

Board Resolutions Summary List 11/29/23

NBHA RESOLUTION 2023 – 11/29 #40

ACTING AS REDEVELOPMENT AGENCY

Resolution Approving a First Amendment to a Redevelopment Agreement between the Housing Authority of the City of New Brunswick and Sovereign Consulting, Inc. as Redeveloper for property located at 131 Jersey Avenue (Block 243, Lot 27.01 on the New Brunswick Tax Map) for the construction of a flex-warehouse facility in the 131 Jersey Avenue Redevelopment Plan Area

NBHA RESOLUTION # 2023 - 11/29 # 41

Resolution approving, authorizing, and ratifying payment of bills for October 2023.

NBHA RESOLUTION 2023 – 11/29 #42

Resolution Approving a Cyber Incident Response Plan.

NBHA RESOLUTION 2023 – 11/29 #40

ACTING AS REDEVELOPMENT AGENCY

**Resolution Approving a First Amendment to a Redevelopment Agreement
between the Housing Authority of the City of New Brunswick
and Sovereign Consulting, Inc. as Redeveloper
for property located at 131 Jersey Avenue
(Block 243, Lot 27.01 on the New Brunswick Tax Map)
for the construction of a flex-warehouse facility in the
131 Jersey Avenue Redevelopment Plan 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:12-4 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 the Redeveloper for the planning, replanning, construction or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A:8f; and

WHEREAS, the City of New Brunswick ("City Council") has approved a redevelopment plan for the 131 Jersey Avenue Redevelopment Plan Area ("Redevelopment Plan"), which includes a parcel of land situated at 131 Jersey Avenue (Tax Map Block 243, Lot 27.01) ("Redevelopment Area"); and

WHEREAS, Sovereign Consulting, Inc., the owner of the Redevelopment Plan Area has made an application to be designated Redeveloper for the Redevelopment Plan Area ("Redeveloper"); and owns all of the approximately 4.8+ acres contained in the Redevelopment Plan Area; and

WHEREAS, the Redeveloper proposed to construct an approximately 63,515 square feet flex-warehouse building consisting of 1 story with 59,315 square feet of warehouse space and an additional 4,200 square feet of office space and 54 parking spaces and 7 loading spaces ("Redevelopment Project"), which project is permitted under the Redevelopment Plan; and

WHEREAS, the Redeveloper by letter and application has submitted the financial, development cost, project schedule and concept plans in accordance with Section 6.b.1 of the Redevelopment Plan; and

WHEREAS, the Redeveloper submitted a concept plan consisting of an Overall Plan of Project, a truck movement plan, an internal plan, and elevations of the proposed flex-warehouse building with an attached office; and

WHEREAS, the Redeveloper presented evidence of its financial ability to complete the Redevelopment Project, including a loan commitment from Spencer Savings Bank; and

WHEREAS, based upon the above information, the Housing Authority approved Sovereign Consulting, Inc. as Redeveloper of the Redevelopment Area by Resolution 2020 – 12/16 #43 and approved a Redevelopment Agreement dated February 3, 2021; and

WHEREAS, by letters dated May 23, 2023 and October 25, 2023, from the Redeveloper's attorney, James F. Clarkin the Redeveloper attorney explained that the Project has been delayed due to the fact that the Redeveloper was studying whether to construct a cell tower on the Project Site and because the Board of Education was considering the Project Site for a new school, none of which events occurred; and

WHEREAS, the Redeveloper has submitted a new concept Plan by Menlo Engineering Associates and requested that the new Concept Plan be approved and that the parking spaces be revised, the construction schedule be modified, and the construction costs be revised; and

WHEREAS, the Commissioners have reviewed the request for an amendment to the Redevelopment Agreement to reflect the requested changes and agree that an Amendment to the Redevelopment Agreement is appropriate; and

WHEREAS, Housing Authority counsel and Redeveloper counsel have agreed to a First Amendment to the Redevelopment Agreement, a copy of which is annexed hereto as Exhibit A.

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

1. The First Amendment to the Redevelopment Agreement by and between the Housing Authority of the City of New Brunswick and Sovereign Consulting, Inc., is approved in substantially the form amended hereto.
2. The revised Concept Plan prepared by Menlo Engineering Associates is approved.
3. The Chairman or his designee is authorized to execute the First Amendment to the Redevelopment Agreement on behalf of the Housing Authority.
4. This Resolution shall take effect immediately.

Passed this 29th day of November 2023 (See attached Vote Box)



Zachary Wright, Chairperson



Dah Toto, Deputy Director

NBHA RESOLUTION 2023 – 11/29 #40**ACTING AS REDEVELOPMENT AGENCY**

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COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI						✓
MEDINA HERNANDEZ						✓
WOLDE			✓			
PETIX	✓		✓			
CHAIRPERSON WRIGHT		✓	✓			

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to the Redevelopment Agreement to be properly executed and their corporate seals (where applicable) affixed and attested to as of the date first above written.

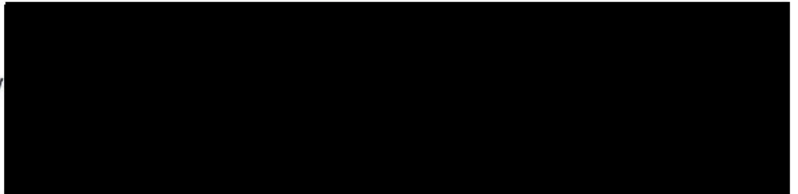
WITNESS:

**THE HOUSING AUTHORITY OF THE
CITY OF NEW BRUNSWICK**

Acting as the Redevelopment Agency of the City of New
Brunswick



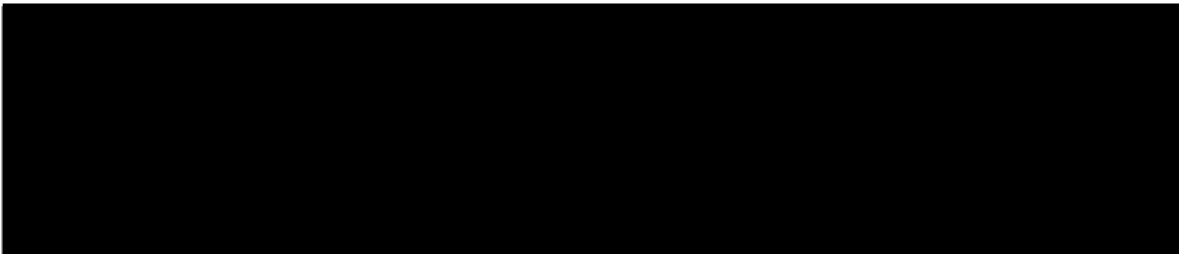
By



WITNESS:

SOVEREIGN CONSULTING, INC.

a corporation of the State of New Jersey





NEW BRUNSWICK HOUSING AUTHORITY

7 Van Dyke Avenue
New Brunswick, New Jersey 08901
732-745-5157
www.newbrunswickhousing.org

"Working Together, We Can Make a Better Future"

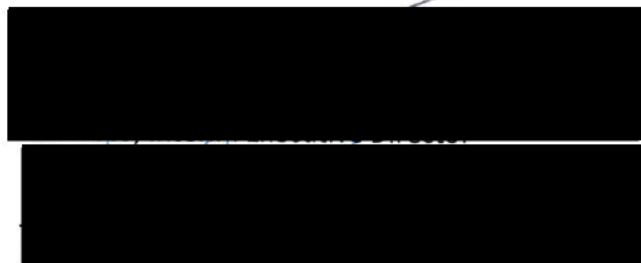
RESOLUTION # 2023 - 11/29 #

BY THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK BE IT RESOLVED

that the following cash disbursements have been drawn on the Housing Authority of the City of New Brunswick's Accounts for the following Program(s), Project(s), Activity(ies), and is/are hereby ratified and approved;

<u>DATE</u>		<u>AMOUNT</u>
OCTOBER 2023	Public Housing	\$ 191,584.61
OCTOBER 2023	Capital Fund	\$ 14,893.22
OCTOBER 2023	Payroll	\$ 98,873.94
OCTOBER 2023	Redevelopment	\$ 10,293.09
OCTOBER 2023	HCV/Section 8	\$1,036,765.23

This is to certify that the cash disbursements for the New Brunswick Housing and Redevelopment Authority contained herein have been made in accordance with the Housing and Urban Development Procurement Policy, No. 24CFR 85.3G. I further certify to the best of my knowledge and belief the expenditures reported on the attached are correct.



COMMISSIONERS

DIRECTOR

Zachary Wright

Wallace Dunlap | Anthony Giorgianni Jr
Yesenia Medina-Hernandez | Yirgu Wolde
Dale Caldwell | Douglas A. Petix
OPPORTUNITY

INTERIM EXECUTIVE

Dan Toto



EQUAL HOUSING EQUAL EMPLOYMENT

NBHA RESOLUTION # 2023 - 11/29 # 41

Resolution approving, authorizing, and ratifying payment of bills for October 2023.

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI						✓
MEDINA HERNANDEZ						✓
WOLDE		✓	✓			
PETIX			✓			
CHAIRPERSON WRIGHT	✓		✓			

NBHA RESOLUTION 2023 - 9/27 # 42

Resolution Approving the new Cyber Incident Response Plan for the New Brunswick Housing Authority

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

WHEREAS, the New Brunswick Housing Authority (NBHA) utilizes a number of computer systems; and

WHEREAS, the NBHA desires to protect the integrity, availability, and confidentiality of these systems; and

WHEREAS, the NBHA desires to comply with statutory, regulatory, and contractual obligations; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby adopt the attached Cyber Incident Response Plan;

Passed this 29th day of November 2023 (See attached Vote Box)

[REDACTED]

[REDACTED]

NBHA RESOLUTION 2023 – 11/29 #42

Resolution Approving a Cyber Incident Response Plan.

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						✓
DUNLAP			✓			
GIORGIANNI						✓
MEDINA HERNANDEZ						✓
WOLDE		✓	✓			
PETIX			✓			
CHAIRPERSON WRIGHT	✓		✓			