

NBHA RESOLUTION 2021 - 1/27 # 1
ACTING AS REDEVELOPMENT AGENCY

Resolution Approving a Redevelopment Agreement between the Housing Authority of the City of New Brunswick and Sovereign Consulting, Inc. as Redeveloper for property located at 131 Jersey Avenue (Block 243, Lot 27.01 on the New Brunswick Tax Map) for the construction of a flex-warehouse facility in the 131 Jersey Avenue 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 131 Jersey Avenue Redevelopment Plan Area ("Redevelopment Plan"), which includes a parcel of land situated at 131 Jersey Avenue (Tax Map Block 243, Lot 27.01) ("Redevelopment Area"); and

WHEREAS, Sovereign Consulting, Inc., the owner of the Redevelopment Plan Area has made an application to be designated Redeveloper for the Redevelopment Plan Area ("Redeveloper"); and

WHEREAS, Sovereign Consulting, Inc. owns all of the approximately 4.8+ acres contained in the Redevelopment Plan Area; and

WHEREAS, the Redeveloper proposes to construct an approximately 63,515 square feet flex-warehouse building consisting of 1 story with 59,315 square feet of warehouse space and an additional 4,200 square feet of office space and 54 parking spaces and 7 loading spaces ("Redevelopment Project"), which project is permitted under the Redevelopment Plan and which building complies with the bulk standards set forth therein; and

WHEREAS, the Redeveloper by letter and application has submitted the financial, development cost, project schedule and concept plans in accordance with Section 6.b.1 of the Redevelopment Plan; and

WHEREAS, the Redeveloper submitted a concept plan consisting of an Overall Plan of Project, a truck movement plan, an internal plan, and elevations of the proposed flex-warehouse building with an attached office; and

WHEREAS, the Redeveloper presented evidence of its financial ability to complete the Redevelopment Project, including a loan commitment from Spencer Savings Bank; and

WHEREAS, the Redeveloper estimates that the development cost will be \$12.36 Million Dollars and that the project is anticipated to start in June of 2021 and be completed by January of 2022; and

WHEREAS, based upon a review of the submitted information and the presentation made by the Redeveloper at a public meeting held on December 16, 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 6 of the Redevelopment Plan, therefore determining that it is appropriate to designate Sovereign Consulting, Inc. as the Redeveloper of the redevelopment project pursuant to Section 6 of the Redevelopment Plan, subject to conditions set forth in this Resolution; and

WHEREAS, the Special Counsel for the Housing Authority and the attorney for the Redeveloper have negotiated a Redevelopment Agreement, which the Commissioners considered at their January 27, 2021 meeting and approved.


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

1. The Redevelopment Agency by and between the Housing Authority of the City of New Brunswick and Sovereign Consulting, Inc., is approved in substantially the form amended hereto.
2. The Chairman or his designee is authorized to execute the Redevelopment Agreement on behalf of the Housing Authority.
3. This Resolution shall take effect immediately.

Passed on this 27th day of January, 2021 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 - 1/27 # 1
ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving a Redevelopment Agreement between the Housing
Authority of the City of New Brunswick and Sovereign Consulting, Inc. as
Redeveloper for property located at 131 Jersey Avenue
(Block 243, Lot 27.01 on the New Brunswick Tax Map) for the construction of
a flex-warehouse facility in the 131 Jersey Avenue Redevelopment Plan Area**

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

NBHA RESOLUTION 2021 - 1/27 # 2

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Months of November and December 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 months of November and December 2020:

A- NOVEMBER 2020

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 930,741.33
Payroll	\$ 113,863.38
Accounts Payable	\$ 120,758.50
Capital Funds	\$ 129,618.31
Local General	\$ 30,010.78

B- DECEMBER 2020

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 1,047,278.94
Payroll	\$ 89,483.47
Accounts Payable	\$ 254,253.38
Capital Funds	\$ 9,591.09
Local General	\$ 1,086.11

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 months of November and December 2020.

Passed on this 27th day of January, 2021 (See attached Vote Box)



YESENIA MEDINA HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 - 1/27 # 2**Resolution Ratifying, Authorizing and Approving Payment of Bills for the
Months of November and December 2020**

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

NBHA RESOLUTION 2021 – 1/27 # 3

Resolution Awarding and Approving Contracts for Unit Modernization and Maintenance Repairs to All-Risk as Primary and Magic Construction as Secondary Contractors in a Total 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 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 and Magic Construction in amounts not to exceed \$200,000.00 and it was determined that both contractors had lowest responsible bidders 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 determined that these contracts will be established as primary and secondary not to exceed contracts the funds are available for payment of such services in CFP and operation 2020 and 2021 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 as primary and Magic Construction as secondary in a total amount not to exceed \$200,000.00 dollars.

Passed on this 27th day of January, 2021 (See attached Vote Box)



YESENIA MEDINA HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 – 1/27 # 3

**Resolution Awarding and Approving Contracts for Unit Modernization and
Maintenance Repairs to All-Risk as Primary and Magic Construction as
Secondary Contractors in a Total Amount Not to Exceed \$200,000.00**

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

NBHA RESOLUTION 2021 – 1/27 # 4

Resolution Awarding and Approving 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 2020 and 2021 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 27th day of January, 2021 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 – 1/27 # 4

**Resolution Awarding and Approving 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
GIORGIANNI	✓		✓			
CALDWELL						✓
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT		✓	✓			
MEDINA- HERNANDEZ			✓			

NBHA RESOLUTION 2021 – 1/27 # 5

Resolution Awarding and Approving 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 2020 and 2021 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 27th day of January, 2021 (See attached Vote Box)



YESSENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 – 1/27 # 5**Resolution Awarding and Approving 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
GIORGIANNI	✓		✓			
CALDWELL						✓
WOLDE			✓			
JONES						✓
DUNLAP			✓			
WRIGHT		✓	✓			
MEDINA- HERNANDEZ			✓			

NBHA RESOLUTION 2021 – 1/27 # 6

Resolution Awarding and Approving Contract for Contract for Maintenance and Repairs to Magic Touch in and Amount Not to Exceed \$150,000.00

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 maintenance and repairs work at its public housing units including (but not limited to) maintenance repairs to units and buildings 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 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 Construction in an amount not to exceed \$150,000.00 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

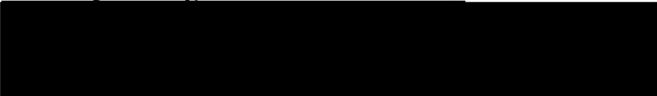
WHEREAS, the Housing Authority has the funds available for payment of such services in CFP and operation 2020 and 2021 budgets;

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 Magic Construction in an amount not to exceed \$150,000.00 dollars.

Passed on this 27th day of January, 2021 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 – 1/27 # 6

Resolution Awarding and Approving Contract for Contract for Maintenance and Repairs to Magic Touch in and Amount Not to Exceed \$150,000.00

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