

NBHA RESOLUTION 2023 – 3/22 # 7

Resolution Ratifying, Authorizing and Approving Payments of Bills for the Months of January and February 2023.

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

[REDACTED]

[REDACTED]

J
A

or

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

NBHA RESOLUTION 2023 – 3/22 # 8

**Resolution Approving and Accepting the 2023 Capital Fund ACC
Amendment 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"); and

WHEREAS, the Housing Authority received the 2023 Capital Fund Program (CFP) ACC Amendment from the U.S. Department of housing and Urban Development; and

WHEREAS, these CFP funds are needed to complete various capital improvements and other authorized activities at the Housing Authority.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approves and accepts the 2023 Capital Fund Program (CFP) ACC Amendment in the amount of \$ 1,036,482.00.

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

[Redacted Signature]

[Redacted Signature]

J
A

or

NBHA RESOLUTION 2023 – 3/22 # 8

**Resolution Approving and Accepting the 2023 Capital Fund ACC
Amendment for the New Brunswick Housing Authority**

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

NBHA RESOLUTION 2023 – 3/22 # 9

**Resolution Ratifying and Approving the Revised Utility Allowances Schedule
for use in the Housing Choice Voucher Program**


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

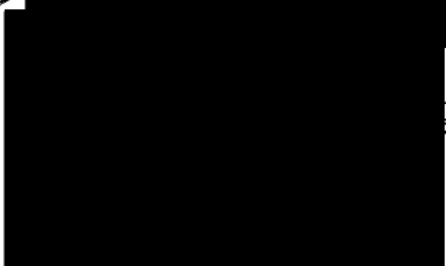
WHEREAS, the Housing Authority is in need of an updated utility allowance for use within it’s Housing Choice Voucher (Section 8) Program; and

WHEREAS, the Housing Authority has contracted with The Nelrod Company to complete the attached updated Utility Allowance Schedule (see attached) for the New Brunswick Housing Authority.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratifies and approves the attached updated Utility Allowance Schedule effective March 15, 2023.

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





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NBHA RESOLUTION 2023 – 3/22 # 9**Resolution Ratifying and Approving the Revised Utility Allowances Schedule
for use in the Housing Choice Voucher Program**

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

NBHA RESOLUTION 2023 – 3/22 # 10

**Resolution Approving and Accepting the Annual Audit for FYE 6/30/22 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”); and

WHEREAS, the Housing Authority issued an RFP to complete an annual audit for FYE 6/30/22 and Giampaolo & Associates responded to the RFP and completed the audit; and

WHEREAS, the audit had NO FINDINGS.

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 annual audit completed by Giampaolo & Associates (see attached) for FYE 6/30/22.

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

[REDACTED]

[REDACTED]

NBHA RESOLUTION 2023 – 3/22 # 10

**Resolution Approving and Accepting the Annual Audit for FYE 6/30/22 for
the New Brunswick Housing Authority**

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

NBHA RESOLUTION 2023 – 3/22 # 11

Resolution Approving and Awarding a Contract for General Fee Accounting Services for the New Brunswick Housing Authority to Polcari & Co

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 Fee Accountant 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 proposals (RFP) and pursuant to the published invitation, the Housing Authority issued packages and responses were reviewed and scored; and

WHEREAS, the proposal from Polcari Co. was scored determined to be the 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, funds are available for payment of such services in CFP and operation 2022 and 2023 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 the proposal from Polcari & Co. to complete General Fee Accountant Services in a total amount not to exceed \$49,500 dollars.

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

[REDACTED]

[REDACTED]

NBHA RESOLUTION 2023 – 3/22 # 11**Resolution Approving and Awarding a Contract for General Fee Accounting
Services for the New Brunswick Housing Authority to Polcari & Co**

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

NBHA RESOLUTION 2023 – 3/22 # 12

Resolution Approving and Awarding a Contract for Professional Risk Management Services for the New Brunswick Housing Authority 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”); and

WHEREAS, the Housing Authority is in need of Professional Risk Management 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 proposals (RFP) and pursuant to the published invitation, the Housing Authority issued packages and responses were reviewed and scored; and

WHEREAS, the proposal from Alamo Insurance Group was scored determined to be the 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, payment for these services are made from the New Jersey Joint Insurance Fund.

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 proposal from Alamo Insurance Group to complete Professional Risk Management Services to be paid for by the NJ-JIF at an amount not to exceed 6% of the premium payment.

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

[REDACTED]

[REDACTED]

NBHA RESOLUTION 2023 – 3/22 # 12

**Resolution Approving and Awarding a Contract for Professional Risk
Management Services for the New Brunswick Housing Authority to Alamo
Insurance Group**

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

NBHA RESOLUTION 2023 – 3/22 # 13
ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving Appraisal Performed by Integra Realty Resources
for the Acquisition of 125 Georges Road, New Brunswick, NJ
(Tax map Block 292.01, Lot 2.02) in connection with the
Fulton Square Redevelopment Project**

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

WHEREAS, the City Council of the City of New Brunswick has adopted a Redevelopment Plan (“Redevelopment Plan”) for the Sandford/Remsen Redevelopment Area (“Redevelopment Area”), which Redevelopment Area encompasses a site generally bounded by Paul Robeson Boulevard and Remsen Avenue, which Redevelopment Plan has been amended; and

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

WHEREAS, the Redevelopment Agency designated Fulton Square Urban Renewal, LLC (“Redeveloper” or “Developer”) to be developer for a mixed-use residential and commercial development; and

WHEREAS, the Redevelopment Agency entered into a Redevelopment Agreement with the Redeveloper to construct the Redevelopment Project, which Redevelopment Agreement has been amended; and

WHEREAS, the Redevelopment Agreement provides that if the Redeveloper does not acquire certain acquisition parcels, it may request the Redevelopment Agency to acquire same, the cost of the parcels and related costs to be paid by Redeveloper; and

WHEREAS, the Redeveloper has requested that the Redevelopment Agency acquire 125 Georges Road, New Brunswick, NJ (“Property”) (Tax Map Block 292.01 Lot 2.02) as part of the Project; and

WHEREAS, the Redevelopment Agency is authorized to acquire private property for the Project by negotiation and/or eminent domain pursuant to N.J.S.A. 40A:12A-8 and N.J.S.A. 40A:12A-22; and

WHEREAS, pursuant to the Redevelopment Law, the Redevelopment Agency has obtained an appraisal of the Property from Integra Realty Resources; and

WHEREAS, a copy of the appraisal is on file with the Redevelopment Agency and have been made available for review by Agency members and the Executive Director; and

WHEREAS, the fair market value of the Property, as set forth in the appraisal is based upon the assumption that the Property is free of environmental contamination or that the property owner will remediate such contamination; and

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

1. The Redevelopment Agency accepts and approves the appraisal of the Property prepared by Integra Realty Resources dated October 13, 2022 in substantially the form annexed hereto, which appraisal may be summarized as follows:

Block and Lot: Block 292.01, Lot 2.02

Property Address: 125 Georges Road, New Brunswick, NJ

Owner: Ronald Marullo

Fair Market Value: \$350,000

Appraisal Dated: October 13, 2022

Assumptions: Property free of environmental contamination

2. The Agency hereby authorizes the acquisition of the above property by negotiation and/or eminent domain, as appropriate and authorizes its Redevelopment Counsel, Wilentz, Goldman & Spitzer, P.A. attorney, John A. Hoffman, Esq., and Executive Director John Clarke as negotiators to acquire the Property from the owners of record, subject to confirmation and agreement of the Redeveloper to fund the acquisition and related costs, included, but not limited to, any deposits with the Superior Court required in the event of an eminent domain action.
3. This Resolution shall take effect immediately.

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

[Redacted Signature]

J
A [Redacted Signature]

**NBHA RESOLUTION 2023 – 3/22 # 13
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Appraisal Performed by Integra Realty Resources
for the Acquisition of 125 Georges Road, New Brunswick, NJ
(Tax map Block 292.01, Lot 2.02) in connection with the
Fulton Square Redevelopment Project**

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

NBHA RESOLUTION 2023 – 3/22 # 14
ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving Appraisal Performed by Integra Realty Resources
for the Acquisition of 340 Paul Robeson Boulevard, New Brunswick, NJ
(Tax map Block 292.01, Lot 2.01) in connection with the
Fulton Square Redevelopment Project**

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

WHEREAS, the City Council of the City of New Brunswick has adopted a Redevelopment Plan (“Redevelopment Plan”) for the Sandford/Renssen Redevelopment Area (“Redevelopment Area”), which Redevelopment Area encompasses a site generally bounded by Paul Robeson Boulevard and Renssen Avenue, which Redevelopment Plan has been amended; and

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

WHEREAS, the Redevelopment Agency designated Fulton Square Urban Renewal, LLC (“Redeveloper” or “Developer”) to be developer for a mixed-use residential and commercial development; and

WHEREAS, the Redevelopment Agency entered into a Redevelopment Agreement with the Redeveloper to construct the Redevelopment Project, which Redevelopment Agreement has been amended; and

WHEREAS, the Redevelopment Agreement provides that if the Redeveloper does not acquire certain acquisition parcels, it may request the Redevelopment Agency to acquire same, the cost of the parcels and related costs to be paid by Redeveloper; and

WHEREAS, the Redeveloper has requested that the Redevelopment Agency acquire 340 Paul Robeson Boulevard, New Brunswick, NJ (“Property”) (Tax Map Block 292.01 Lot 2.01) as part of the Project; and

WHEREAS, the Redevelopment Agency is authorized to acquire private property for the Project by negotiation and/or eminent domain pursuant to N.J.S.A. 40A:12A-8 and N.J.S.A. 40A:12A-22; and

WHEREAS, pursuant to the Redevelopment Law, the Redevelopment Agency has obtained an appraisal of the Property from Integra Realty Resources; and

WHEREAS, a copy of the appraisal is on file with the Redevelopment Agency and have been made available for review by Agency members and the Executive Director; and

WHEREAS, the fair market value of the Property, as set forth in the appraisal is based upon the assumption that the Property is free of environmental contamination or that the property owner will remediate such contamination; and

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

1. The Redevelopment Agency accepts and approves the appraisal of the Property prepared by Integra Realty Resources dated October 13, 2022 in substantially the form annexed hereto, which appraisal may be summarized as follows:
Block and Lot: Block 292.01, Lot 2.01

Property Address: 340 Paul Robeson Boulevard, New Brunswick, NJ

Owner: K. Gadek Development

Fair Market Value: \$110,000

Appraisal Dated: October 13, 2022

Assumptions: Property free of environmental contamination
2. The Agency hereby authorizes the acquisition of the above property by negotiation and/or eminent domain, as appropriate and authorizes its Redevelopment Counsel, Wilentz, Goldman & Spitzer, P.A. attorney, John A. Hoffman, Esq., and Executive Director John Clarke as negotiators to acquire the Property from the owners of record, subject to confirmation and agreement of the Redeveloper to fund the acquisition and related costs, included, but not limited to, any deposits with the Superior Court required in the event of an eminent domain action.
3. This Resolution shall take effect immediately.

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

[Redacted Signature]

[Redacted Signature]

**NBHA RESOLUTION 2023 – 3/22 # 14
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Appraisal Performed by Integra Realty Resources
for the Acquisition of 340 Paul Robeson Boulevard, New Brunswick, NJ
(Tax map Block 292.01, Lot 2.01) in connection with the
Fulton Square Redevelopment Project**

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

NBHA RESOLUTION 2023 – 3/22 # 15
ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Environmental Assessment Report, Environmental Cost Chart and Limited Asbestos Containing Materials Survey Report on Properties known as 125 Georges Road, New Brunswick, NJ (Tax map Block 292.01, Lot 2.02) and 340 Paul Robeson Boulevard, New Brunswick, NJ (Block 292.01, Lot 2.01) Prepared by Vanasse Hanglon Bustlin, Inc. (“VHB”) in connection with the Fulton Square Redevelopment Project

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

WHEREAS, the City Council of the City of New Brunswick has adopted a Redevelopment Plan (“Redevelopment Plan”) for the Sandford/Remsen Redevelopment Area (“Redevelopment Area”), which Redevelopment Area encompasses a site generally bounded by Paul Robeson Boulevard and Remsen Avenue, which Redevelopment Plan has been amended; and

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

WHEREAS, the Redevelopment Agency designated Fulton Square Urban Renewal, LLC (“Redeveloper” or “Developer”) to be developer for a mixed-use residential and commercial development; and

WHEREAS, the Redevelopment Agency entered into a Redevelopment Agreement with the Redeveloper to construct the Redevelopment Project, which Redevelopment Agreement has been amended; and

WHEREAS, the Redevelopment Agreement provides that if the Redeveloper does not acquire certain acquisition parcels, it may request the Redevelopment Agency to acquire same, the cost of the parcels and related costs to be paid by Redeveloper; and

WHEREAS, the Redeveloper has requested that the Redevelopment Agency acquire 125 Georges Road, New Brunswick, NJ (“Property”) (Tax Map Block 292.01 Lot 2.02) and 340 Paul Robeson Boulevard (Block 292.01, Lot 2.01) (“Properties”) as part of the Project; and

WHEREAS, the Redevelopment Agency is authorized to acquire private property for the Project by negotiation and/or eminent domain pursuant to N.J.S.A. 40A:12A-8 and N.J.S.A. 40A:12A-22; and

WHEREAS, pursuant to the Redevelopment Agreement, the Redevelopment Agency has obtained an environmental preliminary assessment, chart estimating remediation cost and limited asbestos containing materials survey report proposed by VHB ("Environmental Reports"); and

WHEREAS, a copy of the Environmental Reports are on file with the Redevelopment Agency and have been made available for review by Agency members and the Executive Director; and

WHEREAS, the fair market value of the Property, as set forth in the appraisal is based upon the assumption that the Property is free of environmental contamination or that the property owner will remediate such contamination; and

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

1. The Redevelopment Agency accepts the Environmental Reports on the properties and instruct the Executive Director and Redevelopment Counsel to consider same when there are negotiations with the owners of the Properties.
2. The Environmental Reports are to remain on file with the Agency.
3. This Resolution shall take effect immediately.

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

[REDACTED]

[REDACTED]

NBHA RESOLUTION 2023 – 3/22 # 15
ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Environmental Assessment Report, Environmental Cost Chart and Limited Asbestos Containing Materials Survey Report on Properties known as 125 Georges Road, New Brunswick, NJ (Tax map Block 292.01, Lot 2.02) and 340 Paul Robeson Boulevard, New Brunswick, NJ (Block 292.01, Lot 2.01) Prepared by Vanasse Hanglon Bustlin, Inc. (“VHB”) in connection with the Fulton Square Redevelopment Project

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

**NBHA RESOLUTION 2023 – 3/22 # 16
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Consent to Transfer and Sale of Limited Partnership
Interest of TCF JPM/F, LLC to TCB Interest Owner, LLC by New
Brunswick Housing Authority, Sole Owner of NBHA Hope Manor
Corporation, and Approval of the Execution of the Fourth Amendment to
Riverside Urban Renewal Limited Partnership**

WHEREAS, NBHA Hope Manor Corporation is a New Jersey non-profit corporation owned by the Housing Authority of the City of New Brunswick; and

WHEREAS, NBHA Hope Manor Corporation is a Limited Class B Limited Partner of Riverside Urban Renewal Limited Partnership (the "Partnership"), a New Jersey Limited Partnership, pursuant to that certain Fourth Amended and Restated Agreement of Limited Partnership dated as of December 11, 2002, as amended (the "Partnership Agreement"); and

WHEREAS, Riverside Urban Renewal Limited Partnership by N.B. Riverside, Inc., its general partner, has requested, by letter dated March 8, 2023, that NBHA Hope Manor Corporation, a Class B Limited Partnership consent to the transfer and sale by TCF JPM/F, LLC, a Delaware Limited Liability Company and the investor limited partner of the Partnership, of its 99.99% limited partnership interest in the Partnership to TCB Invest Owner, LLC, a Massachusetts Limited Liability Company for the consideration of \$100.00 and the execution by the partners, including NBHA Hope Manor Corporation of the Fourth Amendment to the Partnership in the form and substance as attached hereto; and

WHEREAS, the Executive Director of the Housing Authority and Redevelopment Counsel to have reviewed the Consent and the Partnership Agreement and recommend that the Housing Authority approve and authorize execution of the attached Consent and Partnership Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of New Brunswick as follows:

1. The Housing Authority as owner of the NBHA Hope Manor Corporation approves the attached Consent and the Fourth Amendment to the Partnership Agreement in substantially the form annexed hereto.
2. The Executive Director is authorized to execute the Consent and the Fourth Amendment to the Partnership Agreement.
3. This Resolution shall take effect immediately.

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

[REDACTED]

ZACHARY WRIGHT, Chairperson

[REDACTED]

NBHA RESOLUTION 2023 – 3/22 # 16
ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving Consent to Transfer and Sale of Limited Partnership
Interest of TCF JPM/F, LLC to TCB Interest Owner, LLC by New
Brunswick Housing Authority, Sole Owner of NBHA Hope Manor
Corporation, and Approval of the Execution of the Fourth Amendment to
Riverside Urban Renewal Limited Partnership**

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

NBHA RESOLUTION 2023 – 3/22 # 17

**Resolution Approving and Adopting the Final Version of the 2022 DCA
Budget for the New Brunswick Housing Authority**

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 New Brunswick Housing Authority (NBHA) submitted and initial budget to the DCA in 2022 (dated April 27, 2022); and

WHEREAS, the DCA has returned the final DCA 2022 Budget for considerations and adoption by the NBHA.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of New Brunswick hereby approves and adopts the

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

[REDACTED]

[REDACTED]

NBHA RESOLUTION 2023 – 3/22 # 17

**Resolution Approving and Adopting the Final Version of the 2022 DCA
Budget for the New Brunswick Housing Authority**

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