

NBHA RESOLUTION 2018 - 12/19 # 35

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Months of October and November, 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 months of October and November 2018:

OCTOBER 2018

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 833,957.72
Payroll	\$ 82,393.91
Accounts Payable	\$ 103,970.58
Capital Fund	\$ 760.19
Local General	\$ 9,448.40

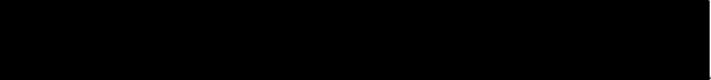
NOVEMBER 2018

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 801,290.41
Payroll	\$ 80,187.87
Accounts Payable	\$ 106,360.92
Capital Fund	\$ 12,509.50
Local General	\$ 10,898.82

Passed on this 19th day of December, 2018 (See attached Vote Box)



ANTHONY GIORGIANNI Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2018 - 12/19 # 35

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Months of October and November, 2018

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

NBHA RESOLUTION 2018 - 12/19 # 36

Resolution Appointing John Clarke as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund

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 a member of the New Jersey Public Housing Authority Joint Insurance Fund; and


WHEREAS, the bylaws of the Fund require that each member Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby appoint John Clarke as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Year 2019.

Passed on this 19th day of December, 2018 (See attached Vote Box)



ANTHONY X. GIORGIANNI Vice Chairperson



JOHN CLARKE Executive Director
And Secretary to the Board

NBHA RESOLUTION 2018 - 12/19 # 36

Resolution Appointing John Clarke as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund

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

NBHA RESOLUTION 2018 - 12/19 # 37

Resolution Ratifying, Approving and Adopting Revised Allowance for Tenant-Furnished Utilities and Other Services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program

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

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) require Housing Authority's to update their Section 8 (Housing Choice Voucher) Program Allowance for Tenant-Furnished utilities and Other Services on a regular basis; and

WHEREAS, the New Brunswick Housing Authority (NBHA) has contracted with Happy Software (Saratoga Springs, NY) to analyze current area utility and consumption data in order to complete Rate Data sheets so we can determine a more effective allowance rate for all units within the programs jurisdiction, and


WHEREAS, Happy Software (Saratoga Springs, NY) has completed their analysis of the current area utility and consumption data and has provided the NBHA with the attached Summary Allowance for Tenant-Furnished Utilities and Other Services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and adopts the attached revised allowances for tenant-furnished utilities and other services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program dated 12/1/18 and directs that these rates be used for the program through effective December 1, 2018 through November 30, 2019 unless otherwise revised by the Board of Commissioners.

Passed on this 19th day of December, 2018 (See attached Vote Box)



ANTHONY GIORGIANNI, Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2018 - 12/19 # 37

**Resolution Ratifying, Approving and Adopting Revised Allowance
for Tenant-Furnished Utilities and Other Services for the New
Brunswick Housing Authority-Section 8 (Housing Choice Voucher)
Program**

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

NBHA RESOLUTION 2018 – 12/19 # 38

Resolution Approving Attendance for Commissioner Dale Caldwell to the Professional Development Training Program from February 28, 2019 through March 1, 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 Professional Development Training Program in Washington, D.C. called the Annual Walk to Washington; and

WHEREAS, the Authority benefit from Commissioners and NBHA staff attending trainings, professional development and other conference and seminars; and

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


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 Dale Caldwell to the Professional Development Program Training Program from February 28, 2019 through March 1, 2019.

BE IT FURTHER RESOLVED that the Authority is authorized to pay (or reimburse) the expenses for the traveler to this training within approved budgeted amounts.

Passed on this 19th day of December, 2018 (See attached Vote Box)



ANTHONY GIORGIANNI, Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2018 – 12/19 # 38

**Resolution Approving Attendance for Commissioner Dale Caldwell
to the Professional Development Training Program from February
28, 2019 through March 1, 2019**

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

NBHA RESOLUTION 2018 – 12/19 # 39
ACTING AS REDEVELOPMENT AGENCY

**RESOLUTION approving designation of Fulton Square Urban
Renewal, L.L.C. as Redeveloper of Project Site for a mixed use
development in the Sandford Remsen Redevelopment Area and
approving the Concept Plan provided by Fulton Square 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, 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, the Redevelopment Agency has received 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, in the application from Fulton Square, Fulton Square submitted a Concept Plan and requested (a) to be designated as Redeveloper of the Project Site for purposes of developing the Project Site in accordance with the Concept Plan, and (b) approval of Concept Plan; and

WHEREAS, the Project 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, Fulton Square is owned and controlled by 330 Commercial Avenue, L.L.C., a wholly owned subsidiary of Edgewood Properties, Inc., and is controlled by Jack Morris, Managing Member (50%) and Sheryl Weingarten Morris, Managing Member (50%); and

WHEREAS, Edgewood Properties submitted evidence of multiple projects which it has constructed in New Jersey and California including redevelopment projects in New Brunswick, such as Jersey Handy Project and a prior Fulton Square Project; and

WHEREAS, Edgewood Properties has submitted evidence of its financial strength and a letter from Valley National Bank indicating its willingness to provide construction financing for the Project; and

WHEREAS, the total cost of the Project is estimated to be approximately \$15,084,303 Million to be financed by an estimated equity participation of approximately \$3,771,076 Million and long term debt financing of approximately \$11,313,227 with a total projected Project cost of approximately \$15,084,303 Million; and

WHEREAS, Fulton Square projects that the Project will commence within ninety (90) days after receipt of all governmental approvals and environmental remediation be completed within two (2) years thereafter, with the final completion of the Project to be no later than December 31, 2023; and

WHEREAS, Fulton Square submitted a Concept Plan entitled "Redevelopment Plan Fulton Square II" ("Concept Plan"); and

WHEREAS, Fulton Square representatives appeared at a regular public meeting of the Redevelopment Agency on December 19, 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 and construction experience furthers the Redevelopment Agency's interest in carrying out the Redevelopment Plan and is consistent with the public purposes that the Redevelopment Plan addresses; and

WHEREAS, based upon Fulton Square's submissions and its appearance before the Commissioners, the Redevelopment Agency has determined to designate Fulton Square as the Redeveloper and approve the Concept Plan.

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

1. Fulton Square is designated and certified as the Redeveloper of the Project Site, subject to (a) the execution of an appropriate Redevelopment Agreement within ninety (90) days after the adoption of this Resolution; (b) approval of this appointment by the City Council, if required under the Redevelopment Plan; and (c) approval of New Brunswick Planning Board of the Fulton Square application for site plan approval and any variances required.

2. The proposed Concept Plan is approved in substantially the form presented to the Commissioners, subject to any modifications required by the Planning Board.

3. The Redevelopment Agreement shall require that construction be commenced within ninety (90) days after all governmental approvals and be completed by December 31, 2021.

4. The Redeveloper designation is contingent on the payment by the Redeveloper of (a) a fee in the amount of \$20,000 to the City pursuant to Ordinance O-101802, (Chapter 2.08 of City Council Code of Ordinances); (b) the Redevelopment Agency's administrative fee of \$10,000; (c) Redeveloper's establishment of an escrow account with the Agency in the amount of \$15,000 as security for the payment of Agency's costs, including legal fees; and (d) all of the above shall be paid by Redeveloper within ninety (90) days of the date of this Resolution.


5. This appointment is subject to the conditions set forth in Paragraphs 1-4 and shall terminate automatically if said conditions are not satisfied.

6. This Resolution is subject to and shall become effective only upon the execution of an appropriate Redevelopment Agreement.

Passed on this 19th day of December 2018 (See attached Vote Box)



ANTHONY GIORGIANNI, Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2018 – 12/19 # 39
ACTING AS REDEVELOPMENT AGENCY

**RESOLUTION approving designation of Fulton Square Urban
Renewal, L.L.C. as Redeveloper of Project Site for a mixed use
development in the Sandford Remsen Redevelopment Area and
approving the Concept Plan provided by Fulton Square for the
Project Site**

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

**NBHA RESOLUTION 2018 – 12/19 # 40
ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION approving New Brunswick – Jersey Urban
Renewal, L.L.C. as redeveloper for Phase II of the Jersey
Avenue/Handy Street redevelopment project and approving the
Concept Plan provided by NB-JUR**

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

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, in 2010, a Phase II plan was approved by the Redevelopment Agency, which was to consist of approximately 60,000 square foot building to house a supermarket, a 9,600 square foot flex warehouse and a two story medical office building consisting of approximately 20,000 square feet (“Phase II Plan”), which Phase II Plan as amended was approved by the Planning Board; and

WHEREAS, due to uncertain economic conditions and the development of a new supermarket in close proximity to the Redevelopment Site, the Phase II project was deemed not feasible by the Redeveloper; and

WHEREAS, the Redeveloper has been surveying the market and construction which has taken place in downtown New Brunswick and areas in close proximity to the Redevelopment Site and determined that the Phase II project should be revised; 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 owns the land upon which Phase I was constructed and 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, has 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 (a) the execution of an appropriate redeveloper agreement between Redeveloper and the Redevelopment Agency within ninety (90) days of the adoption of this Resolution, (b) the City Council's concurrence as to the time schedule of development if required, (c) Payment to the City of a fee in the amount of \$45,000 pursuant to Ordinance O-101802, (d) Payment to the Redevelopment Agency an administrative fee of \$10,000, and (e) Redeveloper's establishment of an escrow account in the amount of \$15,000 as security for the Redevelopment Agency's costs and legal expenses.

**NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF
THE CITY OF NEW BRUNSWICK, ACTING AS THE REDEVELOPMENT AGENCY, THAT:**

1. The Redevelopment Agency approves the submission by New Brunswick-Jersey Urban Renewal, L.L.C., of the documentation outlined above and designates and certifies New Brunswick-Jersey Urban Renewal, L.L.C. as the redeveloper of the Project, subject to (a) the Redevelopment Agency's approval of an appropriate redeveloper agreement, (b) the City Council's concurrence as to the time schedule for development, if required, and the execution of the redevelopment agreement, all within ninety (90) days of the date of adoption of this Resolution.

2. The Redevelopment Plan shall require that construction begin within ninety (90) days after receipt of all governmental approvals and be completed by December 31, 2024.

3. The Concept Plan for Revised Phase II is approved in substantially the form presented to the Commissioners subject to any modifications approved by the appropriate local boards.

4. The Redevelopment designation is contingent on the payment by Redeveloper of (a) a fee to the amount of \$45,000 to the City pursuant to the above noted Ordinance O-101802; (b) the Redevelopment Agency's administrative fees of \$10,000 and (c) Redeveloper's establishment of an escrow account in the amount of \$15,000 with the Redevelopment Agency as security for the payment of the Agency's costs, including legal fees. All of the above shall be paid by Redeveloper within ninety (90) days of the date of this Resolution.


5. The appointment as Redeveloper is subject to the conditions set forth in Paragraphs 1-4 above and shall terminate automatically if said conditions are not satisfied.

6. This Resolution is subject to and shall become effective only upon the execution of an appropriate redeveloper agreement.

Passed on this 19th day of December 2018 (See attached Vote Box)



ANTHONY GIORDANNI, Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2018 – 12/19 # 40
ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION approving New Brunswick – Jersey Urban
Renewal, L.L.C. as redeveloper for Phase II of the Jersey
Avenue/Handy Street redevelopment project and approving the
Concept Plan provided by NB-JUR**

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

NBHA RESOLUTION 2018 - 12/19 # 41

Resolution Approving the 2019 Meeting Schedule 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");

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept the attached 2019 Meeting Schedule for the Housing Authority of the City of New Brunswick.

Passed on this 19th day of December, 2018 (See attached Vote Box)



ANTHONY GIORGIANNI, Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2018 - 12/19 # 41

Resolution Approving the 2019 Meeting Schedule for the Housing Authority of the City of New Brunswick

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

NBHA RESOLUTION 2018 – 12/19 # 42

Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company

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 General Fee Accountant Services for all of the agencies operations and programs; and

WHEREAS, the NBHA is required to update all of it’s operations to meet the U.S. Department of Housing and Urban Development’s (HUD) Asset Based Management and Project Based Accounting Systems; and

WHEREAS, the Executive Director has caused a Request for Proposals for said general fee accountant services to be advertised two times and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process and the proposal of POLCARI & CO. 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, auditing services are professional services within the meaning of the New Jersey Public Contracts Law and are, therefore, exempt from bidding requirements; and

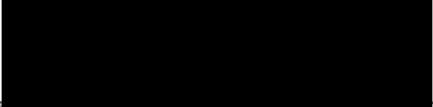
WHEREAS, the Authority has the monies available for payment of such Services in Fiscal Years 2018 and 2019 Budgets;

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 General Fee Accountant Services to POLCARI & COMPANY, for fees not to exceed \$47,400.00 for a period not to exceed twelve (12) months.

Passed on this 19th day of December, 2018 (See attached Vote Box)



ANTHONY GIORGIANNI, Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2018 - 12/19 # 42

Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company

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