

BOARD RESOLUTIONS SUMMARY LIST

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NBHA RESOLUTION 2019 – 3/27 # 9

ACTING AS REDEVELOPMENT AGENCY

Resolution extending until May 23, 2019 the time for Approval of a redevelopment agreement with New Brunswick — Jersey Urban Renewal, L.L.C. as redeveloper for Phase II of the Jersey Avenue/Handy Street redevelopment project

NBHA RESOLUTION 2019 - 3/27 # 3

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of January, 2018

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 Executive Director and Finance Administrator certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby ratifies, approves and directs that the Executive Director and/or Finance Administrator to process and pay the following bills for the month of January 2019:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 889,168.68
Payroll	\$ 121,705.32
Accounts Payable	\$ 261,144.14
Capital Fund	\$ 15,995.80
Local General	\$ 12,319.35

Passed on this 27th day of March, 2019 (See attached Vote Box)


DALE CALDWELL, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 - 3/27 # 3

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of January, 2019

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
GIORGIANNI		✓	✓			
WOLDE			✓			
DUNLAP			✓			
MEDINA- HERNANDEZ			✓			
CHAIRMAN CALDWELL			✓			

NBHA RESOLUTION 2019 - 3/27 # 4

Resolution Authorizing and Approving Payment of Bills for the Month of February, 2018

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 Executive Director and Finance Administrator certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby ratifies, approves and directs that the Executive Director and/or Finance Administrator to process and pay the following bills for the month of February 2019:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 911,176.21
Payroll	\$ 84,745.91
Accounts Payable	\$ 122,247.52
Capital Fund	\$ 19,087.29
Local General	\$ 3,324.25

Passed on this 27th day of March, 2019 (See attached Vote Box)

[Redacted Signature]

DALE CALDWELL, Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 - 3/27 # 4

Resolution Authorizing and Approving Payment of Bills for the Month of February, 2019

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
GIORGIANNI	✓		✓			
WOLDE			✓			
DUNLAP			✓			
MEDINA- HERNANDEZ		✓	✓			
CHAIRMAN CALDWELL			✓			

NBHA RESOLUTION 2019 – 3/27 # 5

Resolution Accepting the Annual Audit Report for the Housing Authority of the City of New Brunswick for FYE 6/30/18

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, 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 book 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 accountant in lieu of auditing by them; and

WHEREAS, the New Brunswick Housing and Redevelopment Authority procured the audit services of the certified accounting firm of Hymanson, Parnes & Giampaolo to complete an independent audit of all programs and operations; and

WHEREAS, the auditing services were completed for FYE 6/30/18 and an audit was produced and provided to all Board of Commissioners for their review; and

WHEREAS, procurement of these services were completed pursuant to a fair and open process as defined by NJSA 19:44A-20.5; and

WHEREAS, the audit for FYE 6/30/18 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 certify to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the audit fiscal year ending June 30, 2018 and specifically has reviewed the sections of the audit report entitled "Audit Findings" and "Recommendations" and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the Board ratifies and approves the secretary of the authority's submission of the Audit to the Local Finance Board, U.S. Department of HUD and all other required submissions as required.

Passed on this 27th day of March, 2019 (See attached Vote Box)

[REDACTED]

DALE CALDWELL, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 3/27 # 5

Resolution Accepting the Annual Audit Report for the Housing Authority of the City of New Brunswick for FYE 6/30/18

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
GIORGIANNI		✓	✓			
WOLDE			✓			
DUNLAP			✓			
MEDINA- HERNANDEZ			✓			
CHAIRMAN CALDWELL			✓			

NBHA RESOLUTION 2019 – 3/27 # 6

Resolution Adopting the Returned State Budget for the Housing Authority of the City of New Brunswick and Authorizing Final Submission

WHEREAS, the Housing Authority has developed the State of New Jersey Budget for 2018; and

WHEREAS, the Budget was prepared by the Fee Accountant and reviewed by Finance Administrator and Director of Operations and has been reviewed and recommended for adoption by the Executive Director; and

WHEREAS, the Budget was approved by the Board of Commissioners for the Housing Authority of the City of New Brunswick (NBHA) and submitted to the State of New Jersey; and

WHEREAS, the Budget was approved by the State of New Jersey and returned to the NBHA for adoption and final submission to the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby adopts the State approved Budget and authorizes final submission to the State of New Jersey.

Passed on this 27th day of March, 2019 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 3/27 # 6

Resolution Adopting the Returned State Budget for the Housing Authority of the City of New Brunswick and Authorizing Final Submission

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
GIORGIANNI	✓		✓			
WOLDE			✓			
DUNLAP			✓			
MEDINA- HERNANDEZ		✓	✓			
CHAIRMAN CALDWELL			✓			

NBHA RESOLUTION 2019 – 3/27 # 7

Resolution Approving and Adopting the Annual Plan 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, Federal Statutes and HUD Regulations require the Housing Authority to prepare an Annual Agency Plan; and

WHEREAS, the Five Year Plan/Annual Agency Plan was previously revised to include required language for the RAD program and the Smoke-Free requirements; and

WHEREAS, the Five Year Plan/Annual Plan was advertised and made available for inspection at the Housing Authority office 7 Van Dyke Avenue, New Brunswick, NJ 08901 and a public hearing was held for comments on the plan; and


WHEREAS, the New Brunswick Housing Authority received comments from the meeting have been attached to this plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby adopts and approve the Annual Plan.

BE IT FURTHER RESOLVED, the Board of Commissioners hereby approves submission of the Annual Plan and related certifications to the U.S. Department of HUD by the Executive Director.

Passed on this 27th day of March, 2019 (See attached Vote Box)


DALE CALDWELL, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 3/27 # 7

Resolution Approving and Adopting the Annual Plan for the New Brunswick Housing Authority

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
GIORGIANNI			✓			
WOLDE	✓		✓			
DUNLAP			✓			
MEDINA- HERNANDEZ		✓	✓			
CHAIRMAN CALDWELL			✓			

NBHA RESOLUTION 2019 – 3/27 # 8
ACTING AS REDEVELOPMENT AGENCY

Resolution extending until May 23, 2019 the time for approval of a redevelopment agreement with Fulton Square Urban Renewal, L.L.C. ("Fulton Square") as Redeveloper of Project Site for a mixed use development in the Sanford Remsen Redevelopment 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: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 Sanford/Remsen Redevelopment Area ("Redevelopment Area"), which Redevelopment Area encompasses a site generally bounded by Commercial Avenue and Remsen Avenue.

WHEREAS, by Resolution 2018-12/19 #39 the Redevelopment Agency has approved an application dated October 26, 2018 ("application") from Fulton Square Urban Renewal, L.L.C. ("Fulton Square" or "Redeveloper") 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 Commercial Avenue, Lawrence Street and Georges Road ("Project Site"), which Project Site is located within the Sanford Remsen Redevelopment Area; and

WHEREAS, Redeveloper intends to construct a Project which will include a mixed use development as follows: (a) three story building consisting of approximately 5,000 square feet of retail/commercial space and 12 residential units, (b) three story building consisting of approximately 7,300 square feet of retail/commercial space and 16 residential units, (c) three story residential building consisting of 36 residential units, (d) three story residential building consisting of 48 units; and (e) surface parking for approximately 256 parking spaces ("Project"); and

WHEREAS, Redeveloper's designation as Redeveloper was subject to the Redevelopment Agency's approval of a Redevelopment Agreement by March 19, 2019; and

WHEREAS, counsel for the Redeveloper has requested a sixty (60) day extension for the time to enter into the redevelopment agreement in order to complete its review of the prepared agreement submitted by counsel for the Redevelopment Agency; and

WHEREAS, in order to complete review and negotiations of the agreement, Developer has requested that the time within which the Redevelopment Agency must approve the redevelopment agreement be extended to May 23, 2019.

NOW, THEREFORE, BE IT RESOLVED THAT: The Redeveloper designation of Fulton Square Urban Renewal, LLC is hereby extended to May 23, 2019. The deadline for the Redevelopment Agency's approval of a redevelopment agreement with Fulton Square is hereby extended to May 23, 2019. All other terms and conditions of Resolution 2018-12/19 #39 shall remain in full force and effect. Resolution 2018-12/19 #39 is hereby amended, retroactively, to provide for extension of the aforesaid deadlines to May 23, 2019.

Passed on this 27th day of March, 2019 (See attached Vote Box)

[REDACTED]

DALE CALDWELL, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 3/27 # 8
ACTING AS REDEVELOPMENT AGENCY

Resolution extending until May 23, 2019 the time for approval of a redevelopment agreement with Fulton Square Urban Renewal, L.L.C. (“Fulton Square”) as Redeveloper of Project Site for a mixed use development in the Sanford Remsen Redevelopment Area

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
MEDINA-HERNANDEZ			✓			
GIORGIANNI		✓	✓			
WOLDE			✓			
DUNLAP			✓			
CHAIRMAN CALDWELL			✓			

NBHA RESOLUTION 2019 – 3/27 # 9
ACTING AS REDEVELOPMENT AGENCY

**Resolution extending until May 23, 2019 the time for Approval of a
redevelopment agreement with New Brunswick — Jersey Urban
Renewal, L.L.C. as redeveloper for Phase II of the Jersey
Avenue/Handy Street 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, 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 Jersey Handy Redevelopment Area ("Redevelopment Plan"), which includes certain lands roughly bounded by Handy Street, Jersey Avenue, the Amtrak Northeast Corridor Rail Line, and Sandford Street, as shown on Map 1 of the Redevelopment Plan (the "Redevelopment Area"); and

WHEREAS, New Brunswick-Jersey Urban Renewal, LLC ("NB-JUR" or "Redeveloper") has previously been designated as Redeveloper for a portion of the Redevelopment Area, which property is known as Block 185.01, Lot 11.01 and generally bounded by Handy Street, Jersey Avenue, Delevan Street and the Amtrak Northeast Corridor Rail Line ("Redevelopment Site"); and

WHEREAS, NBHA Resolution 2018-12/19 #40 designated NB-JUR as Redeveloper to construct a mixed/use development consisting of a 3,000 square foot commercial building to be used for a fast food restaurant; a 7,800 square foot commercial building to be used as a flex warehouse; a five story 112,500 square foot commercial building to be used as an office building, which will include medical offices, a four story 192 unit residential building and a three story, 420 parking space parking structure, all as shown on the Concept Plan entitled "Brunswick Towne Center" ("Revised Phase II"); and

WHEREAS, Redeveloper's designation as Redeveloper was subject to the Redevelopment Agency's approval of a Redevelopment Agreement by March 19, 2019; and

WHEREAS, counsel for the Redeveloper has requested a sixty (60) day extension for the time to enter into the redevelopment agreement in order to complete its review of the prepared agreement submitted by counsel for the Redevelopment Agency; and

WHEREAS, in order to complete review and negotiations of the agreement, Developer has requested that the time within which the Redevelopment Agency must approve the redevelopment agreement be extended to May 23, 2019.


NOW, THEREFORE, BE IT RESOLVED THAT: The redeveloper designation of New Brunswick-Jersey Urban Renewal, LLC is hereby extended to May 23, 2019. The deadline for the Redevelopment Agency's approval of a redevelopment agreement with NB-JUR is hereby extended to May 23, 2019.

All other terms and conditions of Resolution 2018-12/19 #40 shall remain in full force and effect. Resolution 2018-12/19 #40 is hereby amended, retroactively, to provide for extension of the aforesaid deadlines to May 23, 2019.

Passed on this 27th day of March, 2019 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 3/27 # 9
ACTING AS REDEVELOPMENT AGENCY

**Resolution extending until May 23, 2019 the time for Approval of a
redevelopment agreement with New Brunswick — Jersey Urban
Renewal, L.L.C. as redeveloper for Phase II of the Jersey
Avenue/Handy Street redevelopment project**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
MEDINA- HERNANDEZ			✓			
GIORGIANNI		✓	✓			
WOLDE			✓			
DUNLAP			✓			
CHAIRMAN CALDWELL			✓			