

NBHA RESOLUTION 2020 - 10/28 # 38
ACTING AS REDEVELOPER

**Resolution Approving Revised Concept Plan And Redevelopment Agreement
Between Jersey Ave NB Urban Renewal, L.L.C., and the Housing Authority
Of The City Of New Brunswick Acting As The Redevelopment Agency
("Redevelopment Agency") for a Mixed-Use Project in the Jersey – Sanford
Redevelopment Plan Area ("Redevelopment Plan")**

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 of New Brunswick ("City Council") has approved a redevelopment plan for the Jersey-Sanford 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); Block 242, Lot 2.06 (100 Jersey Avenue); Block 242, Lot 3.02 (120 Jersey Avenue); and Block 242, Lot 5.06 (200 Jersey Avenue) ("Redevelopment Plan Area"); and

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

WHEREAS, the Redeveloper owns all of the 22.9⁺ acres contained in the Redevelopment Plan Area, which property consists of Block 242, Lot 1 (90 Jersey Avenue); Block 242, Lot 2.06 (100 Jersey Avenue); Block 242, Lot 3.02 (120 Jersey Avenue) and Block 242, Lot 5.06 (200 Jersey Avenue); and

WHEREAS, the Redeveloper originally proposed to construct a mixed-use development consisting of 660 residential units with 1341 parking spaces (1211 parking spaces in a parking garage and 130 surface parking spaces and commercial office/retail space consisting of approximately 208,000 square feet with 600 parking spaces in a parking garage and surface parking ("Redevelopment Project"); and

WHEREAS, the Concept Plan originally submitted by Redeveloper and prepared by Lessard Design showed that all residential and commercial buildings would be four stories high, the residential project will consist of four separate buildings consisting of 192 units, 222 units, 196 units and 50 units, which units will consist of studio, one bedroom, two bedroom and three bedroom units for a total of 660 residential units (66 of which will be affordable units), with a parking garage consisting of 1211 parking spaces and surface parking of 130 parking spaces, and the commercial project will consist of four buildings with approximately 180,000 square feet of office space, 20,000 of co-work space and approximately 8,000 square feet of retail space with

approximately 600 parking spaces in a garage and/or surface lot, open space and amenities ("Project") as shown on the Concept Plan entitled "Jersey Avenue Mixed Use" prepared by Lessard Design; 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, based upon Redeveloper's submissions and its appearance before the Commissioners, the Redevelopment Agency by Resolution 2020- 6/24 # 24 designated Jersey Ave NB Urban Renewal, LLC as Redeveloper, of the Project Site, for purposes of constructing a multi-use Project subject to approval of a Redevelopment Agreement and Concept Plan; and

WHEREAS, the Redeveloper has submitted a revised Concept Plan which shows a multi-use development consisting of 660 residential units (66 of which will be affordable units) in three (3) separate buildings consisting of 217 units, 209 units and 234 units, which units will consist of studio, one bedroom, two bedroom, and three bedroom units with a parking garage consisting of 1,160 parking spaces and surface parking for 119 parking spaces for a total of 1279 parking spaces and commercial development consisting of four (4) buildings with approximately 146,000 square feet of office space, 18,000 square feet of co-work space and 8,000 square feet of retail space with approximately 436 parking spaces in a garage and surface lot with open space amenities ("Project"); and

WHEREAS, Special Redevelopment Counsel for the Redevelopment Agency has negotiated with the Redeveloper a proposed Redevelopment Agreement and Guaranty Agreement with Accurate, forms of which are attached to this Resolution, setting forth the terms and conditions by which Redeveloper will carry out the Project and Guarantor will guarantee the terms and conditions of the Redevelopment Agreement; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered the revised Concept Plan and the form of the Redevelopment Agreement and find that the revised Concept Plan and the Agreement 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 the Redevelopment Agency, that:

1. The revised Concept Plan entitled "Jersey Avenue Mixed-Use" prepared by Lessard Design is hereby approved, a copy of which is annexed hereto.
2. The proposed form of Redevelopment Agreement with the Redeveloper and the Guaranty Agreement with the Guarantor are approved in substantially the form attached hereto.
3. The Chairperson or in the Chairperson'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.

4. This Resolution shall take effect immediately.

Passed on this 28th day of October, 2020 (See attached Vote Box)

[Redacted Signature]

YESSENTIA MEDINA-HERNANDEZ, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

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Redevelopment Plan Area ("Redevelopment Plan")**

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

NBHA RESOLUTION 2020 - 10/28 # 39

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

SEPTEMBER 2020


<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 967,135.34
Payroll	\$ 90,739.40
Accounts Payable	\$ 183,425.71
Capital Fund	\$ 12,938.30
Local General	\$ 6,735.11

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby ratifies and approves the payment of bill for the month of September 2020.

Passed on this 28th day of October, 2020 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 10/28 # 39**Resolution Ratifying, Authorizing and Approving Payment of Bills for the
Month September 2020**

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

**Resolution Approving and Adopting the New Brunswick Housing Authority
Employee Emergency Action and Fire Prevention Plan**

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 of Employee Emergency Action and Fire Prevention Plan; and


WHEREAS, the Housing Authority and it’s staff worked with the JIF safety consultant to draft an employee emergency action and fire prevention plan attached to this resolution (see attached).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick approves and adopts the Employee Emergency Action and Fire Prevention Plan effective immediately.

Passed on this 28th day of October, 2020 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 10/28 # 40**Resolution Approving and Adopting the New Brunswick Housing Authority
Employee Emergency Action and Fire Prevention Plan**

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

NBHA RESOLUTION 2020 – 10/28 # 41

**Resolution Authorizing and Approving Guaranteed Motor Towing Service Inc.
for Towing Activities and Actions on all New Brunswick Housing and
Redevelopment Authority Properties**

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 of a licensed and registered towing company to remove vehicles illegally or improperly parked or abandon on its housing or redevelopment properties; 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*; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby authorizes and Approves Guaranteed Motor Towing Service Inc. for towing activities and actions on all New Brunswick Housing and Redevelopment Authority Properties

Passed on this 28th day of October, 2020 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 10/28 # 41

**Resolution Authorizing and Approving Guaranteed Motor Towing Service Inc.
for Towing Activities and Actions on all New Brunswick Housing and
Redevelopment Authority Properties**

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

Resolution Approving and Adopting the 2021 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 2021 Meeting Schedule for the Housing Authority of the City of New Brunswick.

Passed on this 28th day of October, 2020 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 10/28 # 42**Resolution Approving and Adopting the 2021 Meeting Schedule for the Housing
Authority of the City of New Brunswick**

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