

NBHA RESOLUTION 2019 - 9/25 # 38

Resolution Authorizing and Approving Payment of Bills for the Month of August 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 August 2019:


AUGUST BILLS

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 795,700.86
Payroll	125,273.60
Accounts Payable	304,596.56
Capital Fund	47,819.16
Local General	26,360.82

Passed on this 25th day of September, 2019 (See attached Vote Box)



ANTHONY GIORGIANNI, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2019 - 9/25 # 38

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

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

NBHA RESOLUTION 2019- 10/25 # 39
ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving Redevelopment Agreement between Stirlingside Urban
Renewal, LLC ("Stirlingside" or "Redeveloper") and Housing Authority of
the City of New Brunswick acting as the Redevelopment Agency
("Redevelopment Agency") for a multi-family residential Project in Lower
George Street 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, 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 Inglese Architects & Engineering ("Concept Plan"); and

WHEREAS, Stirlingside appeared at a regular meeting of the Redevelopment Agency on August 21, 2019 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 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 by Resolution dated August 21, 2019 approved Stirlingside as the Redeveloper of the Project Site and approved the Concept Plan; and

WHEREAS, Special Redevelopment Counsel for the Redevelopment Agency has prepared and negotiated with Redeveloper a proposed Redevelopment Agreement, a form of which is attached to this Resolution, setting forth the terms and conditions by which Redeveloper will carry out the Project; and

WHEREAS, Special Redevelopment Counsel has prepared and negotiated a Guaranty Agreement with Community Builders, Inc.; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered the proposed form of Redevelopment Agreement and Guaranty Agreement and find that they further the Redevelopment Agency's interest in carrying out the Redevelopment Plan and are consistent with the public purposes set forth in the Redevelopment Plan.

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

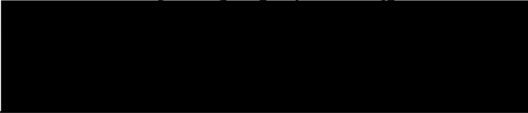
1. The proposed form of Redevelopment Agreement and Guaranty Agreement are approved in substantially the form attached hereto.

2. The Chairperson or, in the Chair's absence, the Vice Chairperson, is authorized to execute the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the Redevelopment Agreement in accordance with the Redevelopment Plan.

3. This Resolution shall take effect immediately.

Passed on this 25th day of September, 2019 (See attached Vote Box)


ANTHONY GIORGIANNI, Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2019- 10/25 # 39
ACTING AS REDEVELOPMENT AGENCY**

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Renewal, LLC ("Stirlingside" or "Redeveloper") and Housing Authority of
the City of New Brunswick acting as the Redevelopment Agency
("Redevelopment Agency") for a multi-family residential Project in Lower
George Street Redevelopment Area**

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

**NBHA RESOLUTION 2019- 10/25 # 40
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Redevelopment Agreement between New Brunswick –
Jersey Urban Renewal, L.L.C. (“NB-JUR”) and Housing Authority of the
City of New Brunswick acting as the Redevelopment Agency
(“Redevelopment Agency”) for a multi-use development in Jersey Handy
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, 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 general bounded by Handy Street, Jersey Avenue, Delevan Street and the Amtrak Northeast Corridor Rail Line (“Redevelopment Site”); and

WHEREAS, Redeveloper pursuant to such designation constructed a one story commercial building consisting of 14,490 square feet upon which a Walgreens Drug Store is located; a one story commercial building site consisting of 3,500 square feet upon which there is an existing bank building and a one story building consisting of 16,000 square feet upon which there is an existing retail building (the above known as “Phase I” of the Redevelopment Project); and

WHEREAS, in connection with Phase I, the Redeveloper entered into a Redevelopment Agreement dated December 2001 as amended by an Amendment to Redevelopment Agreement dated December 1, 2004; and

WHEREAS, the Redeveloper by letter and application has requested that the Phase II plan previously approved be revised as shown on the Concept Plan entitled “Concept Plan – Brunswick Towne Center” in order to now 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, the Redevelopment Project (Phase I and Revised Phase II) when Revised Phase II is completed will consist of 157,290 square feet of retail/commercial space, 192 residential units and a 420 parking garage; and

WHEREAS, the Redeveloper either owns the land or has land under contract for purpose where the Revised Phase II will be constructed; and

WHEREAS, Redeveloper has submitted information to the Redevelopment Agency pursuant to Section 5, subsection (b)(1) of the Redevelopment Plan and the Redevelopment Agency has reviewed this information, which consists of documentation evidencing financial responsibility and capability on the part of the members of Redeveloper with respect to the proposed development; estimated development costs; estimated time scheduled for start and completion of development; concept plan; and relevant information for the design and construction of the Project; and

WHEREAS, based upon a review of the submitted information and the presentation made by Redeveloper at a public meeting including the answering of any questions by the Commissioners and the public, the Redevelopment Agency has found the documentation and presentation to be acceptable and in conformity with the requirements of Section 5 of the Redevelopment Plan and, therefore, determined to designate New Brunswick-Jersey Urban Renewal, LLC as the redeveloper of Revised Phase II of the Project, pursuant to Section 5 of the Redevelopment Plan and to approve the Concept Plan, subject to various.

WHEREAS, Special Redevelopment Counsel for the Redevelopment Agency has prepared and negotiated with Redeveloper a proposed Redevelopment Agreement, a form of which is attached to this Resolution, setting forth the terms and conditions by which Redeveloper will carry out the Project; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered the proposed form of Redevelopment Agreement and find that the Agreement furthers the Redevelopment Agency's interest in carrying out the Redevelopment Plan and are consistent with the public purposes set forth in the Redevelopment Plan.

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

1. The proposed form of Redevelopment Agreement is approved in substantially the form attached hereto.
2. The Chairperson or, in the Chair's absence, the Vice Chairperson, is authorized to execute the Redevelopment Agreement in substantially the form attached hereto, along

with any other documents and/or agreements necessary to implement the Redevelopment Agreement in accordance with the Redevelopment Plan.

This Resolution shall take effect immediately.

Passed on this 25th day of September, 2019 (See attached Vote Box)

[REDACTED]

ANTHONY GIORGIANNI, Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2019- 10/25 # 40
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Redevelopment Agreement between New Brunswick –
Jersey Urban Renewal, L.L.C. (“NB-JUR”) and Housing Authority of the
City of New Brunswick acting as the Redevelopment Agency
(“Redevelopment Agency”) for a multi-use development in Jersey Handy
Redevelopment Area**

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

**NBHA RESOLUTION 2019- 10/25 # 41
ACTING AS REDEVELOPMENT AGENCY**

**Resolution extending until December 24, 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 Sandford 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 Sandford/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 Sandford 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 an additional 90 days (through December 24, 2019) to work with the Redevelopment Agency to complete and approve a redevelopment agreement.

NOW, THEREFORE, BE IT RESOLVED THAT: The Redeveloper designation of Fulton Square Urban Renewal, LLC is hereby extended to December 24, 2019. The deadline for the Redevelopment Agency's approval of a redevelopment agreement with Fulton Square is hereby extended to December 24, 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 December 24, 2019.

Passed on this 25th day of September, 2019 (See attached Vote Box)



ANTHONY GIROMANNI, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2019- 10/25 # 41
ACTING AS REDEVELOPMENT AGENCY**

**Resolution extending until December 24, 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
MEDINA- HERNANDEZ			✓			
CALDWELL						✓
WOLDE			✓			
JONES	✓		✓			
DUNLAP			✓			
WRIGHT			✓			
CHAIRMAN GIORGIANNI		✓	✓			