

NBHA RESOLUTION 2021- 6/23 # 19
ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving Revised Concept Plan by Fulton Square Urban
Renewal, L.L.C. as Redeveloper of Project Site for a Mixed Use Development
in the Sandford Remsen Redevelopment Area, and Approving the
Redevelopment Agreement Between Redevelopment Agency and Redeveloper**

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, preplanning, construction, or undertaking of a project or redevelopment work under N.J.S.A. 40A:12A-8.f; and

WHEREAS, the City Council of the City of New Brunswick has adopted a Redevelopment Plan ("Redevelopment Plan") for the Sandford/Remsen Redevelopment Area ("Redevelopment Area"), which Redevelopment Area encompasses a site generally bounded by Commercial Avenue and Remsen Avenue, which Redevelopment Plan has been amended.

WHEREAS, the Redevelopment Agency received an application dated October 26, 2018 ("application") from Fulton Square Urban Renewal, L.L.C. to be designated as Redeveloper for property known as Block 292.01, Lots 1.04, 1.05, 2.01 and 2.02 on New Brunswick Tax Map, which property is generally bounded by Commercial Avenue, Lawrence Street and Georges Road ("Project Site"), which Project Site is located within the Sandford Remsen Redevelopment Area; and

WHEREAS, the Redevelopment Agency approved Fulton Square Urban Renewal, LLC as Redeveloper and approved a Concept Plan entitled "Fulton Square II" which contemplated a mixed use development with (a) a three story building with approximately 5,500 square feet of retail/commercial space and 12 residential units; (b) a three story building with 7,300 square feet of residential/commercial space and 16 residential units; and (c) two 3 story condominium buildings with 42 residential units in each; and (d) surface parking for approximately 261 parking spaces (the "Project"); and

WHEREAS, the Redevelopment Agency subsequently approved a Redevelopment Agreement with the Redeveloper to construct the Project; and

WHEREAS, the Redevelopment Plan has been amended and Redeveloper has requested that the approved Concept Plan as described above be changed to a Revised Concept Plan to comply with the provisions of the Amended Redevelopment Plan; and

WHEREAS, the Revised Concept Plan entitled “Fulton Square” and presented by the Redeveloper shows a mixed-use development consisting of (a) a five story mixed-use building with a height of approximately 65 feet and consisting of approximately 15,235 s.f. of retail on ground level and 224 residential units on Floors 2-5; and (b) 287 parking spaces located on the ground floor and surface parking (“Revised Concept Plan”; and

WHEREAS, the total cost of the Project is estimated to be approximately \$40,000,000 to be financed by an estimated equity participation of approximately \$4,000,000 and long term debt financing of approximately \$36,000,000; and

WHEREAS, Redeveloper anticipates that construction of the Project will commence within ninety (90) days after (i) receipt of all governmental approvals and financing, and (ii) completion of environmental remediation but no later than December 31, 2022, and that the Project will be completed within two (2) years thereafter, with the expected completion of the Project to be December 31, 2024 but no later than June 30, 2025; and

WHEREAS, Redeveloper representatives appeared at a regular public meeting of the Redevelopment Agency on June 23, 2021 to introduce the Revised Concept Plan and the Amendment to Redevelopment Agreement and answer any questions of the Commissioners and the public about the Project; and

WHEREAS, the Commissioners of the Redevelopment Agency considered and concluded that the Project’s proposed Revised Concept Plan, financing and construction experience furthers the Redevelopment Agency’s interest in carrying out the Redevelopment Plan and is consistent with the public purposes that the Redevelopment Plan addresses; and

WHEREAS, based upon Redeveloper’s submissions and its appearance before the Commissioners, the Redevelopment Agency determined it was appropriate to approve the Revised Concept Plan and an Amendment to the Redevelopment Agreement to reflect the Revised Concept Plan; and

WHEREAS, Redeveloper agrees to clear the Project Site and construct the Project as generally depicted in the Revised Concept Plan and submissions filed with the Agency in connection with the Agency’s approval of the Redeveloper as the redeveloper of the Project Site; and

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

1. Fulton Square is redesignated and certified as the Redeveloper of the Revised Project, subject to approval of New Brunswick Planning Board of the Fulton Square application for site plan approval and any variances required.
2. The Revised Project and Revised Concept Plan are approved in substantially the form presented to the Commissioners, subject to any modifications required by the Planning Board.

3. The Amendment to the Redevelopment Agreement is approved in substantiality the form of the Agreement annexed hereto and the Chairman and Secretary are authorized to execute the Redevelopment Agreement and such other documents as may be required to effectuate the Redevelopment Project.

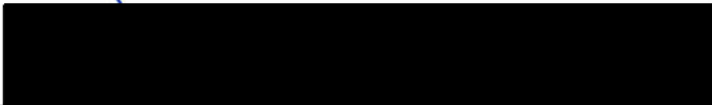
4. The Redeveloper designation is contingent on the payment by the Redeveloper of (a) a fee in the amount of \$80,000 (less any sums previously paid by Redeveloper on the Fulton Square Project) to the City pursuant to Chapter 2.08 of City Council Code of Ordinances; (b) the Redevelopment Agency's administrative fee of \$10,000; (c) Redeveloper's establishment of an escrow account with the Agency in the amount of \$40,000 as security for the payment of Agency's costs, including legal fees; and (d) all of the above shall be paid by Redeveloper at time of Execution of Amendment to Redevelopment Agreement.

5. This Resolution is subject to and shall become effective only upon the execution of the Amendment to Redevelopment Agreement.

Passed on this 23rd day of June 2021.



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2021- 6/23 # 19
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Revised Concept Plan by Fulton Square Urban
Renewal, L.L.C. as Redeveloper of Project Site for a Mixed Use development
in the Sanford Remsen Redevelopment Area, and approving the
Redevelopment Agreement between Redevelopment Agency and Redeveloper**

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

NBHA RESOLUTION 2021- 6/23 # 20
ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving Amendment to Redevelopment Agreement between the
Redevelopment Agency and Somerset Urban Renewal, L.L.C. ("SUR" or
"Redeveloper") for the construction of a multi-story medical office building in
the French Prospect Redevelopment 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: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 Council of the City of New Brunswick has adopted a Redevelopment Plan ("Redevelopment Plan") for the French Prospect Redevelopment Area ("Redevelopment Area"), as amended, which Redevelopment Area includes Lot 1.05 in Block 28 as shown and designated on the official Tax Map of the City of New Brunswick, the Project Site being bordered by Somerset, Plum and Prospect Streets ("Project Site"); and

WHEREAS, by Resolution 2006-6/28 #75, the Redevelopment Agency approved the formation of French Street Urban Renewal Corporation ("FSURC") as an urban renewal entity affiliated with AST Development Corporation and the assignment to FSURC of AST Development Corporation's ("AST") redevelopment designation and the rights and obligations of AST pursuant to Redevelopment Agency; and

WHEREAS, by Resolution 2006-7/26 #91, the Redevelopment Agency approved a modification of a Concept Plan to provide for a parking garage and medical office building on Lots 1.03 and 1.04 in Block 28 ("Phase I") of the Project and a mixed-use residential/commercial project ("Phase II") of the Project on Lot 1.05 in Block 28; and

WHEREAS, FSURC constructed Phase I of the Project, which included the parking garage and medical office building but due to economic and other issues was unable to complete Phase II of the Project (mixed-use commercial and residential) on Lot 1.05 in Block 28; and

WHEREAS, AST has requested to be designated Redeveloper of the Phase II Project on Lot 1.05 in Block 28 which will consist of a multi-story 228,000± square foot medical office building with an estimated cost of One Hundred Sixty (\$160,000,000) Million ("Phase II Project" or "Project"); and

WHEREAS, AST submitted a Concept Plan prepared by Jarmel Kizel showing an architectural rendering of the Project and Plans showing the location of the Phase II Project on the Site and over a portion of Plum Street ; and

WHEREAS, based upon AST's submissions and its appearance before the Commissioners, the Redevelopment Agency by Resolution 2019-12/18 #48 designated AST, or an affiliated urban renewal entity created by AST for the purpose of developing the Project, as redeveloper of the Phase II Project Site, for purposes of constructing a mutli-story 228,000± square foot medical office building; and

WHEREAS, AST created Somerset Urban Renewal, L.L.C. ("SUR")an affiliated urban renewal entity and assigned the Redeveloper designation and the right to enter into the Redevelopment Agreement with the Redevelopment Agency to SUR; and

WHEREAS, the Commissioners by NBHA Resolution 2020-1/21 #1 approved a Redevelopment Agreement between SUR and the Redevelopment Agency, setting forth the terms and conditions by which Redeveloper will carry out the Project; and

WHEREAS, the Redeveloper's Counsel forwarded a letter, a copy of which is attached hereto requesting an amendment to the Redevelopment Agreement to extend the commencement and completion date of the Project and the date for filing a financing plan due to the delays in the issuance of outside agency permits due to COVID – 19 pandemic and further requested revisions to Sections 2.09 and 2.10 of the Redevelopment Agreement; and

WHEREAS, the Commissioners have considered the request and approve the revisions based on the reasons set forth in the letter.

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

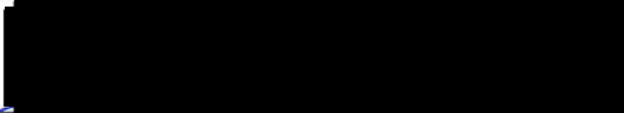
1. The proposed form of Amendment to Redevelopment Agreement is approved in substantially the form attached hereto.

2. The Chairperson or, in the Chair's absence, the Vice Chairperson, is authorized to execute the Amendment to Redevelopment Agreement in substantially the form attached hereto.

3. This Resolution shall take effect immediately.



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2021- 6/23 # 20
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Amendment to Redevelopment Agreement between the
Redevelopment Agency and Somerset Urban Renewal, L.L.C. ("SUR" or
"Redeveloper") for the construction of a multi-story medical office building in
the French Prospect Redevelopment Area**

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

NBHA RESOLUTION 2021 - 6/23 # 21

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of May 2021

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 May 2021:

MAY 2021


<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 983,759.52
Payroll	\$ 86,889.37
Accounts Payable	\$ 159,072.39
Capital Funds	\$ 67,853.66
Local General	\$ 275.36

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 May 2021.

Passed on this 23rd day of June, 2021 (See attached Vote Box)



YESENIA MEDINA HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 - 6/23 # 21

**Resolution Ratifying, Authorizing and Approving Payment of Bills for the
Month of May 2021**

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

NBHA RESOLUTION 2021 - 6/23 # 22
Resolution Awarding and Approving the Contract for Annual Auditing
Services to Hymanson, Parnes & Giampaolo for the Fiscal Year Ending
6/30/21 in and Amount Not to Exceed \$ 16,470

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 6/30/21 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 \$ 16,740 ;

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 6/30/21.

Passed on this 23rd day of June, 2021 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 - 6/23 # 22
Resolution Awarding and Approving the Contract for Annual Auditing
Services to Hymanson, Parnes & Giampaolo for the Fiscal Year Ending
6/30/21 in and Amount Not to Exceed \$ 16,470

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

NBHA RESOLUTION 2021 – 6/23 # 23
Resolution Awarding and Approving Contract with Phactory Consulting for Management Consulting Services in an Amount not to Exceed \$60,000

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 Annual and 5 Year Plans as required by QHWRA, complete policy review and revisions, assist in preparing applications, conduct Board and staff training, complete special operational studies to assist with 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 One (1) 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 PHACTORY CONSULTING 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 2020 and 2021 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 PHACTORY CONSULTION 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 \$205 and \$115 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

Passed on this 23rd day of June, 2021 (See attached Vote Box)

[REDACTED]

YESENIA MEDINA HERNANDEZ, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 – 6/23 # 23
Resolution Awarding and Approving Contract with Phactory Consulting for
Management Consulting Services in an Amount not to Exceed \$60,000

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

NBHA RESOLUTION 2021 - 6/23 # 24
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

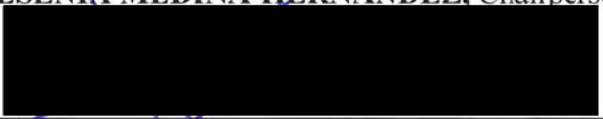
WHEREAS, the Wilentz firm has proposed such services to the Housing Authority at the blended rate of \$290 per hour for litigation matters (\$270 for other services) and \$110 per hour for paralegal services as set forth in their proposal; and

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 23rd day of June, 2021 (See attached Vote Box)


YESENIA MEDINA-HERNANDEZ, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 - 6/23 # 24
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
GIORGIANNI						✓
CALDWELL			✓			
WOLDE		✓	✓			
CEPEDA			✓			
DUNLAP			✓			
WRIGHT	✓		✓			
MEDINA- HERNANDEZ			✓			

NBHA RESOLUTION 2021 – 6/23 # 25
Resolution Awarding and Approving Contract for Architectural &
Engineering Services to Joseph F. McKernan Jr. 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”);

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 three (3) 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 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 proposal for Architectural & Engineering Services by JOSEPH F. MCKERNAN JR., in an annual amount not to exceed \$60,000.

Passed on this 23rd day of June, 2021 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2021 – 6/23 # 25
Resolution Awarding and Approving Contract for Architectural &
Engineering Services to Joseph F. McKernan Jr. in and Amount Not to
Exceed \$60,000.00

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

NBHA RESOLUTION 2020 – 6/23 # 26

Resolution Ratifying, Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$ 5,338.54 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 2020 through June 2021 totaling \$ 5,338.54 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 2020 through June 2021 totaling \$ 5,338.54 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.

Passed on this 23rd day of June, 2021 (See attached Vote Box)



YESENIA MEDINA-HERNANDEZ, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 6/23 # 26

**Resolution Ratifying, Authorizing and Approving the Write-off of Certain
Rent in the Total Amount of \$ 5,338.54 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
GIORGIANNI						✓
CALDWELL	✓		✓			
WOLDE		✓	✓			
CEPEDA			✓			
DUNLAP			✓			
WRIGHT			✓			
MEDINA- HERNANDEZ			✓			