

NBHA RESOLUTION 2023 – 8/28 # 21
Acting as Redevelopment Agency

**Resolution Approving 11 Spring Street Urban Renewal, LLC as Redeveloper
for property known as Block 16, Lot 4.01(11 Spring Street) on the New
Brunswick Tax Map for the construction of a residential and commercial
project located in the NB Downtown Redevelopment Plan Area**

WHEREAS, the City of New Brunswick (“City Council”) has approved a redevelopment plan for the NB Downtown Redevelopment Plan Area (as may be amended, “Redevelopment Plan”), for the Downtown Area, which included Block 16, Lots 4.01 (11 Spring Street) (collectively, “Redevelopment Plan Area” or “Project Site”); and

WHEREAS, 11 Spring Street Urban Renewal, LLC (“Redeveloper”) is affiliated with Boraie Development and has made an application to be designated Redeveloper for the Redevelopment Plan Area; and

WHEREAS, the Redeveloper represents that it owns the site; and

WHEREAS, the Redeveloper proposes to construct a 30 story mixed-use development with 342 Residential units consisting of studio, one and two bedrooms, on floors 5-30, a ground floor commercial area, residential lobby and amenities and parking on the ground floor and floors 2-4 with additional amenities (“Project”) with 20% of units being for low and moderate income residents; and

WHEREAS, the Redeveloper by letter and application has requested that it be appointed Redeveloper of the Redevelopment Plan Area pursuant to Section 8 of the Redevelopment Plan, which requires that a Redeveloper submit the following information and materials to the Redevelopment Agency:

- Preliminary plans sufficient in scope to demonstrate compliance with the design standards and guidelines of the Redevelopment Plan;
- Documentation evidencing the financial responsibility and capability of the proposed Redeveloper to carry out the proposed redevelopment project including comparable projects completed, financing plan disclosure of and ownership interests in the proposed redeveloper and financial profile of proposed redeveloper and its parent; and ;
- Estimated total development cost for the proposed redevelopment project; and
- Estimated timetable for the start and completion of development.

WHEREAS, the Redeveloper presented evidence of its financial ability to complete the redevelopment project and the construction of major mixed-use developments by Boraie Development, including residential developments in New Brunswick (The Aspire and One Spring Street) and Newark, New Jersey and Atlantic City, New Jersey

WHEREAS, the Redeveloper submitted a concept plan prepared by MHS Architecture, dated April 27, 2023 entitled "Spring Street Tower 3", a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, the Redeveloper estimates that the development cost will be approximately \$120 Million Dollars and will commence construction with eighteen (18) months from the effective date of the Redevelopment Agreement and complete all construction within twenty four (24) months after commencement of construction; and

WHEREAS, based upon a review of the submitted information and the presentation made by the Redeveloper at a public meeting held on August 29, 2023, including answering of any questions by the Commissioners and the public, the Redevelopment Agency has found that the documentation and presentation to be acceptable and in conformity with the requirements of Section 8 of the Redevelopment Plan therefore, determining that it is appropriate to designate 11 Spring Street Urban Renewal, LLC as Redeveloper of the Redevelopment Plan Area pursuant to Section 8 of the Redevelopment Plan, for purposes of constructing a mixed-use project and approve the Concept Plan subject to approval of a Redevelopment Agreement; and

WHEREAS, the Redeveloper's attorney and the Agency's Special Counsel have negotiated a Redevelopment Agreement between the Redeveloper and the Agency and a Guaranty Agreement between the Guarantor and the Agency, copies of which are annexed hereto.

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

1. 11 Spring Street Urban Renewal, LLC is designated as Redeveloper for the mixed-use project described in the Preamble of the Resolution in the NB Downtown Redevelopment Plan Area and the Concept Plan proposed by MHS Architecture dated April 27, 2023 entitled "Spring Street Tower 3" is approved:
2. The Redevelopment Agreement between the Housing Authority and 11 Spring Street Urban Renewal, LC and the Guaranty Agreement between Boraie Development and the Agency are approved in substantially the form attached hereto; and
3. This Resolution shall take effect immediately.

Passed on this 28th day of August 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 8/28 # 21
Acting as Redevelopment Agency

**Resolution Approving 11 Spring Street Urban Renewal, LLC as Redeveloper
for property known as Block 16, Lot 4.01(11 Spring Street) on the New
Brunswick Tax Map for the construction of a residential and commercial
project located in the NB Downtown Redevelopment Plan Area**

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

Resolution Adopting the State Budget for FYE 6/30/24 for All Programs and Operations of the New Brunswick Housing Authority

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

WHEREAS, the Housing Authority is required to create and submit an annual budget for HUD and the DCA for their review and approval; and

WHEREAS, the Housing Authority has worked with its fee accountant and finance staff to create a budget (see attached) that reflects all programs and operations for the New Brunswick Housing Authority.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby authorize and approve the HUD and DCA budget for FYE 6/30/24 (see attached).

Passed on this 28th day of August 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 8/28 # 23**Resolution Adopting the State Budget for FYE 6/30/24 for All Programs and Operations of the New Brunswick Housing Authority**

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

Resolution Authorizing and Approving the Write-off of Certain Rent in the Total Amount of \$77,165.36 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”); and

WHEREAS, certain rents set forth on the Rent Write-Offs for July 2022 through June 2023 totaling \$77,165.36 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 dwellings 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 rents as uncollectable; and

WHEREAS, notwithstanding the aforesaid necessity for writing off these rents as uncollectable, efforts will continue through agencies, the courts, and other sources 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 Writ-Offs for July 2022 through June 2023 totaling \$77,165.36 and the same are hereby authorized to be written off as uncollectable by the staff and personnel of the Housing Authority of the City of New Brunswick.

Passed on this 28th day of August 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 8/28 # 24**Resolution Authorizing and Approving the Write-off of Certain Rent in the
Total Amount of \$77,165.36 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
GIORGIANNI			✓			
CALDWELL						✓
WOLDE	✓		✓			
VACANT						
DUNLAP			✓			
MEDINA- HERNANDEZ			✓			
WRIGHT		✓	✓			

NBHA RESOLUTION 2023 – 8/28 # 25

**Resolution Authorizing and Approving a Contract for General Legal Services
for the New Brunswick Housing Authority in an Amount not to
Exceed \$55,000 dollars.**

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

WHEREAS, the Housing Authority is in need of general legal service; and

WHEREAS, pursuant to the Housing Authority Procurement Policy, N.J.S.A 40A:11-4 and federal procurement regulations, the Housing Authority published an RFP for general legal services, the Housing Authority issued RFP packages; and

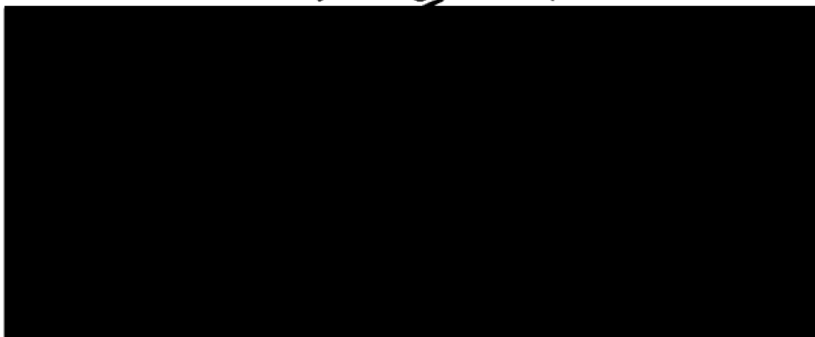
WHEREAS, following review of all proposals received, the proposal received from Manfredi & Pellechio was found to be the lowest most responsible bidder; and

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 operating budgets.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve, accept and authorize a contract for general legal services with Manfredi & Pellechio in an amount not to exceed \$55,000 dollars.

Passed on this 28th day of August 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 8/28 # 25**Resolution Authorizing and Approving a Contract for General Legal Services
for the New Brunswick Housing Authority in an Amount not to
Exceed \$55,000 dollars.**

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

**Resolution Authorizing and Approving an Inter-Agency Agreement between
the New Brunswick Housing Authority and the
Housing Authority of the City of Trenton**


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, both Housing Authority’s desire to implement an agreement that affords rights to their respective residents pursuant to the “Violence Against Women ACT” (VAWA); and

WHEREAS, VAWA protections include “emergency transfers” and confidentiality and each Housing Authority can implement a model plan (supported by the U.S. Department of HUD) to complete VAWA emergency transfers.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby authorize and approve an Inter-Agency Agreement between the New Brunswick Housing Authority and the Housing Authority of the City of Trenton pending HUD’s approval of a final version of this agreement and a model emergency transfer plan.

Passed on this 28th day of August 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 8/28 # 26**Resolution Authorizing and Approving an Inter-Agency Agreement between
the New Brunswick Housing Authority and the
Housing Authority of the City of Trenton**

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

Resolution Authorizing and Approving Project Based Housing Choice Vouchers for Stirlingside Residence (50 Neilson Street) and Coming Home of Middlesex County Inc. (45 Remsen Avenue) from the New Brunswick Housing Authority.

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

WHEREAS, the Housing Authority wants to maximize the use of their approved Housing Choice Voucher (HCV) program; and

WHEREAS, pursuant to the Housing Authority Procurement Policy, N.J.S.A 40A:11-4 and federal procurement regulations, the Housing Authority published an RFP for Project Based Voucher, the Housing Authority issued the RFP; and

WHEREAS, two (2) proposals were received and reviewed for consideration for project based vouchers; and

WHEREAS, a proposal from Stirlingside Residence submitted a proposal for 8 project based HCV’s; and

WHEREAS, a proposal from Coming Home of Middlesex County Inc. in partnership with Region Nine Housing Corporation submitted a proposal for 45 Remsen Avenue, New Brunswick for 8 project based HCV’s; and

WHEREAS, the Housing Authority has the funds available for payment of project based HCV’s within its Housing Choice Voucher Budget and has authorization for project based vouchers within its existing HCV Program.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and award project based vouchers to Stirlingside Residence (8 vouchers) and Coming Home of Middlesex County Inc. (10) from the New Brunswick Housing Authority.

Passed on this 28th day of August 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 8/28 # 27

**Resolution Authorizing and Approving Project Based Housing Choice
Vouchers for Stirlingside Residence (50 Neilson Street) and Coming Home of
Middlesex County Inc. (45 Remsen Avenue) from the New Brunswick
Housing Authority.**

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

**Resolution Authorizing and Approving Agreement with the New Jersey
Public Housing Authority Joint Insurance Fund to Provide Insurance to the
New Brunswick Housing Authority**


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

WHEREAS, the Housing Authority is in need of insurance coverage for its properties, programs, and operations; and

WHEREAS, the New Jersey Public Housing Authority Joint Insurance Fund is a duly chartered Joint Insurance Fund and authorized to provide all coverages.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby authorize and approve the Agreement to Renew Membership in the New Jersey Public Housing Authority Joint Insurance Fund (as detailed on the attached).

Passed on this 28th day of August 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 8/28 # 28

**Resolution Authorizing and Approving Agreement with the New Jersey
Public Housing Authority Joint Insurance Fund to Provide Insurance to the
New Brunswick Housing Authority**

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

**Resolution Ratifying and Approving a Change Order for General Legal
Service Contract between Manfredi & Pellechio and the
New Brunswick Housing Authority.**

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

WHEREAS, a change order is needed to the existing contract for General legal Services as detailed on the attached memorandum.

WHEREAS, funds are available to cover these additional costs within the approved PHA budget and CFP budgets.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratifies and approve the change order for to the Housing Authority contract with Manfredi & Pellechio in an amount not-to-exceed \$20,000 dollars (as detail on the attached memorandum).

Passed on this 28th day of August 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 – 8/28 # 29**Resolution Ratifying and Approving a Change Order for General Legal
Service Contract between Manfredi & Pellechio and the
New Brunswick Housing Authority.**

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