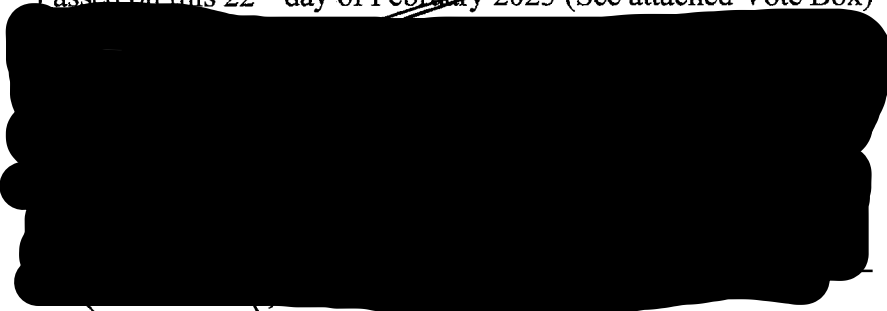


NBHA RESOLUTION 2023 – 2/22 # 1

Resolution Ratifying, Adopting and Approving the 2023 Meeting Schedule for the New Brunswick Housing Authority

Passed on this 22nd day of February 2023 (See attached Vote Box)



And Secretary to the Board

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

NBHA RESOLUTION 2023 – 2/22 # 2
ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Amendment to Redevelopment Agreement between RTF NB Urban Renewal, LLC as Redeveloper and Housing Authority of City of New Brunswick for property now known as Block 707.04, Lots 7.05; 7.06; 7.08; 7.10; 7.11 and 7.12 (formerly known as a portion of Block 710, Lots 7.02; 7.03 and 7.04 and Block 707.01, Lot 35.13 on the New Brunswick Tax Map for the construction of a residential and commercial project located in the Sears Redevelopment Plan Area

WHEREAS the Housing Authority of the City of New Brunswick acting as the City of New Brunswick Redevelopment Agency (“Redevelopment Agency”) pursuant to N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12A-21, may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to 49, which powers include contracting with the Redeveloper for the planning, replanning, construction or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8f; and

WHEREAS, the City of New Brunswick (“City Council”) has approved a redevelopment plan for the Sears site (“Redevelopment Plan”), which includes property located on Route 1, which parcel consists of Lots formerly known as Block 710, Lots 7.02, 7.03 and 7.04 and Block 707.01, Lot 35.13 (now Block 7.04, Lots 7.05; 7.06; 7.08; 7.10; 7.11 and 7.12) (“Redevelopment Plan Area”), which Redevelopment Plan was amended by Ordinance O-042205, adopted by the City Council on May 4, 2022 and effective on May 24, 2022; and

WHEREAS, RTF NB Urban Renewal, LLC (“Redeveloper”) has been designated as Redeveloper for the Redevelopment Plan Area; and

WHEREAS, the Redeveloper is in a joint venture between an affiliate of Transformco Holdings and an affiliate of Russo Development, LLC; and

WHEREAS, the Redeveloper proposed to construct a mixed-use development with (1) 530 rental apartments, approximately 18,000 s.f. of indoor amenities (i.e. fitness center, lounges, culinary kitchen, etc.) and approximately 20,319 s.f. of retail with outdoor amenities including a pool, dog run, lounging areas and passive recreation spaces and a buffer area; (2) one single retail building with approximately 23,256 s.f. with approximately 185 dedicated parking spaces; and (3) approximately 190 for sale town house units and a retail pad of approximately 3,556 s.f. with a potential drive-thru and parking (“Redevelopment Project”); and

WHEREAS, the Redeveloper proposed to construct the mixed-use project in phases as follows:

- Phase IA: A mixed-use building with approximately 268 residential units, approximately 18,000 s.f. of indoor amenities and retail space of approximately 9,186 square feet;
- Phase 1B: 190 for sale stacked townhouses built in 2 to 4 sub-phases;

- Phase II: A mixed use building with approximately 262 residential units with amenities and approximately 11,000 s.f. of retail space and a new retail pad of approximately 3,556+ square feet with a potential drive-thru; and

- Phase III: A stand-alone retail building of approximately 23,000 square feet which is designed to accommodate a grocer and/or other permitted retail uses

WHEREAS, the Redeveloper submitted a Concept Plan prepared by the Redeveloper consisting of an overall site plan, and floor plans entitled “Proposed Mixed Use-Development – Sears Site – Route 1, New Brunswick” (“Concept Plan”) and has now submitted a Revised Concept Plan (“Revised Concept Plan”); and

WHEREAS, based upon a review of the submitted information and the presentation made by the Redeveloper at public meetings held on February 22, 2023 including the answering of any questions by the Commissioners and the public, the Redevelopment Agency has found that the documentation and presentation to be acceptable and in conformity with the requirements of Section 11 of the Redevelopment Plan therefore, determining that it is appropriate to approve an Amendment to the Redevelopment Agreement and a Revised Concept Plan; and

WHEREAS, during the preliminary work on the Project, the Redeveloper discovered the presence of certain utility facilities which required the elimination of four townhouses and the addition of four residential apartment units in Phase 1A and some other minor revisions to the Concept Plan; and

WHEREAS, the Redeveloper’s attorney and Special Counsel negotiated an amendment to the Redevelopment Agreement between the Redeveloper and the Authority; and

WHEREAS, as a result of the amendment, the Phases of the mixed-use project will be as follows:

- Phase IA: A mixed-use building with approximately 272 residential units, indoor and outdoor amenities, and retail space of approximately 9,186 square feet to be located on Lot 7.10;
- Phase 1B: 186 for sale stacked townhouses built in 2 to 4 sub-phases and a play area on Lots 7.11 and 7.12;
- Phase II: A mixed use building with approximately 262 residential units with amenities and approximately 10,265 s.f. of retail space to be located on Lot 7.05 and a new retail pad of approximately 3,556+ square feet with a potential drive-thru; and
- Phase III: A stand-alone retail building of approximately 23,256 square feet which is designed to accommodate a grocer and/or other permitted retail uses; and

WHEREAS, at the public meeting of the Housing Authority held on February 22, 2023, the Redeveloper made a presentation describing the revisions to the Project and the Concept Plan and answered any questions by the Commissioner and the public.


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

5. The Amended Redevelopment Agreement between the Housing Authority and RTF NB Urban Renewal, LLC and the Revised Concept Plan are approved in substantially the form attached hereto filed with the Housing Authority; and

6. The Chairman and Secretary are authorized to execute the Amended Redevelopment Agreement.

7. This Resolution shall take effect immediately.

Passed on this 22nd day of February 2023 (See attached Vote Box)


And Secretary to the Board

**NBHA RESOLUTION 2023 – 2/22 # 2
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Amendment to Redevelopment Agreement between
RTF NB Urban Renewal, LLC as Redeveloper and Housing Authority of City
of New Brunswick for property now known as Block 707.04, Lots 7.05; 7.06;
7.08; 7.10; 7.11 and 7.12 (formerly known as a portion of Block 710, Lots 7.02;
7.03 and 7.04 and Block 707.01, Lot 35.13 on the New Brunswick Tax Map for
the construction of a residential and commercial project located in the Sears
Redevelopment Plan Area**

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

NBHA RESOLUTION 2023 – 2/22 # 3
ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Assignment of portion of the Redevelopment Project and the Redevelopment Agreement relating to that portion to PHM New Brunswick New Jersey Development Urban Renewal, LLC on property now known as Block 707.04, Lot 11 and Lot 12 for construction of 186 for sale townhouses on property located in the Sears Redevelopment Plan Area

WHEREAS the Housing Authority of the City of New Brunswick acting as the City of New Brunswick Redevelopment Agency (“Redevelopment Agency”) pursuant to N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12A-21, may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to 49, which powers include contracting with the Redeveloper for the planning, replanning, construction or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8f; and

WHEREAS, the City of New Brunswick (“City Council”) has approved a redevelopment plan for the Sears site (“Redevelopment Plan”), which includes property located on Route 1, which parcel consists of Lots formerly known as Block 710, Lots 7.02, 7.03 and 7.04 and Block 707.01, Lot 35.13 (now Block 7.04, Lots 7.05; 7.06; 7.08; 7.10; 7.11 and 7.12) (“Redevelopment Plan Area”), which Redevelopment Plan was amended by Ordinance O-042205, adopted by the City Council on May 4, 2022 and effective on May 24, 2022; and

WHEREAS, RTF NB Urban Renewal, LLC (“Redeveloper”) has been designated as Redeveloper for the Redevelopment Plan Area and a Redevelopment Agreement has been approved by the Housing Authority; and

WHEREAS, the Phases of the mixed-use project will be as follows:

- Phase IA: A mixed-use building with approximately 272 residential units, indoor and outdoor amenities, and retail space of approximately 9,186 square feet to be located on Lot 7.10;
- Phase 1B: 186 for sale stacked townhouses built in 2 to 4 sub-phases and a play area on Lots 7.11 and 7.12;
- Phase II: A mixed use building with approximately 262 residential units with amenities and approximately 10,265 s.f. of retail space to be located on Lot 7.05 and a new retail pad of approximately 3,556+ square feet with a potential drive-thru; and
- Phase III: A stand-alone retail building of approximately 23,256 square feet which is designed to accommodate a grocer and/or other permitted retail uses; and

WHEREAS, pursuant to Article 4 and Section 4.05 of the Redevelopment Agreement, the Redeveloper wishes to assign a portion of the Redevelopment Project referred to

as Phase 1B, which consists of 186 for sale stacked townhouses to PHM New Brunswick New Jersey Development Urban Renewal, LLC, a wholly owned subsidiary of Pulte Group, Inc. ("Pulte"); and

WHEREAS, Pulte is a national homebuilder publicly trading on the New York Stock Exchange which has delivered over 750,000 homes nationwide and will fund the approximately \$41 Million project from its own working capital; and

WHEREAS, Pulte has experience in constructing townhouses in New Jersey, having constructed 118 townhouses in Union, New Jersey; 156 townhouses in Sommerville, NJ; 83 townhouses in Highland Park, NJ; 49 townhouses in Highlands, NJ and 4 story townhouses on Route 1 in North Brunswick, NJ and other major townhouse projects in NJ; and

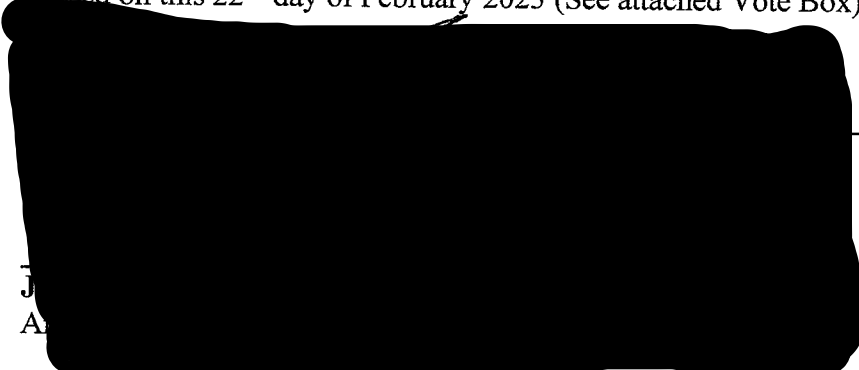
WHEREAS, at a public meeting of the Housing Authority held on February 22, 2023, Pulte presented evidence that it meets the requirements of Section 4.05 of the Redevelopment Agreement in that Pulte has both the qualifications and financial responsibility to complete the townhouse project; and

WHEREAS, the Authority's Special Counsel and Counsel for the redeveloper have agreed upon a Partial Assignment and Assumption of the Redevelopment Agreement Townhouse Component (Phase 1B of the Redevelopment Project) consisting of 186 for sale townhouses.

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

1. PHM New Brunswick New Jersey Development Urban Renewal, LLC is approved as the sub redeveloper for a portion of the Redevelopment Project on Block 707.04, Lots 11 and 12 for the construction of 186 for sale townhouses.
2. The annexed Partial Assignment and Assumption Redevelopment Agreement Townhouse Component Phase 1B of the Redevelopment project is approved in substantially the form annexed hereto.
3. The Chairman and Secretary are authorized to execute the Agreement.
4. This Resolution shall take effect immediately.

Passed on this 22nd day of February 2023 (See attached Vote Box)



J
A

**NBHA RESOLUTION 2023 – 2/22 # 3
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Assignment of portion of the Redevelopment Project
and the Redevelopment Agreement relating to that portion to PHM New
Brunswick New Jersey Development Urban Renewal, LLC on property now
known as Block 707.04, Lot 11 and Lot 12 for construction of 186 for sale
townhouses on property located in the Sears Redevelopment Plan Area**

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

NBHA RESOLUTION 2023 – 2/22 # 4
ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Partial Assignment and Assumption of Redevelopment Agreement for Phase 1A of the Redevelopment Project to RTF NB A Urban Renewal, LLC, a related entity of Redeveloper, consisting of a mixed-use building with approximately 272 residential units, indoor and outdoor amenities and retail space on Block 707.04, Lot 7.10 located in the Sears Redevelopment Plan Area

WHEREAS the Housing Authority of the City of New Brunswick acting as the City of New Brunswick Redevelopment Agency (“Redevelopment Agency”) pursuant to N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12A-21, may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to 49, which powers include contracting with the Redeveloper for the planning, replanning, construction or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8f; and

WHEREAS, the City of New Brunswick (“City Council”) has approved a redevelopment plan for the Sears site (“Redevelopment Plan”), which includes property located on Route 1, which parcel consists of Lots formerly known as Block 710, Lots 7.02, 7.03 and 7.04 and Block 707.01, Lot 35.13 (now Block 7.04, Lots 7.05; 7.06; 7.08; 7.10; 7.11 and 7.12) (“Redevelopment Plan Area”), which Redevelopment Plan was amended by Ordinance O-042205, adopted by the City Council on May 4, 2022 and effective on May 24, 2022; and

WHEREAS, RTF NB Urban Renewal, LLC (“Redeveloper”) has been designated as Redeveloper for the Redevelopment Plan Area and a Redevelopment Agreement was approved by the Housing Authority; and

WHEREAS, the Phases of the mixed-use project will be as follows:

- Phase IA: A mixed-use building with approximately 272 residential units, indoor and outdoor amenities, and retail space of approximately 9,186 square feet to be located on Lot 7.10;
- Phase 1B: 186 for sale stacked townhouses built in 2 to 4 sub-phases and a play area on Lots 7.11 and 7.12;
- Phase II: A mixed use building with approximately 262 residential units with amenities and approximately 10,265 s.f. of retail space to be located on Lot 7.05 and a new retail pad of approximately 3,556+ square feet with a potential drive-thru; and
- Phase III: A stand-alone retail building of approximately 23,256 square feet which is designed to accommodate a grocer and/or other permitted retail uses; and

WHEREAS, pursuant to Article 4.03 of the Redevelopment Agreement, the Redeveloper wishes to assign a portion of the Redevelopment Project referred to as Phase 1A, which consists of a mixed-use development with approximately 272 residential units, indoor and outdoor amenities and retail space of approximately 9,186 s.f. to be located on Block 7.04, Lot 7.10; and

WHEREAS, the assignment is to RTF NB A Urban Renewal, LLC, which is a related entity of the Redeveloper and is being done primarily for financing purposes; and

WHEREAS, at a public meeting on February 22, 2023 of the Housing Authority, Redeveloper presented evidence that the assignee is a related company of assignor and therefore meets the requirements of Section 4.03 of the Redevelopment Agreement and has the qualifications and financial responsibility to complete the townhouse project; and

WHEREAS, the Authority's Special Counsel and Counsel for the redeveloper have agreed upon a Partial Assignment and Assumption of the Redevelopment Agreement for Phase 1A of the Redevelopment Project as described above.

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

1. RTF NB A Urban Renewal, LLC is approved as the sub redeveloper for a portion of the Redevelopment Project on Block 707.04, Lot 10 (Phase 1A) for the construction of a mixed-use development consisting of 272 apartments indoor and outdoor amenities and approximately 9,186 s.f. of retail.
2. The annexed Partial Assignment and Assumption of Redevelopment Agreement is approved in substantially the form annexed hereto.
3. The Chairman and Secretary are authorized to execute the Agreement.
4. This Resolution shall take effect immediately.

Passed on this 22nd day of February 2023 (See attached Vote Box)


And Secretary to the Board

NBHA RESOLUTION 2023 – 2/22 # 4
ACTING AS REDEVELOPMENT AGENCY

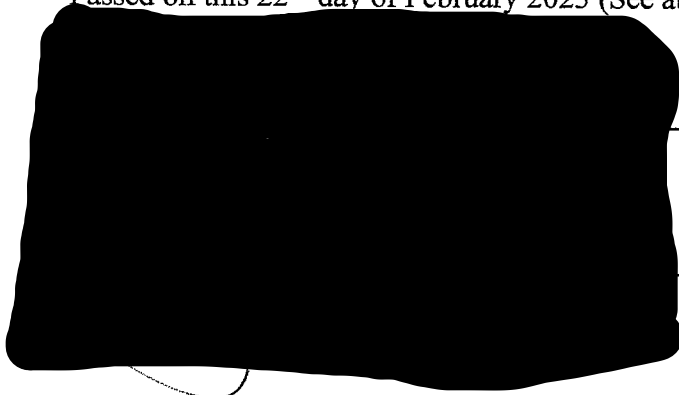
Resolution Approving Partial Assignment and Assumption of Redevelopment Agreement for Phase 1A of the Redevelopment Project to RTF NB A Urban Renewal, LLC, a related entity of Redeveloper, consisting of a mixed-use building with approximately 272 residential units, indoor and outdoor amenities and retail space on Block 707.04, Lot 7.10 located in the Sears Redevelopment Plan Area

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

NBHA RESOLUTION 2023 – 2/22 # 5

Resolution Ratifying, Authorizing and Approving Payments of Bills for the Months of November and December 2022.

Passed on this 22nd day of February 2023 (See attached Vote Box)



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

NBHA RESOLUTION 2023 – 2/22 # 6

Resolution Ratifying, Authorizing and Approving the Appointment of John Clarke as Fund Commissioner for the New Jersey Housing Authority Joint Insurance Fund for 2023

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 a member of the NJ-JIF and must appoint a person as a member commissioner to represent the NBHA.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratify, authorize and approve the appointment of John Clarke as Fund Commissioner for the New Jersey Joint Insurance Fund for 2023.

Passed on this 22nd day of February 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 2/22 # 6**Resolution Ratifying, Authorizing and Approving the Appointment of John Clarke as Fund Commissioner for the New Jersey Housing Authority Joint Insurance Fund for 2023**

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