

Motion: Commissioner Petix made a motion to approve resolution #3, Commissioner Wright seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28#5

Resolution approving, authorizing, and ratifying payment of bills for January 2024.

Motion: Commissioner Wright made a motion to approve resolution #5. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28 #6

Resolution for Ratifying, Authorizing and Approving Payment for Vehicle Purchased from Gentilini Ford for \$54,999

Motion: Commissioner Giorgianni made a motion to approve resolution #6. Commissioner Medina-Hernandez seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28 #7

Resolution to Authorize and Approve Annual Auditing Services Contract to Giampaolo & Associates not to Exceed \$17,570

Motion: Commissioner Wright made a motion to approve resolution #7. Commissioner MedinaHernandez seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28 #8

Resolution for using Contactor for Emergency Work in the amount of \$20,197.96 to be paid with CFP Funds, which is outside the scope of Current Awarded Contractors and Balances. Work to include, Heating Repair, Flood Repair, Structural Integrity Repair.

Commissioner Wolde asked why it was outside the contract. Mr. Toto replied that this was emergency work outside the scope of the normal contract. A question from Commissioner Petix is there anyway to do a consent agenda. Counsel said that was allowed.

Motion: Commissioner Wolde made a motion to approve resolution #8. Commissioner MedinaHernandez seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28 #9

Resolution to Authorize and Approve Architectural & Engineering Services not to Exceed \$60,000 Commissioner Petix asked is there a reason why the vendor name is not in the resolution? Mr. Toto replied it is in the resolution but not the title.

Motion: Commissioner Wolde made a motion to approve resolution #9. Commissioner MedinaHernandez seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28#10

Resolution to Authorize and Approve Redevelopment Legal Services not to Exceed an averaged hourly rate of \$230

A question from Commissioner Wolde. Why is it presented as an average rate? Counsel identified the average hourly rate as there are numerous rates and price is a lessor factor. Commissioner Petix asked why is there no "not-to-exceed" amount? Counsel indicated that these funds are not paid by the housing authority it is redevelopment authority and reimbursed by the developer.

Motion: Commissioner Wright made a motion to approve resolution #10. Commissioner Medina-Hernandez seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28#11

Resolution to Authorize and Approve a contract with Phactory Consulting LLC for Management Consulting Services not to Exceed \$60,000

Commissioner Petix asked what services he provides? He provides grievances officer services, pursue grant opportunities, brings Section 8 and public housing knowledge.

Motion: Commissioner Medina-Hernandez made a motion to approve resolution #11. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28#12

Resolution to Authorize and Approve General Fee Accounting Services not to Exceed \$49,500

Motion: Commissioner Petix made a motion to approve resolution #12. Commissioner Wolde seconded.

Commissioner Petix asked if we have accounting staff on staff? Counsel responded that HUD requires that we have an outside fee accountant and deal with the HUD system that are independently reviewed, it's a part of HUD's review system.

ROLL CALL: Ayes: Petix, Dunlap, Medina-Hernandez,
Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28#13

Resolution to Authorize and Approve a contract with Magic Touch Construction for Unit Modernization and Maintenance Repair not to Exceed \$150,000

Motion: Commissioner Wolde made a motion to approve resolution #13. Commissioner Giorgianni seconded.

ROLL CALL: Ayes: Petix, Dunlap, Medina-Hernandez,
Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28#14

Resolution to Authorize and Approve a contract with Magic Touch Construction for Plumbing Repair and Maintenance not to Exceed \$114.99 an hour

Commissioner Petix asked was there was no not-to-exceed.

Motion to table: Commissioner Medina-Hernandez made a motion to table resolution #14. Commissioner Wright seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion was tabled 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28#15

Resolution to Authorize and Approve Maintenance and Repair not to Exceed \$150,000

Motion: Commissioner Petix made a motion to approve resolution #15. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28 #16

Resolution to Authorize and Approve a contract with Check Electrical for Electrical Repair and Maintenance not to Exceed \$77.10 an hour

Motion to table: Commissioner Wright made a motion to table resolution #16. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion was tabled 6-0-0-1.

NBHA RESOLUTION 2024 - 2/28#17

Resolution to extend another 30 days on certain Contracts while procurement process finishes at no extra cost

Motion: Commissioner Wright made a motion to approve resolution #17. Commissioner Giorgianni seconded.

ROLL CALL:

Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

10. PUBLIC COMMENT

Charles Kratovil had the following questions and comments. Had hoped to question the folks at Edgewood about Fulton project, where the waste is being taken from the site. Is the

contaminated soil going to Indiana. What would have happened if they didn't ask for an extension? What happens when other developers not meet the timelines? He feels the NBHA should be more vigilant with these types of deals. Who was the emergency contractor. Mr. Toto said it was DJ Remodeling. How much was Phactory Consulting paid in the last year?

I do appreciate Mr. Toto being communicative and responsive to phone calls. Jersey Avenue redeveloper had unsafe demolition going on. Heard the police got involved and shut down construction for the day. Would encourage you to check it out. Are there any updates on the new non-profit? Mr. Toto when an update is available we will give it to you. Mr. Kratovil shared information about Ride on Demand which may be helpful for residents.

Motion to close public comment was made by Commissioner Wright, seconded by Commissioner Giorgianni.

ROLL CALL: Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none

Abstentions: none

Absent: Caldwell

The motion carried 6-0-0-1.

11. ADJOURN

Motion to adjourn

Motion: The motion was moved by Commissioner Wright and seconded by Commissioner Medina- Hernandez.

ROLL CALL: Ayes: Petix, Dunlap, Medina-Hernandez, Giorgianni, Wolde, Wright

Nays: none Abstentions:

none

Absent: Caldwell

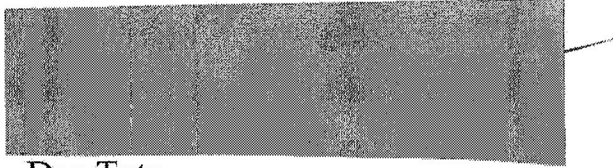
The motion carried 6-0-0-1.

The meeting was adjourned at approximately 9:30 PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES

I, Dan Toto, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New

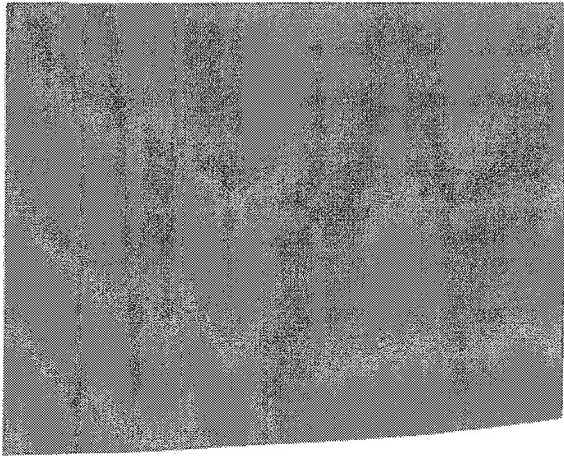
Brunswick Housing Authority Board of Commissioners Meeting,
Wednesday, February 28, 2024, as the official minutes to be entered into
record.



Dan Toto
Executive Director

Date: February 28, 2024

~~Certified to be a True Original Copy~~



New Brunswick Housing Authority Resolution 2024-2/28#3
Acting as Redevelopment Agency

Resolution Approving NB Plaza Owner Urban Renewal, LLC as
Redeveloper for property known as Block 120, Lot 5.01 on the New
Brunswick Tax Map for the construction of a mixed-use residential,
commercial project located in the

Lower George II 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:124 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 has approved a Redevelopment Plan for the Lower George Street area ("Redevelopment Plan") entitled "Lower George II Redevelopment Plan," which includes property located on George Street and bordered by Morris Street, Neilson Street and property owned by third parties, which parcel consists of Block 120, Lot 5.01 on the New Brunswick Tax Map ("Redevelopment Plan Area"); and

WHEREAS, NB Plaza Owner Urban Renewal has made an application to the Redeveloper for the Redevelopment Plan area; and

WHEREAS, the Redeveloper is a joint venture consisting of Ifany, LLC, owned and controlled by Shimon Jacobowitz, SDG NB Plaza, LLC, owned and controlled by George Seabright and the Abundant Life Family Worship Church, Inc. ("Church"), a New Jersey non-profit corporation and the owner of the site, in which joint venture, the Church, permits the Redeveloper to construct the Redevelopment Project; and

WHEREAS, on Block 120, Lot 5.01, the Redeveloper proposes to subdivide the lot into 2 lots: on one of the lots, Redeveloper proposes to construct a 45 story mixed-use building, consisting of a mix of studio, one bedroom and two bedroom 800 residential units (of which 80 units will be for low and moderate income households), retail space on the ground floor and second floor and amenities such as a lobby, lounge and spa with a 501 space parking deck on the other lot ("Church Lot"), the Church will remain along with 25 new surface parking spaces and use of the 50 spaces in the new parking garage to be built on the adjoining lot; 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 the potential Redeveloper to submit the following information and materials:

- 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 and ownership interest;
- Estimated total development cost for the proposed redevelopment project; and
- Estimated timetable for the start and completion of development.

WHEREAS, the Redeveloper submitted a Concept Plan prepared by Fogarty Finger dated December 19, 2023 entitled "259 George Street, New Brunswick, NJ" consisting of 12 pages showing the 800 unit residential building, the retail space, amenities, a parking

deck and a final subdivision and Site Plan application prepared by Langan Engineering and Environmental Services, Inc. dated November 22, 2023, which also shows 25 surface parking spaces on the adjoining Church lot ("Concept Plans"); and

WHEREAS, the Redeveloper presented evidence that Ifany has constructed an 8 story, 56 unit on Pine Street in Jersey City, New Jersey; a 636 unit residential project known as Bridgeport Manor in Memphis, Tennessee and a 898 unit residential project known as New Horizons, in Memphis, Tennessee and the redevelopment construction contractor, Ray Construction, has constructed a 720 residential unit consisting of 3 buildings — 40 stories on 77

Commercial Street, New York ; a 285 residential unit on 711 Montgomery Street in Jersey City, NJ; and 230 condo residential unit on Gramercy Square in Manhattan, New York; and

WHEREAS, the Redeveloper submitted evidence of construction debt financing and committed preferred equity financing of \$60 Million from Jade Capital; \$30 Million of equity from M&CF Investments LLC and equity financing from Seraphim Equities; and

WHEREAS, Redeveloper estimates that the development cost is in excess of \$300 Million and that construction will begin within 12 months after all governmental approvals are received, but not later than July 1, 2025 and be completed within 36 months from beginning of construction or July 1, 2028; and

WHEREAS, based upon a review of the submitted information and the presentation made by the Redeveloper at the public meeting held on February 28, 2024, including the 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 NB Plaza Owner Urban Renewal, LLC as the Redeveloper of the redevelopment project pursuant to Section 8 of the Redevelopment Plan; and

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

1. NB Plaza Owner Urban Renewal, LLC is designated as Redeveloper for the mixed-use residential/commercial project as described in the Preamble of the Resolution in the Lower George II Redevelopment Plan Area subject to the approval and execution of a Redevelopment Agreement within ninety (90) days of the date of this Resolution.

2. This Resolution shall take effect immediately.

Passed on this 28th day of February, 2024 (see Attached Vote Box)



ZACHARY WRIGHT, Chairperson



DANIEL TOTO, Executive Director
And Secretary to the Board

DANI TOTO, Executive Director

NBHA RESOLUTION 2024 - 2/28 #3

ACTING AS REDEVELOPMENT AGENCY

Resolution approving NB Plaza Owner Urban Renewal, LLC as Redeveloper for property known as Block 120, Lots 4, 5.01 and 7 on the New Brunswick Tax Map for the construction of a mixed-use residential, commercial project located in the Lower George II Redevelopment Plan Area

MEMBERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						
GIORGIANNI						
HERNANDEZ						
WOLDE						
PETIX						
CHAIRPERSON WRIGHT						

NBHA RESOLUTION 2024 - 2/28#4

ACTING AS REDEVELOPMENT AGENCY

Resolution approving Third Amended to the Redevelopment Agreement by and between The Housing Authority of the City of New Brunswick Acting as Redevelopment Agency and Fulton Square Urban Renewal, LLC

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 Paul Robeson Boulevard and Remsen Avenue, which Redevelopment Plan has been amended; and

WHEREAS, the Redevelopment Agency received an application dated October 26, 2018 ("application") from Fulton Square Urban Renewal, L.L.C. 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 Paul Robeson Boulevard, Lawrence Street and Georges Road ("Project Site"), which Project Site is located within the Sandford Remsen Redevelopment Area; and

WHEREAS, the Redevelopment Agency subsequently approved Fulton Square as Redeveloper and a Redevelopment Agreement with the Redeveloper to construct the Project; and

WHEREAS, at the request of the Redeveloper, the Redevelopment Agency approved a Second Amendment to the Redevelopment Agreement dated February 28, 2022, which set forth a Revised Concept Plan showing a mixed residential, commercial project consisting of (a) a 5 story building consisting of approximately 13,181 s.f. of retail/commercial space, 2,054 s.f. for a rental office, and 210 residential units; and (b) ground and surface parking for approximately 406 parking spaces; and

WHEREAS, the Second Amendment provided that the construction of the project would begin by December 31, 2022 and be completed by June 30, 2025; and

WHEREAS, the Redeveloper by letter dated February 21, 2024 (a copy of which is annexed hereto) has asked for an extension of the commencement and completion dates because the environmental investigation has been more time consuming than anticipated, including additional soil sampling and a groundwater investigation including the installation of groundwater monitoring wells; and

WHEREAS, the extensive contamination on the redevelopment site and the remediation required have delayed the commencement date of construction and the Redeveloper has requested that the commencement date of the Project be extended to no later than December 31, 2024 and the completion date to no later than June 30, 2027; and

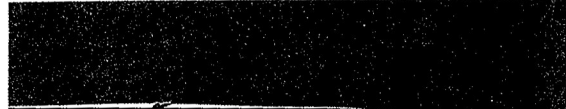
WHEREAS, the Housing Authority considered the request of the Redeveloper at a Commissioner meeting on February 28, 2024 and the Commissioners decided to approve the extension request and approve a Third Amendment to the Redevelopment Agreement; and

WHEREAS, the parties have agreed to the attached third amended Agreement for the purpose of setting forth the revised commencement and completion date in accordance with the Redevelopment Plan and applicable law and the terms and conditions of this Agreement hereinafter set forth.

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

1. The Housing Authority approves the attached Third Amendment of the Redevelopment Agreement between the Housing Authority and Fulton Square Urban Renewal, LLC, which amendment relates to the revised commencement and completion dates.
2. All other terms and conditions of the Redevelopment Agreement shall remain in full force and effect.
3. The Chairman is authorized to execute the Third Amendment on behalf of the Housing Authority.

Passed on this 28th day of February, 2024 (see Attached Vote Box)



ZACHARY WRIGHT, Chairperson



DANIEL TOTO, Executive Director
Director
And Secretary to the Board

DANIE TOTO, Executive

THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT

FOR

THE CONSTRUCTION OF A MIXED USE RESIDENTIAL-COMMERCIAL

DEVELOPMENT IN SANDFORD/REMSEN REDEVELOPMENT AREA in THE CITY OF
NEW BRUNSWICK, in MIDDLESEX COUNTY, NEW JERSEY

BETWEEN and AMONG

THE HOUSING AUTHORITY OF CITY OF NEW BRUNSWICK

Acting as the Redevelopment Agency of the City of New Brunswick

FULTON SQUARE URBAN RENEWAL, LLC

As Redeveloper

DATED: 3-ag 2024

THIS THIRD AMENDED REDEVELOPMENT AGREEMENT
("Agreement") made as of this day of @2, 2024, by and among
THE HOUSING AUTHORITY OF CITY OF
NEW BRUNSWICK, Acting as the Redevelopment Agency of the
City of New Brunswick, a body corporate and politic of the State of
New Jersey having its offices at 7 Van Dyke Avenue, New
Brunswick, New Jersey 08901 (hereinafter called the "Agency");

FULTON SQUARE URBAN RENEWAL, LLC, a limited liability
company having its offices at 1260 Stelton Road, Piscataway, New
Jersey 08854 (hereinafter called "Fulton Square" "Developer" or
"Redeveloper").

WITNESS ETH:

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

REAS, 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 Paul Robeson Boulevard and Remsen Avenue, which Redevelopment Plan has been amended; and

WHEREAS, the Redevelopment Agency received an application dated October 26, 2018 ("application") from Fulton Square Urban Renewal, L.L.C. 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 Paul Robeson Boulevard, Lawrence Sfreet and Georges Road ("Project Site"), which Project Site is located within the Sandford Remsen Redevelopment Area; and

WHEREAS, the Redevelopment Agency subsequently approved Fulton Square as Redeveloper and a Redevelopment Agreement with the Redeveloper to construct the Project; and

WHEREAS, at the request of the Redeveloper, the Redevelopment Agency approved a Second Amendment to the Redevelopment Agreement dated February 28, 2023 which set forth a Revised Concept Plan showing a mixed residential, commercial project consisting of (a) a 5 story building consisting of approximately 13,181 sf. of retail/commercial space, 2,054 s.f. for a rental office, and 210 residential units; and (b) ground and surface parking for approximately 406 parking spaces; and

WHEREAS, the Second Amendment provided that the construction of the project would begin by December 31, 2022 and be completed by June 30, 2025; and

WHEREAS, the Redeveloper by letter dated February 21, 2024 has asked for an extension of the commencement and completion dates because the environmental investigation has been more time consuming than anticipated, including additional soil sampling and a groundwater investigation including the installation of groundwater monitoring wells and requires more time for remediation; and

WHEREAS, the contamination on the redevelopment site and the remediation required have delayed the commencement date of construction and the Redeveloper has requested that the commencement date of the Project be extended to no later than December 31, 2024 and the completion date to no later than June 30, 2027; and

WHEREAS, after considering the request of the Redeveloper at a Commissioner meeting on February 28, 2024, the Commissioner decided to approve the extension request and approve this Third Amendment to the Redevelopment Agreement; and

WHEREAS, the parties desire to enter into this third amended Agreement for the purpose of setting forth the revised commencement and completion date in accordance with the

Redevelopment Plan and applicable law and the terms and conditions of this Agreement hereinafter set forth.

NOW, **HEREFORE**, in consideration of the promises and mutual covenants herein contained, and for other good and valuable consideration, the parties hereto do hereby covenant and agree each with the other as follows:

1. Article 2.05 is amended as follows:

2.05 Revised Construction Schedule. Subject to Section 2.10 and to Article 9 of this Agreement, construction of the Project shall commence within ninety (90) days after obtaining all governmental approvals but not later than December 31, 2024 and the Project will be substantially completed within two (2) years thereafter but not later than June 30, 2027.

2. All other terms and conditions of the Redevelopment Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be properly executed and their corporate seals where applicable) affixed and attested to this 1 day of March, 2024.

THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK, Acting as the Redevelopment Agency for the City of New Brunswick ATTEST:

3-1-24

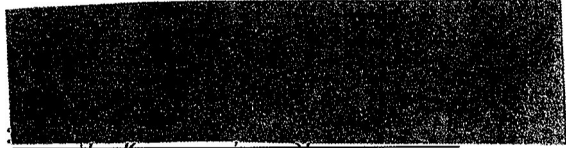
Name: Title:

ATTEST/WITNESS:

Name:

Title:

By:


Name: Daniel TOTO
Title: Executive Director

Fulton Square Urban Renewal, LLC

By: _____

Name: Jack Morris

Title: Managing
Member

NBHA RESOLUTION

2024-2/28#4

ACTING AS REDEVELOPMENT AGENCY


Resolution approving Third Amended to the Redevelopment Agreement by and between The Housing Authority of the City of New Brunswick Acting as Redevelopment Agency and Fulton Square Urban Renewal, LLC

cowmss10NERs	MOVES	SECONDS	AYES	NAYS		ABSENT
CALDWELL						
DUNLAP						
GIORGIANNI						
FERNANDEZ						
WOLDE						
PETIX						
CHARPERSON WRIGHT						

NBHA RESOLUTION 2024 - 2/28

NBHA RESOLUTION # #5

Resolution approving, authorizing, and ratifying payment of bills for January 2024.

corvnnss10NERs	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						
GIORGIANNI						
NffDINA HERNANDEZ						
WOLDE						
PETIX						
CHAIRPERSON						

2024 - 2/28

#6

Resolution for Ratifying, Authorizing and Approving Payment for Vehicle Purchased from Gentilini Ford for \$54,999

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 an additional vehicle; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A: 11-4 and federal procurement regulations, the Housing Authority sought bids from dealers with government pricing; and

WHEREAS, the bid received by Gentilini Chevrolet, LLC in amount of \$54,999 and it was determined that the contractor was 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 determined that these funds are available for payment of such services in CFP and operation budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratify, authorize and approve said bid for

NBHA RESOLUTION 2024 - 2/28

a vehicle from Gentilini Chevrolet, LLC in an amount of \$54,999 .
Passed on this 28th day of February 2024 (see Attac

[Redacted Signature]

ZACHARY WRIGHT, Chairperson

[Redacted Signature]

e Attached Vote Box)

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION #6

Resolution for Ratifying, Authorizing and Approving Payment for Vehicle Purchased from
Gentilini Ford for \$54,999

cmnss10NERs	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						
GIORGIANNI						
HERNANDEZ						
WOLDE						
CHARPERSON						

2024 - 2/28

#7

Resolution to Authorize and Approve Annual Auditing Services Contract to Giampaolo & Associates not to Exceed \$17,570

WHEREAS, pursuant to Federal and State regulations, the Comptroller General of the United States and the New Jersey— 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 accountant 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 6/30/2023 Budget; and

WHEREAS, the Executive Director has caused a Request for Proposals for said auditing services to be advertised two (2) times and proposals were submitted and evaluated in accordance with the Competitive Proposal process and the Proposal of GIAMPAOLO & ASSOCIATES was rated to be the 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 GIAMPAOLO & ASSOCIATES not to exceed \$17,570 dollars;

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 GIAMPAOLO & ASSOCIATES for said Auditing Services for EYE 6/30/2023.

Passed on this 28th day of February 2024 (see Attac



ZACHARY WRIGHT, Chairperson



Attached
Vote Box)

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2024 - 2/28

#7

Resolution to Authorize and Approve Annual Auditing Services Contract to Giampaolo & Associates not to Exceed \$17,570

cmnss10NERs	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						
GIORGIANNI						
HERNANDEZ						
WOLDE						
PETIX						
CHAIRPERSON WRIGHT						

#8

Resolution for using Contactor for Emergency Work in the amount of \$20,197.96 to be paid with CFP Funds, which is outside the scope of Current Awarded Contractors and Balances. Work to include, Heating Repair, Flood Repair, Structural Integrity Repair.

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 (NJS.A.40A: 12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the Housing Authority is in need of emergency work to unit 99 Wright Place where a broken floor water pipe created an emergency situation and substantial damage; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A:11-4 and federal procurement regulations, the Housing Authority followed the emergency procurement process; and

WHEREAS, D.J. Remodeling was responsive and able to address the emergency situation; and

WHEREAS, the initial repair work was completed to the satisfaction of the Housing Authority;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve the payment and ratify the actions taken to fix the emergency situation at 99 Wright Place in the of \$20,197.96 to D.J. Remodeling.

Proposed Amendment

Due to the fact that additional damage was discovered which needed to be repaired the Housing Authority received an additional \$41,897.88 of bills from D.J. Remodeling for Unit 99 Wright Place. We would suggest replacing \$20,197.96 with \$62,095.84

[Redacted] e Attac

ZACHARY WRIGHT, Chairperson

[Redacted]

DANIEL TOTO, Executive Director
(Box)

Attached Vote

And Secretary to the Board

#8

Resolution for using Contactor for Emergency Work in the amount of \$20,197.96 to be paid with CFP Funds, which is outside the scope of Current Awarded Contractors and Balances. Work to include, Heating Repair, Flood Repair, Structural Integrity Repair.

cormnss10NERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						
GIORGIANNI						
HERNANDEZ						
WOLDE						
PETD<						
CHAIRPERSON WRIGHT						

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

#9

Architectural & Engineering Services not to Exceed \$60,000

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 Architectural & Engineering Services to its public housing units; 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 a request for proposals which ran from 1/19/24-1/26/24 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for requests for proposals, the Housing Authority issued RFP packages and responses were reviewed and scored the New Brunswick Housing Authority; and

WHEREAS, following review of all proposals received, the proposal received by Joseph F. McKernan Jr, RAArchitects & Associates, LLC in amounts not to exceed \$60,000 was determined to represent the best value for the Housing Authority; 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 determined that the funds are available for payment of such services in CFP and operation 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 and Engineering services from Joseph F. McKernan Jr, RAArchitects & Associates, LLC in a total amount not to exceed \$60,000 dollars.

Passed on this 28th day of February, 2024 (see Attac


ZACHARY WRIGHT, Chairman

 e Attached Vote Box)

DANIEL TOTO, Executive Director

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

And Secretary to the Board

#9

Architectural & Engineering Services not to Exceed \$60,000

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						
GIORGIANM						
HERNANDEZ						
WOLDE						
PETIX						
CHAIRPERSON WRIGHT						

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

#10

Redevelopment Legal Services not to Exceed an
averaged hourly rate of \$230

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 Redevelopment Legal Services; 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 a request for proposals which ran from 1/19/24-1/26/24 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for requests for proposals, the Housing Authority issued RFP packages and responses were reviewed and scored the New Brunswick Housing Authority; and

WHEREAS, following review of all proposals received, the proposal received by Wilentz, Goldman & Spitzer, PA with an average hourly rate of \$230 (litigation, other legal and (t paralegal) was determined to represent the best value for the Housing Authority; 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

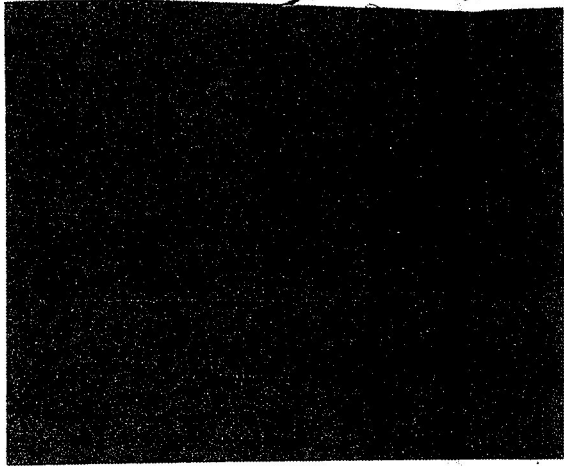
WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in its budgets;

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 Redevelopment Legal services from Wilentz, Goldman & Spitzer, PA, LLC with an average hourly rate of \$230.

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

Passed on this 28th day of February, 2024 (see Attac



Attached Vote Box)

#10

Redevelopment Legal Services not to Exceed an averaged hourly

rate of \$230

coMMISS10NERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSE T
CALDWELL						
DUNLAP						
GIORGIANNI						
HERNANDEZ						
WOLDE						
PETIX						
CHAIRPERSON WRIGHT						

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

#11

a contract with Phactory Consulting LLC for Management Consulting Services not to Exceed \$60,000

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 Management Consultant Services; and

WHEREAS, pursuant to the Housing Authority's Procurement Policy, N.J.S.A. 40A: 1 1-4 and federal procurement regulations, the Housing Authority published a public advertisement for a request for proposals which ran from 1/19/24-1/26/24 in the Home News Tribune and was posted on mycenfraljersey.com and pursuant to the published invitation for requests for proposals, the Housing Authority issued RFP packages and responses were reviewed and scored the New Brunswick Housing Authority; and

WHEREAS, following review of all proposals received, the proposal received by Phactory Consulting, LLC in an not to exceed amount of \$60,000 was determined to represent the best value for the Housing Authority; 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

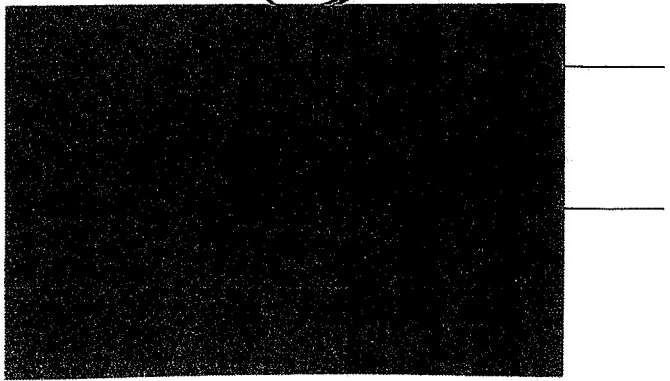
WHEREAS, the Housing Authority has determined that the funds are available for payment of such services in its budgets;

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 Management Consulting services from Phactory Consulting, LLC in a total amount not to exceed \$60,000.

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

Passed on this 28th day of February, 2024 (see Attached Vote Box)



#11

a contract with Phactory Consulting LLC for Management

Consulting Services not to Exceed \$60,000

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						
GIORGIANNI						
HERNANDEZ						
WOLDE						
PETIX						
CHAIRPERSON MRIGHT			V/			

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize

2024-2/28#12 and Approve General Fee Accounting Services not to Exceed \$49,500

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 Fee Accounting Services; 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 a request for proposals which ran from 1/19/24-1/26/24 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for requests for proposals, the Housing Authority issued RFP packages and responses were reviewed and scored the New Brunswick Housing Authority; and

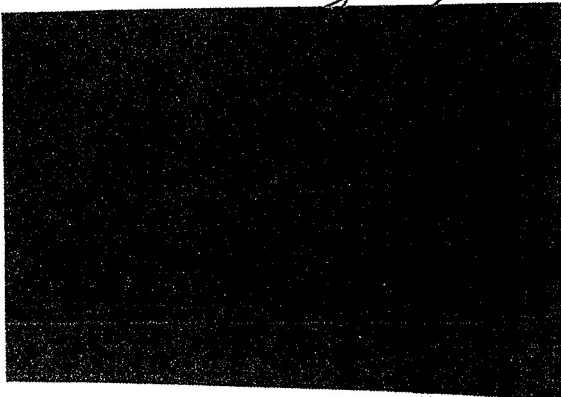
WHEREAS, following review of all proposals received, the proposal received by Polcari & Company, certified public accountants, in an not to exceed amount of \$49,500 was determined to represent the best value for the Housing Authority; and

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 determined that the funds are available for payment of such services in its budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing

Passed on this 28th day of February, 2024 (see Attached Vote Box)



NBHA RESOLUTION

Resolution to Authorize

Authority of the City of New Brunswick does hereby approve and accept said proposal for General Fee Accounting Services from Polcari & Company in a total amount not to exceed \$49,500 .

#12

and Approve General Fee Accounting Services not to Exceed \$49,500

MEMBER	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
WELL						
AP						
GIANNI						
TA MANDEZ						
E						
PERSON HT						

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize

2024-2/28#13 and Approve a contract with Magic Touch
Construction for Unit

Modernization and Maintenance Repair not to Exceed \$150,000

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 AN/IP 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 pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKeman Architects and Associates, LLC; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received Magic Construction in amounts not to exceed \$150,000 and it was determined that the contractor was 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

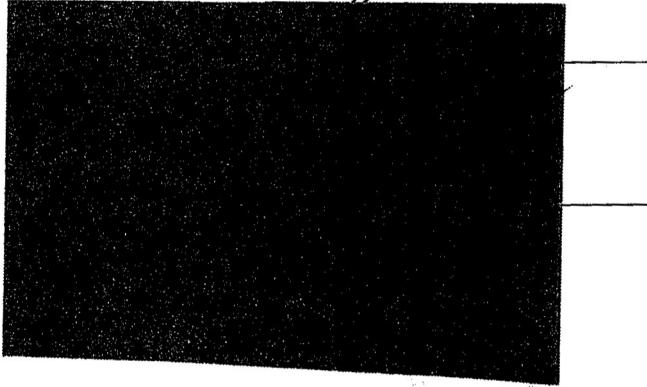
NBHA RESOLUTION

Resolution to Authorize

WHEREAS, the Housing Authority has detennined that these funds are available for payment of such services in CFP and operation 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 from Magic Construction in a total amount not to exceed \$150,000 dollars.

Passed on this 28th day of February, 2024 (see Attached Vote Box)



NBHA RESOLUTION 2024 - 2/28#13

Resolution to Authorize and Approve a contract with Magic Touch Construction for Unit Modernization and Maintenance Repair not to Exceed \$150,000

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSE T
CALDWELL						
DUNLAP						
GIORGIANNI						
1--•mRANDEZ						
WOLDE						
PETD<						
CHAIRPERSON WRIGHT						

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

#14

a contract with Magic Touch Construction for Plumbing Repair and Maintenance not to Exceed \$114.99 an hour

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 Plumbing Repair and Maintenance to its public housing units including unit modernization and maintenance repairs at its Alvfp 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 which ran from 1/19/24-1/26/24 in the Home News Tribune and was posted on mycenfraljersey.com and pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernanArchitects and Associates, LLC; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received Magic Consfruction with an hourly rate not to exceed \$114.99 per hour and it was determined that the con&actor was the lowest responsible bidder pursuant to N.J.S.A.

40A: 11-4, N.IS.A 40A: 11-2 and federal procurement regulations; and

WHEREAS, this confract is being awarded pursuant to a fair and open process as defined by N.J.S.A. 19:44A-20.5; and

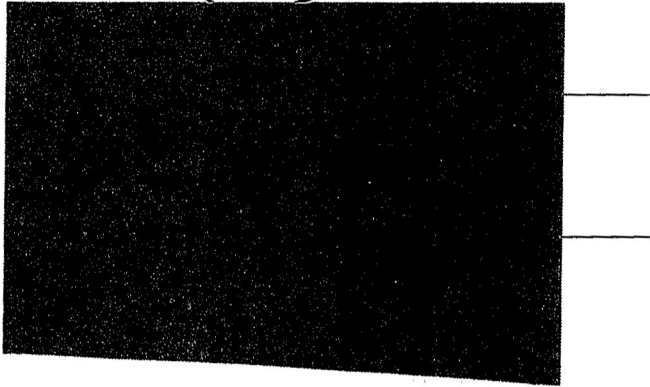
WHEREAS, the Housing Authority has determined that these funds are available for payment of such services in CFP and operation budgets;

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

of the bid
Plumbing repair and maintenance from Magic Construction with an hourly rate not to exceed
\$114.99 per hour.

Passed on this 28th day of February, 2024 (see Attached Vote Box)



NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners
 Housing Authority of the City of New Brunswick does hereby approve and accept said for

#14 *Tabled*

a contract with Magic Touch Construction for Plumbing
 Repair and Maintenance not to Exceed \$114.99 an hour

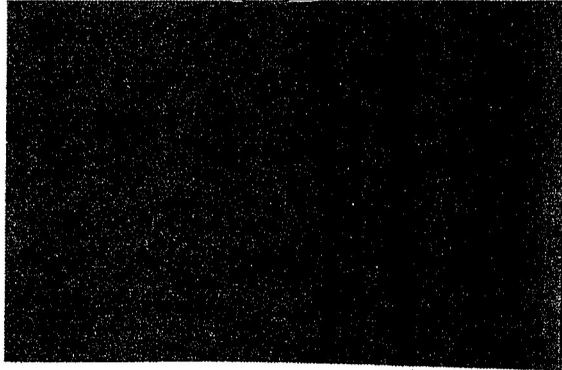
COMMISSIONERS	MOVEs	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						
GIORGIANNI						
HERNANDEZ						
WOLDE						
PETD<						
CHAIRPERSON WRIGHT						

NBHA RESOLUTION 2024 - 2/28

Resolution to Authorize and Approve

of the bid
Electrical Repair and Maintenance from Check Electric with an hourly rate not to exceed
\$77.10 per hour.

Passed on this 28th day of February, 2024 (see Attached Vote Box)



NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners Housing Authority of the City of New Brunswick does hereby approve and accept said for

#15

Maintenance and Repair not to Exceed \$150,000

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 Maintenance and Repair 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 which ran from 1/19/24-1/26/24 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKern Architects and Associates, LLC; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received Magic Construction in amounts not to exceed \$150,000 and it was determined that the contractor was 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

NBHA RESOLUTION 2024 - 2/28

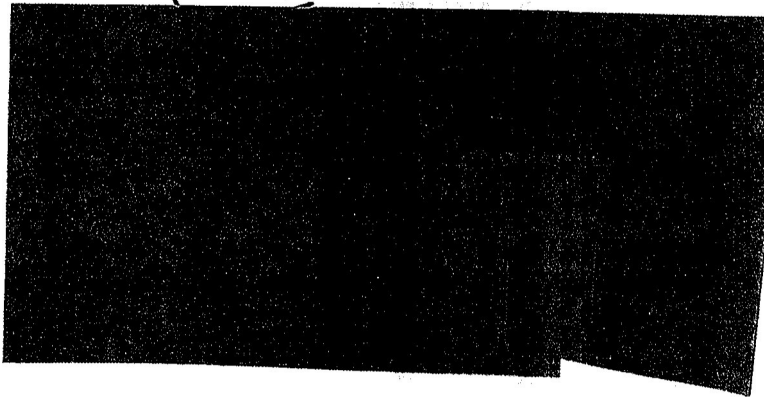
Resolution to Authorize and Approve

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 determined that these funds are available for payment of such services in CFP and operation budgets;

Maintenance and Repair from Magic Construction in a total amount not to exceed \$150,000 of the bid dollars.

Passed on this 28th day of February, 2024 (see Attached Vote Box)



NBHA RESOLUTION

2024 - 2/28#16

Resolution to Authorize and Approve a contract with Check Electrical for Electrical Repair and Maintenance not to Exceed \$77.10 an hour

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 Electrical Repair and Maintenance to its public housing units including unit modernization and maintenance repairs at its A-VIP 1 property; and

REAS, 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 which ran from 1/19/24-1/26/24 in the Home News Tribune and was posted on mycentraljersey.com and pursuant to the published invitation for bids, the Housing Authority issued bid packages and responses were reviewed and scored by the A&E firm of Joseph F McKernan Architects and Associates, LLC; and

WHEREAS, following a public bid opening and subsequent review of all bids received, the bid received by Check Electric in an hourly rate not to exceed \$77.10 and it was determined that the contractor was 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 determined that these funds are available for payment of such services in CFP and operation budgets;

2024-2/28#16 *Tabled* and Approve a contract with Check Electrical for Electrical Repair and

Maintenance not to Exceed \$77.10 an hour

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
DUNLAP						

NBHA RESOLUTION

Resolution to

GIORGIANNI						
NEDINA HERNANDEZ						
WOLDE						
PETIX						
CHAIRPERSON WRIGHT						

NBHA RESOLUTION

Resolution to Authorize

2024 - 2/28 **#17** extend another 30 days on certain Contracts while procurement process finishes at no extra cost

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 (NJS.A.40A: 12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the New Brunswick Housing Authority (NBHA) Board of Commissioners desires to extend existing contracts that have recently expired for an additional 30 days; and

WHEREAS, the NBHA benefits from having the services related to the contracts continue to provide the services in the existing scope of work continue to be provided without a gap in services; and

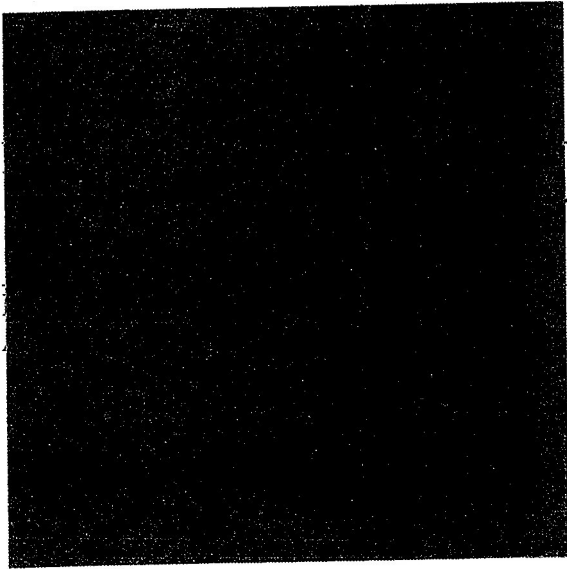
WHEREAS, the NBHA has funds available in the current contracts to cover the extension for these services to be provided; and

WHEREAS, the NBHA is conducting new procurements to enable competition and new contracts; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does approve and ratify the extension of contracts by 30 days

NBHA RESOLUTION

Resolution to



NBHA RESOLUTION

Resolution to

2024 - 2/28 #17 extend another 30 days on certain Contracts while procurement process finishes at no extra cost

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