$285 per hour for litigation matters (\$265 for other services) and \$110 per hour for paralegal services as set forth in their proposal; and


WHEREAS, all sums paid to Wilentz, Goldman & Spitzer, Esqs. pursuant to the Contract authorized hereunder shall be repaid to the Housing Authority by the redeveloper,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby accepts the proposal of Wilentz, Goldman & Spitzer, Esqs., with offices located at 90 Woodbridge Center Drive, Suite 900, P.O. Box 10, Woodbridge, New Jersey 07095, and hereby authorizes and directs the Executive Director to enter into a Contract/Agreement to provide legal services with said law firm to provide the services set forth for in the proposal a period of one (1) year commencing immediately.

Passed on this 24th day of June, 2020 (See attached Vote Box)



ANTHONY GIORGIANNI, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 6/24 # 28
ACTING AS REDEVELOPMENT AGENCY

**Resolution Awarding and Approving Contract to Provide Legal
Services in Connection with Redevelopment Matters Undertaken by
the Housing Authority of the City of New Brunswick with Wilentz,
Goldman & Spitzer, Esqs.**

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

NBHA RESOLUTION 2020 – 6/24 # 29
**Resolution Awarding and Approving Contract for Architectural &
Engineering Services to Joseph F. McKernan Jr. in and Amount
Not to Exceed \$30,000.00**

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");

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 (2) times and six (6) proposals were submitted and evaluated in accordance with the Competitive Proposal process. The proposal of JOSEPH F. MCKERNAN JR. was rated to be the proposal most beneficial to the needs of the Housing and Redevelopment Authority 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 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 proposal for Architectural & Engineering Services by JOSEPH F. MCKERNAN JR., in an annual amount not to exceed \$30,000.00.

Passed on this 24th day of June, 2020 (See attached Vote Box)



ANTHONY GIORGIANNI, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 6/24 # 29
Resolution Awarding and Approving Contract for Architectural &
Engineering Services to Joseph F. McKernan Jr. in and Amount
Not to Exceed \$30,000.00

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

NBHA RESOLUTION 2020 – 6/24 # 30
Resolution Accepting and Adopting the
Energy Audit completed by EMG

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 procured the services of the EMG to complete an independent energy audit of its AMP 1 public housing property; and

WHEREAS, the audit service was completed in accordance with HUD standards and requirements; 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 energy audit has been completed and attached to this resolution (see attached).

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby accepts and adopts the Energy Audit by EMG.

Passed on this 24th day of June, 2020 (See attached Vote Box)



ANTHONY GIORGIANNI, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 6/24 # 30
Resolution Accepting and Adopting the
Energy Audit completed by EMG

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