

NBHA RESOLUTION 2019 - 8/21 # 16

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Months of May and June, 2019

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 months of May and June 2019:

MAY BILLS

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 810,388.92
Payroll	\$ 112,267.94
Accounts Payable	\$ 109,946.54
Capital Fund	\$ 57,138.49
Local General	\$ 13,993.06

JUNE BILLS

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 800,109.25
Payroll	\$ 77,336.41
Accounts Payable	\$ 381,716.33
Capital Fund	\$ 30,337.48
Local General	\$ 44,103.11

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARK, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 - 8/21 # 16

**Resolution Ratifying, Authorizing and Approving Payment of Bills for the
Months of May and June, 2019**

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

NBHA RESOLUTION 2019 - 8/21 # 17

Resolution Ratifying, Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$ 16,467.31 Deemed to be uncollectable by Staff and Personnel of the Housing Authority of the City of New Brunswick

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, certain rents as set forth on the Rent Write-Offs for July 2016 through June 2017 totaling \$ 31,556.54 have been determined to be uncollectable according to the methods and procedures for collection available to the staff and personnel of the Housing Authority of the City of New Brunswick; and

WHEREAS, such uncollectable rents have occurred due to tenants who have died, evictions of tenants from Housing Authority dwelling for non-payment of rent (or for discovered unreported income) and/or tenants who have vacated dwellings without notice; and

WHEREAS, pursuant to acceptable accounting procedures, it is necessary and proper to write off such rent as uncollectable; and

WHEREAS, notwithstanding the aforesaid necessity for writing off these rents as uncollectable, efforts will continue through agencies, the courts, and other source outside of the Housing Authority to collect these rents on behalf of the Housing Authority,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick that certain rents, as set forth on the attached Rent Write-offs for July 1, 2018 through June 30, 2019 totaling \$ 16,467.31 and the same are hereby ratified and authorized to be written off as uncollectable as of June 30, 2019 by the staff and personnel of the Housing Authority of the City of New Brunswick.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 - 8/21 # 17

**Resolution Ratifying, Authorizing and Approving the Write-off of Certain
Rent in the Total Amount of \$ 16,467.31 Deemed to be uncollectable by Staff
and Personnel of the Housing Authority of the City of New Brunswick**

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

NBHA RESOLUTION 2019 - 8/21 # 18

Resolution Authorizing and Approving Payment of Bills for the Month of July 2019

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 July 2019:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 855,634.72
Payroll	\$ 91,117.92
Accounts Payable	\$ 187,201.94
Capital Fund	\$ 11,908.69
Local General	\$ 21,580.07

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 - 8/21 # 18

**Resolution Authorizing and Approving Payment of Bills for the Month of
July 2019**

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

NBHA RESOLUTION 2018 - 8/21 # 19

**Resolution Approving Contract with Rich Tree Services NJ State Contract
18-DPP-00645 in an amount not to exceed \$37,671.00**

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 is in need tree removal and tree pruning services for cutting down over grown trees throughout the 13 acres AMP 1 site and cutting back trees and branches that are hanging over building roofs; and

WHEREAS, recent storms and larges amounts of rain have caused major overgrowth and large branches to fall requiring immediate action; and

WHEREAS, the procurement procedures used for the purchase of the replacement vehicle were completed in a "fair and open" procurement process in accordance with the Pay-to-Play Law, *NJSA 19:44A-20.5* through use of the State Bid Contract #18-DPP-00645; and

WHEREAS, funds for these services are available within the NBHA's CFP and annual budgets.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby ratify and authorizes tree services with Rich Tree Services using State Contract #18-DPP-00645 in an amount not to exceed \$37,671.00.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 - 8/21 # 19

**Resolution Approving Contract with Rich Tree Services NJ State Contract
18-DPP-00645 in an amount not to exceed \$37,671.00**

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

NBHA RESOLUTION 2019 – 8/21 # 20

Resolution Adopting the Returned State Budget for 6/30/19 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 FYE 6/30/19; 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 for FYE 6/30/19 and authorizes final submission to the State of New Jersey.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 20

**Resolution Adopting the Returned State Budget for 6/30/19 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			✓			
CALDWELL	✓		✓			

NBHA RESOLUTION 2019 – 8/21 # 21

Resolution Approving Attendance for Commissioner Kevin Jones to the Professional Development Training Program from September 11, 2019 through September 14, 2019

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) has received notices of the Training for Executive Director/Commissioner Professional Development Program on Martha's Vineyard in September 2019; and

WHEREAS, the Authority would benefit from commissioners and NBHA staff attending this training conference; and

WHEREAS, the New Brunswick Housing Authority has funds available in the Travel and Training Account(s) and related Budgets to pay the costs of this important training,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve attendance of Commissioner Kevin Jones to the Professional Development Program Training Program from September 13, 2015 to September 15, 2015

BE IT FURTHER RESOLVED that the Authority is authorized to pay (or reimburse) the expenses for the traveler as follows: \$630.00 registration, \$700 in travel expense reimbursement (including ferry ticket, tolls and mileage reimbursement), up to \$844.70 hotel accommodations and per diem of \$400.00.

Passed on this 21st day of August 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 21

**Resolution Approving Attendance for Commissioner Kevin Jones to the
Professional Development Training Program from September 11, 2019
through September 14, 2019**

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

**NBHA RESOLUTION 2019 – 8/21 # 22
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Designation of Stirlingside Urban Renewal, LLC as
Redeveloper of Project Site (“Stirlingside” or “Redeveloper”) for a multi-
family residential Project in Lower George Street Redevelopment Area and
Approving the Concept Plan provided by Stirlingside for the Project Site**

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 Council of the City of New Brunswick has adopted a Redevelopment Plan (“Redevelopment Plan”) for the Lower George Street Redevelopment Area (“Redevelopment Area”), which Redevelopment Area includes lands located at Lots 1.01 and 1.02, Block 121 on the official Tax Map of the City of New Brunswick (the “Project Site”); and

WHEREAS, by Application dated July 22, 2019 from Stirlingside, Stirlingside has submitted a Concept Plan and requested (a) to be designated as Redeveloper of the Project Site for the purpose of developing the Project according to the Concept Plan, and (b) approval of the Concept Plan;

WHEREAS, the Project will consist of a 5-story, fifty-three (53) unit multi-family rental building serving households earning 50% and 60% of the area medium income and homeless individuals with a unit mix of nine (9) one-bedroom units, thirty (30) 2-bedroom units, fourteen (14) 3-bedroom units, with community amenities and forty-six (46) parking spaces at the ground floor for Stirlingside residents and Lord Stirling Housing residents with permits;

WHEREAS, Stirlingside is owned and controlled by The Community Builders, Inc. (“Community”), which will guarantee the performance of the Redevelopment Agreement; and

WHEREAS, Stirlingside submitted evidence of the financial strength of Community and the experience of Community, which has constructed hundreds of affordable mixed housing units, including the Lord Stirling Senior Housing, Riverside Urban Renewal Project and Hope Manor Project in New Brunswick, New Jersey; and

WHEREAS, the total cost of the Project is estimated to be approximately \$19.3 Million that is anticipated to be financed in part by Long Term Debt of approximately \$2.4 Million and Low Income Housing Tax Credits of \$15.9 Million (“LIHTC”); and

WHEREAS, Stirlingside projects that the Project will commence by July 2020 and be completed by December 2021, but requests the option to extend the commencement date to July 2021 and completion date to December 2022, in the event Stirlingside is not awarded the LIHTC in the 2019 round; and

WHEREAS, Stirlingside submitted a Concept Plan for the Project entitled, Stirlingside Residences, prepared by Inglesse Architects & Engineering ("Concept Plan"); and

WHEREAS, the Project will require Section (C) and Section (D) Variances from the Board of Adjustment of the City of New Brunswick; and

WHEREAS, Stirlingside appeared at a regular meeting of the Redevelopment Agency on August 21, 2018 to introduce the Redeveloper, the Concept Plan and answer any questions of the Commissioners and the public about the Project; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered and concluded that the Project's proposed Concept Plan, financing plan and experience of Stirlingside and Community furthers the Redevelopment Agency's interest in carrying out the Lower George Street Redevelopment Plan and is consistent with the public purposes that the Redevelopment Plan addresses; and


WHEREAS, based upon Stirlingside's submissions and its appearance before the Commissioners, the Redevelopment Agency has determined to designate Stirlingside as Redeveloper of the Project Site, subject to the conditions specified below.

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

1. Stirlingside is designated and certified as the Redeveloper of the Project Site, subject to (a) the execution of an appropriate Redevelopment agreement within one hundred twenty (120) days after the adoption of this Resolution, (b) approval of this appointment by the City Council, if required under the Redevelopment Plan, (c) execution of Guarantee Agreement guaranteeing the obligations of Stirlingside by Community, (d) approval of New Brunswick Zoning Board of the Stirlingside application for Section (C) and Section (D) Variances.
2. The proposed Concept Plan is approved in substantially the form presented to the Commissioners, subject to any modifications required by the Zoning Board.
3. The Redevelopment Agreement shall require that construction be commenced by July 2020 and be completed by December of 2021 with the option for a 12 month extension of these timeframes in the event Stirlingside is not awarded the LIHTC in the 2019 round.
4. This appointment is subject to the conditions set forth in Paragraphs 1-3 and shall terminate automatically if said conditions are not satisfied.
5. This Resolution shall take effect immediately.

Passed on this 21st day of August 2019 (See attached Vote Box)


Chairperson


John Clarke, Executive Director
and Secretary of the Board

**NBHA RESOLUTION 2019 – 8/21 # 22
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Designation of Stirlingside Urban Renewal, LLC as
Redeveloper of Project Site (“Stirlingside” or “Redeveloper”) for a multi-
family residential Project in Lower George Street Redevelopment Area and
Approving the Concept Plan provided by Stirlingside for the Project Site**

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

NBHA RESOLUTION 2019 – 8/21 # 23

Resolution Approving and Adopting a revised Admissions and Continued Occupancy Policy (ACOP) for the Housing Authority of the City of New Brunswick

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, HUD has issued various notice and that require the ACOP to be revised;
and

WHEREAS, the Housing Authority has worked with the management consultant to create a summary sheet that details the revisions to the policy and has distributed the entire policy to all Board members for review and consideration.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and adopts the revised Admissions and Continued Occupancy Policy (ACOP) effective immediately.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 23

**Resolution Approving and Adopting a revised Admissions and Continued
Occupancy Policy (ACOP) for the Housing Authority of the City of New
Brunswick**

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

NBHA RESOLUTION 2019 – 8/21 # 24

Resolution Approving and Adopting a Revised Administrative Plan (Admin Plan) for the Housing Authority of the City of New Brunswick

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the “Housing Authority”), was duly created as an agency and instrumentality of the municipality of the State (the “Local Unit”) in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the “Local Housing Law”);

WHEREAS, HUD has issued various notice and that require the Admin Plan to be revised; and

WHEREAS, the Housing Authority has worked with the management consultant to create a summary sheet that details the revisions to the policy and has distributed the entire policy to all Board members for review ad consideration.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and adopts the revised Administrative Plan (Admin Plan) effective immediately.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 24

Resolution Approving and Adopting a Revised Administrative Plan (Admin Plan) for the Housing Authority of the City of New Brunswick

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

NBHA RESOLUTION 2019 - 8/21 # 25

Resolution Awarding and Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year Ending 6/30/19 in and Amount Not to Exceed \$15,945.00

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 6/30/19 Budget; and

WHEREAS, the Executive Director has caused a Request for Proposals for said auditing services to be advertised two (2) times and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process and the proposal of **HYMANSON, PARNES & GIAMPAOLO** 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 **HYMANSON, PARNES & GIAMPAOLO** not to exceed \$15,945.00;

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 **HYMANSON, PARNES & GIAMPAOLO** for said Annual Auditing services.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 - 8/21 # 25

**Resolution Awarding and Approving the Contract for Annual Auditing
Services to Hymanson, Parnes & Giampaolo for the Fiscal Year Ending
6/30/19 in and Amount Not to Exceed \$15,945.00**

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

NBHA RESOLUTION 2019 – 8/21 # 26

Resolution Awarding and Approving Contract with William A. Elias for Management Consulting Services in and Amount Not to Exceed \$60,000.00

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 Agency Plan as required by QHWRA, policy review and revision, assist in preparing applications, Board and staff training, special operational studies and insuring day-to-day compliance with other HUD regulations; and

WHEREAS, the Housing Authority has 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 respondent has submitted all required materials, forms, and documents to meet the submission requirements of the RFP; and

WHEREAS, the Housing Authority has determined WILLIAM A. ELIAS of West Milford, NJ to be the responsible individual 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 2018 and 2019 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 WILLIAM A. ELIAS 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 \$100.00 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.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 26

**Resolution Awarding and Approving Contract with William A. Elias for
Management Consulting Services in and Amount Not to Exceed \$60,000.00**

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

NBHA RESOLUTION 2019 – 8/21 # 27

Resolution Awarding and Approving Contract with Manfredi & Pellechio to provide General Legal Services to the Housing Authority of the City of New Brunswick in an Amount Not to Exceed \$60,000.00

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 Legal Services; and

WHEREAS, the Housing Authority has advertised for Requests for Proposals and is being awarded in accordance with its procurement policy and procedures, applicable New Jersey Statutes, and as required by the U.S. Department of Housing and Urban Development rules and regulations; and

WHEREAS, the procurement procedures used for this RFP were completed in a “fair and open” procurement process 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. The proposals were scores and all forms and documents submitted meet the submission requirements of the RFP; and

WHEREAS, the Housing Authority has scored all responses and with an average score of 96 determined MANFREDI & PELLECHIO (with offices located in Colts Neck, NJ) to be the highest scoring and most qualified respondent to the publically advertised RFP; and

WHEREAS, the Authority has the monies available for payment of such Services in Fiscal Years 2018 and 2019 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 MANFREDI & PELLECHIO on behalf of the Housing Authority of the City of New Brunswick in an amount not to exceed \$ 10,000.00 annually, to be billed at a rate of \$150.00 per hour (legal services) and \$50 per hour (paralegal services for a one (1) year term to provide


General Legal Services for the Housing Authority of the City of New Brunswick.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the Executive Director is hereby authorized to have

the firm MANFREDI & PELLECHIO complete additional legal service relating to the review of Development Agreements and Contracts (and related HUD documents), contracting and awards relating to CFP and any additional assigned legal work in an additional amount not to exceed \$ 50,000.00 dollars to be billed at a rate of \$150.00 per hour (legal services) and \$50 per hour (paralegal services for a one (1) year term.

Passed on this 21st day of August, 2019 (See attached Vote Box)


Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 27

Resolution Awarding and Approving Contract with Manfredi & Pellechio to provide General Legal Services to the Housing Authority of the City of New Brunswick in an Amount Not to Exceed \$60,000.00

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

NBHA RESOLUTION 2019 - 8/21 # 28
ACTING AS REDEVELOPMENT AGENCY

**Resolution Awarding and Approving Contract to Provide Legal Services in
Connection with Redevelopment Matters Undertaken by the Housing
Authority of the City of New Brunswick with Wilentz, Goldman & Spitzer,
Esqs.**

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 three (3) proposal 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 \$280 per hour for litigation matters (\$260 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 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2019 - 8/21 # 28
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Awarding and Approving Contract to Provide Legal Services in
Connection with Redevelopment Matters Undertaken by the Housing
Authority of the City of New Brunswick with Wilentz, Goldman & Spitzer,
Esqs.**

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

NBHA RESOLUTION 2019 – 8/21 # 29

**Resolution Awarding and Approving a Contract for Energy Audit to EMG in
and Amount Not to Exceed \$13,400.00**

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 in need of an Energy Audit for all of the agencies public housing sites; and

WHEREAS, the NBHA is required to maintain updated Energy Audits on its public housing properties in order to meet U.S. Department of Housing and Urban Development's (HUD) requirements; and

WHEREAS, the Executive Director has caused a Request for Proposals for said Energy Audit for its properties to be advertised two (2) times calling for bids to be submitted to the NBHA and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process; and

WHEREAS, the proposal from EMG of Owings Mills, MD was rated the most beneficial to the needs of the Housing and Redevelopment Authority and acceptance thereof was accordingly recommended by the Proposal Review Committee; 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 payment of such Services in Fiscal Year 2018 and 2019 Budgets to pay for this service;

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 Energy Audit Services to EMG, for fees not to exceed \$ 13,400.00 dollars.

Passed on this 21st day of August, 2019 (See attached Vote Box)


Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 29

**Resolution Awarding and Approving a Contract for Energy Audit to EMG in
and Amount Not to Exceed \$13,400.00**

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

NBHA RESOLUTION 2019 – 8/21 # 30

Resolution Awarding and Approving Contract for Architectural & Engineering Services to Joseph F. McKernan Jr. in and Amount Not to Exceed \$30,000.00

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 Fiscal Year 2018 and 2019 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 \$30,000.00.

Passed on this 21st day of August, 2019 (See attached Vote Box)

[REDACTED]

Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 30

**Resolution Awarding and Approving Contract for Architectural &
Engineering Services to Joseph F. McKernan Jr. in and Amount Not to
Exceed \$30,000.00**

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

NBHA RESOLUTION 2019 – 8/21 # 31

Resolution Awarding and Approving Contract for Unit Modernization and Maintenance Repairs to All-Risk in and Amount Not to Exceed \$200,000.00

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

WHEREAS, pursuant to the published Invitation for Bids for unit modernization and maintenance repairs, the Housing Authority issued bid packages to seven (7) potential bidders from which one (1) bid were received by the stated deadline of 4:00 p.m. on August 14, 2019; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received from All-Risk in an amount not to exceed \$200,000.00 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 2018 and 2019 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 in an amount not to exceed \$200,000.00 dollars.

Passed on this 21st day of August, 2019 (See attached Vote Box)


Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 31

**Resolution Awarding and Approving Contract for Unit Modernization and
Maintenance Repairs to All-Risk in and Amount Not to Exceed \$200,000.00**

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

NBHA RESOLUTION 2019 – 8/21 # 32

Resolution Awarding and Approving Contract for Electrical Repairs and Maintenance to Magic Touch Construction in and Amount Not to Exceed \$100,000.00

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 electrical 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 for electrical repairs and maintenance, the Housing Authority issued bid packages to nine (9) potential bidders from which three (3) bids were received by the stated deadline of 4:00 p.m. on August 14, 2019; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received from Magic Touch Construction in an amount not to exceed \$100,000.00 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 2018 and 2019 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 electrical repairs and maintenance to Magic Touch Construction in an amount not to exceed \$100,000.00 dollars.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 32

**Resolution Awarding and Approving Contract for Electrical Repairs and
Maintenance to Magic Touch Construction in and Amount Not to Exceed
\$100,000.00**

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

NBHA RESOLUTION 2019 – 8/21 # 33

Resolution Awarding and Approving Contract for Security Cameras and Maintenance to Comtec in an Amount Not to Exceed \$80,000.00

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 security camera 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 for security cameras and maintenance, the Housing Authority issued bid packages to twelve (12) potential bidders from which one (1) bid was received by the stated deadline of 4:00 p.m. on August 14, 2019; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received from Comtec in an amount not to exceed \$80,000.00 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 2018 and 2019 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 security cameras and maintenance to Comtec in an amount not to exceed \$80,000.00 dollars.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 33

**Resolution Awarding and Approving Contract for Security Cameras and
Maintenance to Comtec in and Amount Not to Exceed \$80,000.00**

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

NBHA RESOLUTION 2019 – 8/21 # 34

Resolution Awarding and Approving Contract for Bed Bug Treatment Services to Alliance Pest Control in and Amount Not to Exceed \$25,000.00

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 bed bug treatment services 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 for bed bug treatment services, the Housing Authority issued bid packages to seven (7) potential bidders from which two (2) bid was received by the stated deadline of 4:00 p.m. on August 14, 2019; and


WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received from Alliance Pest Control in an amount not to exceed \$25,000.00 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 2018 and 2019 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 bed bug treatment service to Alliance Pest Control in an amount not to exceed \$25,000.00 dollars.

Passed on this 21st day of August, 2019 (See attached Vote Box)


Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 34

**Resolution Awarding and Approving Contract for Bed Bug Treatment
Services to Alliance Pest Control in and Amount Not to Exceed \$25,000.00**

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

NBHA RESOLUTION 2019 – 8/21 # 35

Resolution Awarding and Approving Contract for Lead Testing Consulting Services to LEW Corporation in and Amount Not to Exceed \$10,499.00

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 lead testing consulting services at its AMP 1 property; and

WHEREAS, the Housing Authority has solicited public bids for such services (the “Selection Process”) in accordance with the agencies Procurement Policy, HUD Regulations and State Laws; and

WHEREAS, the Executive Director has caused a Request for Proposals for lead testing consulting services to be advertised calling for bids, issued six (6) packages and three (3) proposals were submitted; and

WHEREAS, bids were reviewed in accordance with the Competitive Proposal process and the proposal of LEW Corporation was rated to be the lowest responsible bidder and to be the most beneficial to the needs of the Housing Authority and acceptance thereof is now accordingly recommended; and

WHEREAS, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5; and

WHEREAS, the Housing Authority has the funds available for payment of such services in CFP and operation 2018 and 2019 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 lead testing consulting to LEW Construction in an amount not to exceed \$10,499.00

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 35

**Resolution Awarding and Approving Contract for Lead Testing Consulting
Services to LEW Corporation in and Amount Not to Exceed \$10,499.00**

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

NBHA RESOLUTION 2019 – 8/21 # 36

Resolution Awarding and Approving Contract for Plumbing Repairs and Maintenance Services to Magic Touch Construction in and Amount Not to Exceed \$200,000.00

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 services 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 for plumbing repairs and maintenance services, the Housing Authority issued bid packages to four (4) potential bidders from which three (3) bid was received by the stated deadline of 4:00 p.m. on August 14, 2019; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received from Magic Touch Construction in an amount not to exceed \$200,000.00 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 2018 and 2019 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 services to Magic Touch Construction in an amount not to exceed \$200,000.00 dollars.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 36

**Resolution Awarding and Approving Contract for Plumbing Repairs and
Maintenance Services to Magic Touch Construction in and Amount Not to
Exceed \$200,000.00**

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

NBHA RESOLUTION 2019 – 8/21 # 37

Resolution Adopting and Approving the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/19

HEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, the U.S. Department of Housing and Urban Development HUD) require that the Housing Authority prepare and submit an annual Section 8 Management Assessment Program (SEMAP); and

WHEREAS, the Housing Authority of the City of New Brunswick seeks to comply with this requirements; and

WHEREAS, the Housing Authority staff has prepared the report and the Executive Director and Management Consultant have reviewed the report and agree that it should be submitted in accordance with the required deadline for submission (September 1, 2019); and

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 submission of the attached SEMAP Report.

Passed on this 21st day of August, 2019 (See attached Vote Box)

Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 – 8/21 # 37

**Resolution Adopting and Approving the Submission of the Section 8
Management Assessment Program (SEMAP) Report for FYE 6/30/19**

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