

NBHA RESOLUTION 2022 - 1/26 # 1
ACTING AS REDEVELOPMENT AUTHORITY

Resolution Approving Downtown HUB Associates II, LLC as Redeveloper for property known as portions of Block 17, Lot 1.01 and Block 18, portions of Lot 4.01 and 19.01 and vacated Church Street on the New Brunswick Tax Map and vacation of Church Street for construction of a 150,000 square foot state of the art medical school building for Rutgers University on property located in the Ferren Redevelopment Plan Area and approving a Redevelopment Agreement between the 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, 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 Ferren Redevelopment Plan Area (“Redevelopment Plan”), which includes parcels of land situated on the southeastern side of Albany Street, bounded by Kirkpatrick Street, Paterson Street and Spring Street, which parcels consist of Block 17, Lot 1.01; Block 18, Lots 1, 2, 3, 4.01, 8, 9, 10, 11.02 and 19.01 and the right of way of Church Street between Kirkpatrick Street and Spring Street (“Redevelopment Plan Area”); and

WHEREAS, New Brunswick Development Corporation (“DEVCO”) is the sole member of Redeveloper, which has made an application to be designated redeveloper for a portion of the Redevelopment Plan Area; and

WHEREAS, the New Brunswick Parking Authority (“NBPA”) is the owner of Block 17, Lot 1.01 and Block 18, Lots 4.01, 11.02 and 19.01 and Church Street was a public right of way of the City of New Brunswick and consented to the Redeveloper’s filing of an application to be the Redeveloper of the Project Site; and

WHEREAS, the Redeveloper is under contract with NBPA to purchase portions of Block 17, Lot 1.01, Block 18, Lots 4.01 and 19.01 that are to be known as Block 17.01, Lot 1.02, including the fee ownership of the land underlying the now-vacated Church Street right-of-way that is adjacent to and that has reverted to the relevant portions of such parcels, as further described in Exhibit A attached hereto and made a part hereof the “Project Site”; and

WHEREAS, the Redeveloper proposes to construct a new medical school building for the Rutgers Robert Wood Johnson Medical School measuring approximately 150,000

sf and consisting of administrative offices, classrooms, laboratories, and student amenities ("Project" or "Redevelopment Project"); and

WHEREAS, the Redeveloper by letter and application has requested that it be appointed redeveloper of the Project Site portion of the Redevelopment Plan Area pursuant to Section 9 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 concept plan for the Project submitted and/or presented by Redeveloper are shown in Exhibit B attached hereto ("Concept Plan"); and

WHEREAS, the Redeveloper presented evidence of its financial ability to complete the Redevelopment Project and the construction of comparable developments in New Brunswick, N.J. by DEVCO, sole member of the Redeveloper which projects include Civic Square II, Civic Square III, Civic Square IV and the Child Health Institute of New Jersey, Rockoff Hall, The Heldrich Hotel & Conference Center, Gateway Center, the Yard and the Honors College and the New Brunswick Performing Arts Center; and

WHEREAS, the Redeveloper estimates that the development cost will be \$170 Million and that Project construction will commence within eighteen (18) months from the full execution of this Agreement and shall be substantially completed within thirty three (33) months from the date of the commencement of construction; and

WHEREAS, the Redeveloper's attorney and Special Counsel have negotiated a Redevelopment Agreement between the Housing Authority of the City of New Brunswick ("City") acting as the Redevelopment Agency for the City, a copy of which is annexed hereto as Exhibit C.

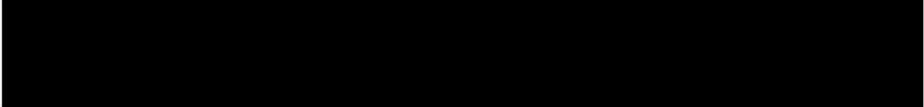
NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of New Brunswick, acting as the Redevelopment Agency for the City that:

1. Downtown HUB Associates II, LLC is designated as Redeveloper for the medical school project described in the preamble of this Resolution on the Project Site located in the Ferren Redevelopment Plan Area.

2. The Redevelopment Agreement between the Housing Authority and Downtown HUB Associates II, LLC is approved in substantially the form attached hereto.
3. The Chairman is authorized to execute the Redevelopment Agreement and such other documents as may be necessary to implement the project after review and approval of the documents by the Redevelopment Agency's Special Counsel.
4. This Resolution shall take effect immediately.

Passed on this 26th day of January, 2022 (See attached Vote Box)


YESENIA MEDINA HERNANDEZ, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 - 1/26 # 1
ACTING AS REDEVELOPMENT AUTHORITY

Resolution Approving Downtown HUB Associates II, LLC as Redeveloper for property known as portions of Block 17, Lot 1.01 and Block 18, portions of Lot 4.01 and 19.01 and vacated Church Street on the New Brunswick Tax Map and vacation of Church Street for construction of a 150,000 square foot state of the art medical school building for Rutgers University on property located in the Ferren Redevelopment Plan Area and approving a Redevelopment Agreement between the Redevelopment Agency and Redeveloper

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

NBHA RESOLUTION 2022 - 1/26 # 2
ACTING AS REDEVELOPMENT AUTHORITY

**Resolution Approving NJ Innovation Associates LLC as
Redeveloper for property known as portions of Block 17, Lot 1.01
and Block 18, portions of Lot 4.01 and 19.01 and vacated Church
Street on the New Brunswick Tax Map for construction of mixed-
use development consisting of approximately 415,000 square feet
of office/research and related purposes on property located in the
Ferren Redevelopment Plan Area and approving a
Redevelopment Agreement between the 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: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 Ferren Redevelopment Plan Area ("Redevelopment Plan"), which includes parcels of land located between French Street, Spring Street, Paterson Street and Kirkpatrick Street which parcels include Block 17, Lot 1.01, Block 18, Lot 19.01 and 4.01, 11.02, 1-3 and 8-10 ("Redevelopment Plan Area"); and

WHEREAS, New Brunswick Development Corporation ("DEVCO") is the sole member of NJ Innovation Associates LLC ("NJIA" or "Redeveloper"), which has made an application to be designated redeveloper for a portion of the Redevelopment Plan Area; and

WHEREAS, the New Brunswick Parking Authority ("NBPA") is the owner of Block 17, Lot 1.01 and Block 18, Lots 4.01, 11.02 and 19.01 and Church Street was a public right of way of the City of New Brunswick and NBPA has consented to the Redeveloper's filing of an application to be the Redeveloper of the Project Site; and

WHEREAS, Redeveloper's affiliate, Downtown HUB Associates LLC ("DHA"), is under contract with NBPA to purchase portions of Block 17, Lot 1.01, Block 18, Lots 4.01 and 19.01 that are to be known as Block 17.01, Lot 1.03, including the fee ownership of the land underlying the now-vacated Church Street right-of-way that is adjacent to and that has reverted to the relevant portions of such parcels, as further described in Exhibit A attached hereto and made a part hereof the ("Project Site"); and

WHEREAS, Redeveloper is under agreement with DHA to ground lease the Project Site from DHA; and

WHEREAS, the Redeveloper proposes to construct a new office/research building measuring approximately 415,000 sf that will include the New Jersey Innovation & Technology HUB consisting of approximately 165,000 sf of offices, workspaces, wet and dry laboratories, conference facilities, auditoriums, and food services, which will provide a modern workspace designed to foster collaboration among researchers, entrepreneurs, start-up companies and others, and an approximately 250,000 sf Translational Research Facility for Rutgers Biomedical and Health Sciences, the academic health care umbrella organization of Rutgers University, consisting of specialty research space, offices and laboratories ("Project" or "Redevelopment Project"); and

WHEREAS, the Redeveloper by letter and application has requested that it be appointed redeveloper of the Project Site portion of the Redevelopment Plan Area pursuant to Section 9 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 concept plan for the Project submitted and/or presented by Redeveloper depicting the Redevelopment Project are shown in Exhibit B attached hereto ("Concept Plan"); and

WHEREAS, the Redeveloper estimates that the development cost will be \$530 Million and that Project construction will commence within eighteen (18) months from the full execution of this Agreement and shall be substantially completed within thirty three (33) months from the date of the commencement of construction; and

WHEREAS, New Brunswick Development Corporation is the sole member of NJIA and has successfully completed multiple redevelopment projects in New Brunswick, including Civic Square II, Civic Square III, Civic Square IV and the Child Health Institute of New Jersey, Rockoff Hall, The Heldrich Hotel & Conference Center, Gateway Center, the Yard and the Honors College and the New Brunswick Performing Arts Center; and

WHEREAS, the Redeveloper's attorney and Special Counsel have negotiated a Redevelopment Agreement between the Housing Authority of the City of New Brunswick ("City")

acting as the Redevelopment Agency for the City, a copy of which is annexed hereto as Exhibit C.

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

1. NJ Innovation Associates LLC is designated as Redeveloper for the mixed-use project described in the preamble of this Resolution on the Project Site located in the Ferren Redevelopment Plan Area.
2. The Redevelopment Agreement between the Housing Authority and NJInnovation Associates LLC is approved in substantially the form attached hereto.
3. The Chairman is authorized to execute the Redevelopment Agreement and such other documents as may be necessary to implement the project after review and approval of the documents by the Redevelopment Agency's Special Counsel.
4. This Resolution shall take effect immediately.

Passed on this 26th day of January, 2022 (See attached Vote Box)

[REDACTED]

YESENIA MEDINA-HERNANDEZ, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 - 1/26 # 2
ACTING AS REDEVELOPMENT AUTHORITY

Resolution Approving NJ Innovation Associates LLC as Redeveloper for property known as portions of Block 17, Lot 1.01 and Block 18, portions of Lot 4.01 and 19.01 and vacated Church Street on the New Brunswick Tax Map for construction of mixed-use development consisting of approximately 415,000 square feet of office/research and related purposes on property located in the Ferren Redevelopment Plan Area and approving a Redevelopment Agreement between the Redevelopment Agency and Redeveloper

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

COMMISSIONERS

Yesenia Medina-Hernandez
Zachary Wright
Wallace Dunlap
Dale Caldwell
Yirgu Wolde
Anthony Giorgianni
Barbara Cepeda

**EXECUTIVE DIRECTOR**

John Clarke, P.H.M.



**EQUAL HOUSING
EQUAL EMPLOYMENT
OPPORTUNITY**

RESOLUTION # 2022 - 1/26 #3**BY THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK BE IT RESOLVED**

that the following cash disbursements have been drawn on the Housing Authority of the City of New Brunswick's Accounts for the following Program(s), Project(s), Activity(ies), and is/are hereby ratified and approved;

<u>DATE</u>		<u>AMOUNT</u>
December 2021	Public Housing	\$ 257,856.46
December 2021	Capital Fund	\$ 869.38
December 2021	Payroll	\$ 86,989.34
December 2021	Redevelopment	\$ 4,991.99
December 2021	HCV/Section 8	\$ 992,990.03

This is to certify that the cash 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.


John Clarke, Executive Director


Helaine Sadowitz, Director of Administration

"Working Together, We Can Make a Better Future"


7 VANDYKE AVENUE NEW BRUNSWICK, NEW JERSEY 08901
TEL. 732-745-5157 www.nbnjha.org

NBHA RESOLUTION 2022 - 1/26 # 3

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

Passed on this 26th day of January, 2022 (See attached Vote Box)


YESENIA MEDINA-HERNANDEZ, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

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

NBHA RESOLUTION 2022 - 1/26 # 4

Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services to Alamo Insurance Group

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 Professional Risk Management Services for all of the agencies public housing and redevelopment sites; and

WHEREAS, the Risk Manager will assist the Authority in evaluating and recommending professional methods to reduce, assume or transfer risk or loss and provide the Authority with general assistance in the preparation of applications, statement of values, etc. as required by the fund; and

WHEREAS, the Risk Manager will review the Authority's assessment and assist in the preparation of the Authority's insurance budget and review loss and engineering reports, and provide general assistance to the safety committee (or other designated committee) in its loss containment objectives also, attend requested meetings (up to 6 meetings annually); and

WHEREAS, the Risk Manager will review certificates of insurance from contractors, vendors and professionals when requested by the Authority and assist (where needed) in the settlement of claims, with the understanding that the Scope of Risk Management Services does not include services normally provided by a public adjuster.

WHEREAS, the Risk Manager will provide any other risk management related services required by the Joint Insurance Funds Bylaws; and

WHEREAS, the Executive Director has caused a Request for Proposals for said Professional Risk Management Services to be advertised on two dates calling for proposals to be submitted to the NBHA and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process; and

WHEREAS, the proposal from **ALAMO INSURANCE GROUP** of Secaucus, NJ was rated to be the most beneficial to the needs of the Housing and Redevelopment Authority and acceptance thereof was accordingly recommended by the Proposal Review Committee; and

WHEREAS, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5; and

WHEREAS, these services are available through the NJJIF in accordance with our agency's agreement;

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 Professional Risk Management Services to **ALAMO INSURANCE GROUP**, for fees not to exceed six (6) percent.

Passed on this 26th day of January, 2022 (See attached Vote Box)

[REDACTED]

YESENIA MEDINA-HERNANDEZ, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 - 1/26 # 4

Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services to Alamo Insurance Group

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

NBHA RESOLUTION 2022 – 1/26 # 5

**Resolution Authorizing and Approving Contract for Fee Accounting Services
with Polcari & Company in an Amount not to Exceed \$49,500.00 Dollars**

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 General Fee Accountant Services for all of the agencies operations and programs; and

WHEREAS, the NBHA is required to update all of it’s operations to meet the U.S. Department of Housing and Urban Development’s (HUD) Asset Based Management and Project Based Accounting Systems; and

WHEREAS, the Executive Director has caused a Request for Proposals for said general fee accountant services to be advertised two times and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process and the proposal of POLCARI & CO. 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, accounting and 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 Services in Fiscal Years 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 General Fee Accountant Services to POLCARI & COMPANY, for fees not to exceed \$49,500.00 for a period not to exceed twelve (12) months.

Passed on this 26th day of January, 2022 (See attached Vote Box)

[REDACTED]

YESENIA MEDINA-HERNANDEZ, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 1/26 # 5

**Resolution Authorizing and Approving Contract for Fee Accounting Services
with Polcari & Company in an Amount not to Exceed \$49,500.00 Dollars**

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