

NBHA RESOLUTION 2022 - 5/25 # 16
Acting as Redevelopment Agency

Resolution Approving NJ Innovation Associates LLC as Redeveloper for property known as Block 17.01, Lot 1.03 on the New Brunswick Tax Map for construction of a New Jersey Innovation and Technology HUB and Rutgers Translational Research Facility and Medical School consisting of approximately 550,000 square feet 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 situated on the southeastern side of Albany Street, bounded by Kirkpatrick Street, Paterson Street and Spring Street, which parcels consisted of Block 17, Lot 1.01, (2 French Street); 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, the New Brunswick Parking Authority (“NBPA”) is the owner of the majority of the Redevelopment Plan area and, by action taken by the Minor Subdivision Committee of the City of New Brunswick Planning Board on April 20, 2022, such NBPA-owned property was approved for consolidation and subdivision into two parcels, including Block 17.01, Lot 1.03, as further described in Exhibit A attached hereto and made a part hereof (the “Project Site”); and

WHEREAS, New Brunswick Development Corporation (“DEVCO”) is the sole member of Redeveloper, and Redeveloper has made an application to be designated redeveloper for the Project Site; and

WHEREAS, the NBPA, as the owner of the Project Site, has consented to the Redeveloper’s filing of an application to be the Redeveloper of the Project Site; and

WHEREAS, the Redeveloper was previously approved as Redeveloper to construct a mixed-use development consisting of approximately 415,000 square feet for an office research building on part of the Project Site (“Original Project”); and

WHEREAS, due to a change in circumstances, the Original Project has substantially changed and Redeveloper has requested that it be de-designated as Redeveloper on the original project and designed as developer on this new expanded project; and

WHEREAS, Redeveloper's affiliate, Downtown HUB Associates LLC ("DHA"), is under contract with NBPA to purchase 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 550,000 square feet that will include the New Jersey Innovation & Technology HUB consisting of approximately 140,000 square feet 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 square feet of 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, and a new medical school for Rutgers University consisting of approximately 165,000 square feet ("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 site plan, renderings and 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 presented evidence of its financial ability to complete the Redevelopment Project and the construction of comparable mixed-use developments in New Brunswick, NJ; and

WHEREAS, the Redeveloper estimates that the development cost will be \$690 Million, which will be funded through a combination of equity, debt and governmental grants and that Project construction will commence within twelve (12) 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, as may be extended; and

WHEREAS, based upon Redeveloper's submissions and its appearance before the Commissioners, the Redevelopment Agency hereby designates NJ Innovation Associates LLC as Redeveloper of the Project Site, for purposes of constructing the Project; and

WHEREAS, the parties desire to enter into the attached Redevelopment Agreement for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the construction of the Project, all in accordance with the Redevelopment Plan and applicable law and the terms and conditions of this Agreement hereinafter set forth.

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 de-designated as Redeveloper for the Original Project and is designated as Redeveloper for the New Jersey Innovation and Technology HUB, and the Rutgers Translational Research Facility and Medical School on the Project Site located in the Ferren Redevelopment Plan Area.
2. The Redevelopment Agreement between the Housing Authority and NJ Innovation 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 25th day of May 2022 (See attached Vote Box)

[Redacted Signature]

YESENIA MEDINA HERNANDEZ, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 - 5/25 # 16
Acting as Redevelopment Agency

Resolution Approving NJ Innovation Associates LLC as Redeveloper for property known as Block 17.01, Lot 1.03 on the New Brunswick Tax Map for construction of a New Jersey Innovation and Technology HUB and Rutgers Translational Research Facility and Medical School consisting of approximately 550,000 square feet 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 - 5/25 # 17
Acting as Redevelopment Agency

Resolution Approving Downtown HUB Associates II, LLC as Redeveloper for property known as Block 17.01, Lots 1.02 and Block 17.02, Lot 1.04 on the New Brunswick Tax Map for development and construction of a research/office building and additional improvements 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 consisted 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, which, as a result of street vacation, lot consolidation and subdivision, is now known as Block 17.01, Lots 1.02 and 1.03, Block 17.02, Lot 1.04, and Block 18, Lots 1, 2, 3, 8, 9 and 10 ("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 17.01, Lot 1.02 and Block 17.02, Lot 1.04 (the "Project Site") and has 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 the Project Site, as further described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Redeveloper originally proposed to construct a new medical school on the site but due to the changed circumstances, now wishes to construct a research/office building consisting of approximately 300,000 square feet on a portion of the Project Site fronting on French Street and other improvements on the balance of the Project Site; and

WHEREAS, the Redeveloper has requested to be de-designated as Redeveloper of the medical school project originally designated for this site ("Original Project") and be declared to be the Redeveloper of the above-described 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 conceptual renderings and plan for the research/office building submitted and/or presented by Redeveloper are shown on the attached Concept Plan (“Concept Plan” or “Exhibit B”); and

WHEREAS, the Redeveloper presented evidence of its financial ability to complete the Redevelopment Project and the construction of comparable developments in New Brunswick, NJ; and

WHEREAS, the Redeveloper estimates that the development cost for the research/office building will be approximately \$270 million and that Project construction will commence within twenty four (24) 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 building construction, as may be extended; and

WHEREAS, the improvements to the balance of the Project Site will be undertaken pursuant to the process set forth in the Redevelopment Agreement; and

WHEREAS, based upon Redeveloper’s submissions and its appearance before the Commissioners, the Redevelopment Agency by Resolution 2022-1/26 # 2 designates Downtown HUB Associates II LLC as Redeveloper of the Project Site, for purposes of constructing the Project; and

WHEREAS, the parties desire to enter into the attached Redevelopment Agreement for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the construction of the Project, all in accordance with the Redevelopment Plan and applicable law and the terms and conditions of this Agreement hereinafter set forth.

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 be de-designated as Redeveloper for the Original Project and be designated as Redeveloper for the research/office building and other improvements as 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 25th day of May 2022 (See attached Vote Box)

[REDACTED]

YESENIA MEDINA-HERNANDEZ, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 - 5/25 # 17
Acting as Redevelopment Agency

Resolution Approving Downtown HUB Associates II, LLC as Redeveloper for property known as Block 17.01, Lots 1.02 and Block 17.02, Lot 1.04 on the New Brunswick Tax Map for development and construction of a research/office building and additional improvements 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			✓			

**NEW BRUNSWICK HOUSING AUTHORITY**

7 Van Dyke Avenue
New Brunswick, New Jersey 08901
732-745-5157
www.newbrunswickhousing.org

"Working Together, We Can Make a Better Future"

RESOLUTION # 2022- 5/25 #18**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>
April 2022	Public Housing	\$ 383,293.43
April 2022	Capital Fund	\$ 21,069.50
April 2022	Payroll	\$ 106,428.84
April 2022	Redevelopment	\$ 1,202.58
April 2022	HCV/Section 8	\$ 1,179,978.38

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.

[Redacted Signature]
John Clarke, Executive Director

[Redacted Signature]
Helaine Sadowitz, Director of Administration

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

NBHA RESOLUTION 2022 - 5/25 # 18

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of April 2022

Passed on this 25th day of May 2022 (See attached Vote Box)

[REDACTED]

YESENIA MEDINA-HERNANDEZ, Chairperson

[REDACTED]

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 – 5/25 # 19

Resolution Adopting and Approving the Revised Payment Standards for the Housing Choice Voucher Program for the New Brunswick Housing Authority

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 U.S. Department of Housing and Urban Development (HUD) encourages the Housing Authorities to maximize the use of funding in their programs and to provide clients with as much assistance needed to find safe, sanitary units; and

WHEREAS, the New Brunswick Housing Authority (NBHA) recognizes that there is a shortage of quality affordable units and that the FMR’s do not provide enough funding to allow tenants to rent units in this challenging housing market; and

WHEREAS, the NBHA has funds available in its HCV and HHR to support increases of this type.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and adopts the revised Payment Standards (see below) for use by the New Brunswick Housing Authority effective immediately.


0 bedroom unit payment standard will go from \$1275 to \$1402
1 bedroom unit payment standard will go from \$1455 to \$1600
2 bedroom unit payment standard will go from \$1851 to \$2036
3 bedroom unit payment standard will go from \$2288 to \$2516
4 bedroom unit payment standard will go from \$2547 to \$2801

BE IT FURTHER RESOLVED, that the Executive Director is directed to contact the U.S. Department of HUD to request an additional waiver allowing the payment standards to be increased to 120 % of the HUD FMR for the New Brunswick Housing Authority within the next 30 days.

BE IT FURTHER RESOLVED, that the Executive Director is directed to draft an RFP for project basing up to 100 vouchers within the jurisdiction (not to exceed 10 units per project) and to contact the U.S. Department of HUD to request approval to issue the RFP to create more affordable housing opportunities within the City of New Brunswick within the next 90 days.

Passed on this 25th day of May 2022 (See attached Vote Box)


YESENIA MEDINA-HERNANDEZ, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 5/25 # 19

**Resolution Adopting and Approving the Revised Payment Standards
for the Housing Choice Voucher Program for the New Brunswick
Housing Authority**

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

NBHA RESOLUTION 2022 – 5/25 # 20

Resolution Adopting and Approving an Interagency (Shared Services) Agreement Between the New Brunswick Housing Authority and 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, the City of New Brunswick (the City) has expressed an interest in and is seeking assistance with monitoring of Davis Bacon and Related Acts (DBRA) and Section 3 work with it’s programs from the New Brunswick Housing Authority (NBHA); and

WHEREAS, the NBHA has the capacity to render such assistance and has staff available to complete these services through an Interagency (shared services) agreement; and

WHEREAS, the Department of Housing and Urban Development supports and the State of New Jersey encourages Interagency (shared services) Agreements for cost savings measures and to streamline operations for efficiency.

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 Revised Inter-Agency Agreement between the City and NBHA;

Passed on this 25th day of May, 2022 (See attached Vote Box)

[REDACTED]

YESENIA MEDINA-HERNANDEZ, Vice Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 5/25 # 20

**Resolution Adopting and Approving an Interagency (Shared Services)
Agreement Between the New Brunswick Housing Authority and the City of
New Brunswick.**

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