


NBHA RESOLUTION 2022 – 11/30 # 27

**Resolution Ratifying, Authorizing and Approving Payments of Bills for the
Month of July 2022.**

Passed on this 30th day of November 2022 (See attached Vote Box)


ZACHARY WRIGHT, Chairperson


JOHN CLARK, Executive Director
And Secretary to the Board

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

NBHA RESOLUTION 2022 – 11/30 # 28

**Resolution Ratifying, Authorizing and Approving Payments of Bills for the
Month of August 2022.**

Passed on this 30th day of November 2022 (See attached Vote Box)

[REDACTED]

ZACHARY WRIGHT, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board


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

NBHA RESOLUTION 2022 – 11/30 # 29

**Resolution Ratifying, Authorizing and Approving Payments of Bills for the
Month of September 2022.**

Passed on this 30th day of November 2022 (See attached Vote Box)


ZACHARY WRIGHT, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

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

NBHA RESOLUTION 2022 – 11/30 # 30

**Resolution Ratifying, Authorizing and Approving Payments of Bills for the
Month of October 2022.**

Passed on this 30th day of November 2022 (See attached Vote Box)

[Redacted Signature]

ZACHARY WRIGHT, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

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

NBHA RESOLUTION 2022 – 11/30 # 31

Resolution Authorizing and Approving Inter-Agency Agreement Between the Franklin Township Housing Authority and 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 Franklin Township Housing Authority (FTHA) has expressed an interest in and is seeking general management services from the New Brunswick Housing Authority (NBHA) and in expanding those service; and

WHEREAS, the NBHA has the capacity to render such assistance and is proposing the attached draft Inter-Agency Agreement to provide management assistance to the FTHA; and

WHEREAS, the NBHA has provided various type of assistance to the FTHA and is familiar with their operations and programs; and

WHEREAS, the NBHA staff and NBHA Special Counsel finalize the attached draft Inter-Agency Agreement to provide professional management services to the FTHA; and

WHEREAS, the Department of Housing and Urban Development supports and the State of New Jersey encourages Inter Agency Agreements between Housing Authority as a cost savings measure and to streamline operations for efficiency; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve an accept the attached Revised Inter-Agency Agreement between the FTHA and NBHA;

Passed on this 30th day of November 2022 (See attached Vote Box)

[REDACTED]

ZACHARY WRIGHT, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 31

**Resolution Authorizing and Approving Inter-Agency Agreement Between the
Franklin Township Housing Authority and the New Brunswick Housing
Authority**

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

NBHA RESOLUTION 2022 – 11/30 # 32

Resolution Authorizing and Approving a Contracts for Modernization Works with All Risk and a Primary and Magic Touch Construction and Secondary for the New Brunswick Housing Authority in Amounts not to Exceed \$150,000 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”); 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 \$150,000 (each) 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 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 \$150,000 dollars each.

Passed on this 30th day of November, 2022 (See attached Vote Box)

[REDACTED]

ZACHARY WRIGHT, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 32

**Resolution Authorizing and Approving a Contracts for Modernization Works
with All Risk and a Primary and Magic Touch Construction and Secondary
for the New Brunswick Housing Authority in Amounts not to Exceed
\$150,000 dollars.**

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

Resolution Authorizing and Approving a Contract for Electrical Service with Magic Touch Construction for the New Brunswick Housing Authority in an Amount not to Exceed \$100,000 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”); and

WHEREAS, the Housing Authority is in need of capital improvement to its public housing units including plumbing 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 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 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 to Magic Touch Construction in an amount not to exceed \$100,000 dollars.

Passed on this 30th day of November, 2022 (See attached Vote Box)

[Redacted Signature]

ZACHARY WRIGHT, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 33

Resolution Authorizing and Approving a Contract for Electrical Service with Magic Touch Construction for the New Brunswick Housing Authority in an Amount not to Exceed \$100,000 dollars.

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

**Resolution Authorizing and Approving a Contract for Plumbing Services
with Magic Touch Construction for the New Brunswick Housing Authority in
an Amount not to exceed \$200,000 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"); and

WHEREAS, the Housing Authority is in need of capital improvement to its public housing units including plumbing 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 \$200,000 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

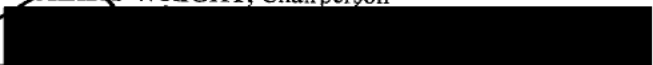
WHEREAS, this contract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

WHEREAS, the Housing Authority has the funds available for payment of such services in CFP and operation 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 to Magic Touch Construction in an amount not to exceed \$200,000 dollars.

Passed on this 30th day of November, 2022 (See attached Vote Box)


ZACHARY WRIGHT, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 34

**Resolution Authorizing and Approving a Contract for Plumbing Services
with Magic Touch Construction for the New Brunswick Housing Authority in
an Amount not to exceed \$200,000 dollars**

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

NBHA RESOLUTION 2022 – 11/30 # 35

Resolution Authorizing and Approving a Contract for Management Consulting Services with PHActory for the New Brunswick Housing Authority in an Amount not to Exceed \$60,000 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 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 \$210 and \$120 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 30th day of November, 2022 (See attached Vote Box)


ZACHARY WRIGHT, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 35**Resolution Authorizing and Approving a Contract for Management Consulting Services with PHActory for the New Brunswick Housing Authority in an Amount not to Exceed \$60,000 dollars**

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

NBHA RESOLUTION 2022 – 11/30 # 36
ACTING AS REDEVELOPMENT AGENCY

Resolution Authorizing and Approving a Contract for Redevelopment Legal Services with Wilentz Goldman and Spitzer for the New Brunswick Housing Authority

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 \$300 per hour for litigation matters (\$280 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 30th day of November, 2022 (See attached Vote Box)

[REDACTED]

ZACHARY WRIGHT, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2022 – 11/30 # 36
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Authorizing and Approving a Contract for Redevelopment Legal
Services with Wilentz Goldman and Spitzer for the
New Brunswick Housing Authority**

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

**Resolution Authorizing and Approving a Contract for General Legal Services
with Manfredi & Pellechio for the New Brunswick Housing Authority in an
Amount not to Exceed \$55,000 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"); and

WHEREAS, the Housing Authority is in need of general legal services; 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 for general legal services, the Housing Authority issued bid packages; and

WHEREAS, following review of all bids received, the bid received for Manfredi & Pellechio in an amount not to exceed \$55,000.00 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 budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve, accepts and ratifies said bid for general legal services to Manfredi & Pellechio in an amount not to exceed \$55,000.00 dollars.

Passed on this 30th day of November, 2022 (See attached Vote Box)

[REDACTED]

ZACHARY WRIGHT, Chairperson

[REDACTED]

JOHN CLARK, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 37**Resolution Authorizing and Approving a Contract for General Legal Services
with Manfredi & Pellechio for the New Brunswick Housing Authority in an
Amount not to Exceed \$55,000 dollars**

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

NBHA RESOLUTION 2022 – 11/30 # 38

Resolution Authorizing and Approving a Contract for Architect and Engineering Services with Joseph F. McKernan Jr. & Associates for the New Brunswick Housing Authority in an Amount not to Exceed \$30,000 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 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 CFP and operating 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 \$30,000.

Passed on this 30th day of November, 2022 (See attached Vote Box)

[Redacted Signature]

ZACHARY WRIGHT, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 38**Resolution Authorizing and Approving a Contract for Architect and Engineering Services with Joseph F. McKernan Jr. & Associates for the New Brunswick Housing Authority in an Amount not to Exceed \$30,000 dollars**

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

NBHA RESOLUTION 2022 – 11/30 # 39

Resolution Authorizing and Approving a Contract for Audit Services with Giampaolo & Associates for the New Brunswick Housing Authority in an Amount not to Exceed \$16,995 Dollars

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 6/30/22 Budget; and


WHEREAS, the Executive Director has caused a Request for Proposals for said auditing services to be advertised two (2) times and proposals were submitted and evaluated in accordance with the Competitive Proposal process and the proposal of **GIAMPAOLO & ASSOCIATES** 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 **GIAMPAOLO & ASSOCIATES** not to exceed \$ 16,995 dollars;

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 **GIAMPAOLO & ASSOCIATES** for said Annual Auditing services for FYE 6/30/22.

Passed on this 30th day of November, 2022 (See attached Vote Box)


ZACHARY WRIGHT, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 39**Resolution Authorizing and Approving a Contract for Audit Services with
Giampaolo & Associates for the New Brunswick Housing Authority in an
Amount not to Exceed \$16,995 Dollars**

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

**Resolution Adopting the FY 2023 HUD Fair Market Rents for use by 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 New Brunswick Housing Authority (NBHA) is required to adopt Fair Market Rents (FMR's) and Payment Standards for use in its Housing Choice Voucher (section 8) Program; and

WHEREAS, FMR's change annually (see attached); and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby authorizes and approves the attached FY 2023 HUD Fair Market Rents (FMR) for use by the New Brunswick Housing Authority Effective October 1, 2022.

Passed on this 30th day of November 2022 (See attached Vote Box)

[Redacted Signature]

ZACHARY WRIGHT, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 40**Resolution Adopting the FY 2023 HUD Fair Market Rents for use by the
New Brunswick Housing Authority**

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

Resolution Authorizing and Approving a Contract for Security Camera Maintenance Equipment Services and Repair with ComTec Systems Inc. for the New Brunswick Housing Authority in an Amount not to Exceed \$80,000 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 a firm to provide security camera maintenance equipment and repair services in connection with NBHA's public housing developments properties 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 proposals were submitted and evaluated in accordance with the Competitive Proposal process. The proposal of COMTEC SYSTEMS INC. 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 services in CFP and operating 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 Security Camera Maintenance Equipment Services and Repairs with COMTEC SYSTEMS INC., in an annual amount not to exceed \$80,000.

Passed on this 30th day of November, 2022 (See attached Vote Box)

[Redacted Signature]

ZACHARY WRIGHT, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 41

**Resolution Authorizing and Approving a Contract for Security Camera
Maintenance Equipment Services and Repair with ComTec Systems Inc. for
the New Brunswick Housing Authority in an
Amount not to Exceed \$80,000 dollars**

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

Resolution Adopting and Approving the Revised Payment Standard at 120% of the FMR for use by 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 New Brunswick Housing Authority (NBHA) is required to adopt Payment Standards for use in its Housing Choice Voucher (section 8) Program; and

WHEREAS, HUD allows Housing Authorities to set their Payment Standard at 120% of the FMR's and the NBHA has chosen to use the 120% amount for its Payment Standards (see attached).

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby adopts and approves the revised payment standard to be set at 120% of the HUD Fair Market Rents (FMR) effective immediately.

Passed on this 30th day of November 2022 (See attached Vote Box)

[Redacted Signature]

LACHARY WRIGHT, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2022 – 11/30 # 42

**Resolution Adopting and Approving the Revised Payment Standard at 120%
of the FMR for use by the New Brunswick Housing Authority**

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