

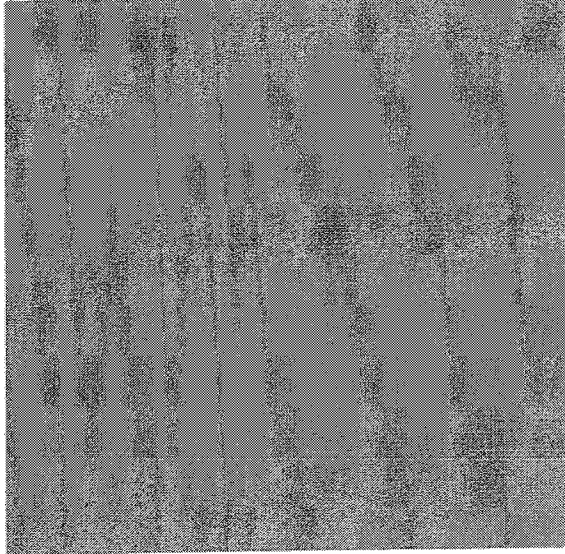
NBHA RESOLUTION # 2024 – 3/27 #19

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

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

NBHA RESOLUTION #2024-3/27 #19

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



NBHA RESOLUTION 2024 – 3/27 #20

Resolution to Authorize and Approve a contract with Magic Touch Construction for Plumbing Repair and Maintenance not to Exceed \$150,000 dollars at a rate of \$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 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 McKernan Architects and Associates, LLC; and

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

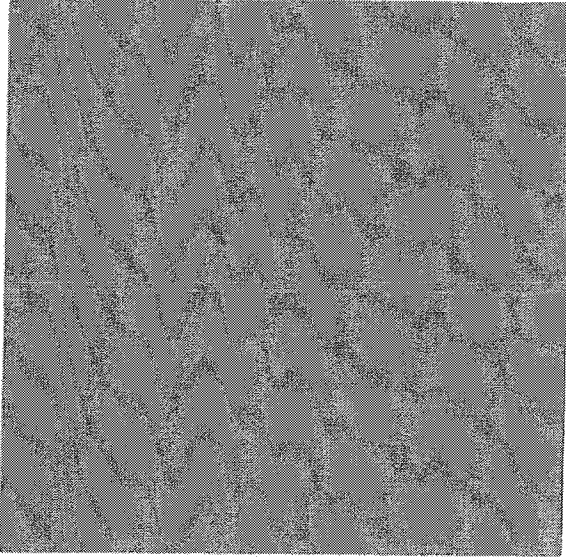
40A:11-4, N.J.S.A 40A: 11-2 and federal procurement regulations; and

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 approve and accept said bid for Plumbing repair and maintenance from Magic Touch Construction not to exceed \$150,000 dollars with an hourly rate of \$114.99 per hour.

Passed on this 27th day of March, 2024 (see Attached Vote Box)



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NBHA RESOLUTION 2024 – 3/27 #20

Resolution to Authorize and Approve a contract with Magic Touch Construction for Plumbing Repair and Maintenance not to Exceed \$150,000 dollars and at a rate of \$114.99 an hour.

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

NBHA RESOLUTION 2024 – 3/27 #21

Resolution to Authorize and Approve a contract with Check Electrical for Electrical Repair and Maintenance not to Exceed \$150,000 dollars and at a rate of \$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 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 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 \$150,000 dollars and at a rate of \$77.10 and it was determined that the contractor was the lowest responsible bidder pursuant to N.J.S.A.

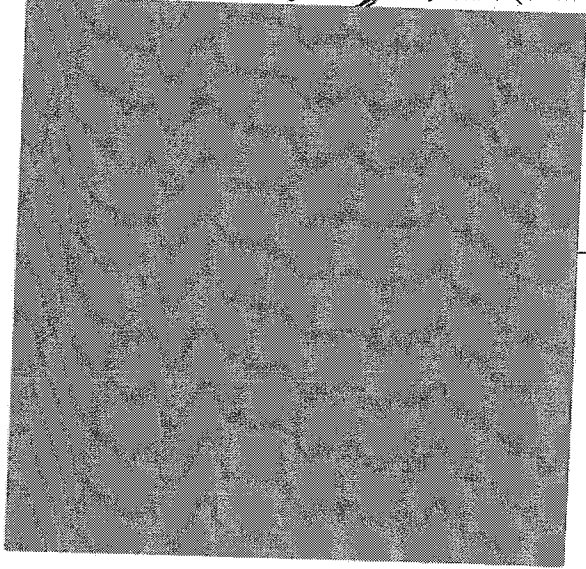
40A:11-4, N.J.S.A 40A: 11-2 and federal procurement regulations; and

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;

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 Electrical Repair and Maintenance from Check Electric with an hourly rate not to exceed \$150,000 dollars and at a rate of \$77.10 per hour.

Passed on this 27th day of March, 2024 (see Attached Vote Box)



NBHA RESOLUTION 2024 – 3/27 #21

Resolution to Authorize and Approve a contract with Check Electrical for Electrical Repair and Maintenance not to Exceed \$150,000 dollars at a rate of \$77.10 an hour

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

NBHA RESOLUTION 2024-3/27 #22

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK
ACTING AS REDEVELOPMENT AGENCY**

**RESOLUTION authorizing the execution of a Certificate of Completion
by Redevelopment Agency for the medical office building project constructed by
Somerset Urban Renewal, L.L.C. ("SUR" or "Redeveloper")**

WHEREAS, the City Council of the City of New Brunswick has adopted a Redevelopment Plan ("Redevelopment Plan") for the French Prospect Redevelopment Area ("Redevelopment Area"), as amended, which Redevelopment Area includes Lot 1.05 in Block 28 as shown and designated on the official Tax Map of the City of New Brunswick, the Project Site being bordered by Somerset, Plum and Prospect Streets ("Project Site"); and

WHEREAS, Redeveloper submitted an application and Concept Plan to construct a 15-story medical office building containing approximately 228,000 s.f. ("Project"); and

WHEREAS, by Resolution 2019-12/18 #48, adopted on December 18, 2019 at the request of Redeveloper, the Redevelopment Agency approved SUR's designation as redeveloper of the Project Site and approved the Concept Plan; and

WHEREAS, the Redevelopment Agency and Redeveloper entered into a Redevelopment Agreement dated as of January 22, 2020 (the "Redevelopment Agreement"), setting forth in detail the parties' respective undertakings, rights and obligations in connection with the Project, which Redevelopment Agreement was amended; and

WHEREAS, the Redevelopment Agreement sets forth certain covenants and restrictions which are required to be imposed upon the Project Site by the execution and recording of a Declaration of Covenants and Restrictions, which was amended, and which shall run in favor of the Redevelopment Agency and the City; and

WHEREAS, the Amended Declaration of Covenants and Restrictions ("Amended Covenants") was executed by the Redeveloper dated July 31, 2021 and recorded on July 28, 2021 in Book 18555, Pages 933-935 in the office of the Middlesex County Clerk; and

WHEREAS, both the Redevelopment Agreement and the Amended Declaration provide that upon substantial completion of the building core and shell of the building as certified by an AIA Certificate 6-704-2017 executed by the Project Architect ("Architect's Certificate"), a Certificate of Completion of the building core and shell could be issued; and

WHEREAS, the Redeveloper has submitted a request, including an executed Architect's Certificate that a Certificate of Completion be issued; and

WHEREAS, after review of the request, the Redevelopment Agency agrees that a Certificate of Completion for the building core and shell should be issued.

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

1. The attached Certificate of Completion for the medical office building core and shell be approved.
2. The Chairperson and Secretary are authorized to execute the Certificate of Completion.
3. This Resolution shall take effect as of the date hereof.

**CERTIFICATE OF COMPLETION FOR
MEDICAL OFFICE BUILDING PROJECT**

PROJECT: Multi-story 228,000± square feet Medical Office Building

LOCATION: Block 28, Lot 1.05 on the Official Tax Map of the City of New Brunswick, in the French Prospect Redevelopment Area

REDEVELOPER: Somerset Urban Renewal, LLC (“SUR” or “Redeveloper”)

DATE: March 27, 2024

The Housing Authority of the City of New Brunswick, Acting as Redevelopment Agency (“Authority”), issues this Certificate of Completion with respect to the project identified above, in accordance with the provisions of Section 2.10 of that certain “Redevelopment Agreement for Development of a Multi-story 228,000± square foot medical office building on Lot 1.05 In Block 28 in the French Prospect Redevelopment Area,” by and between The Housing Authority of the City of New Brunswick, acting as the Redevelopment Agency of the City of New Brunswick; and Somerset Urban Renewal, LLC, as Redeveloper, dated as of January 22, 2020, as amended (“Redevelopment Agreement”).

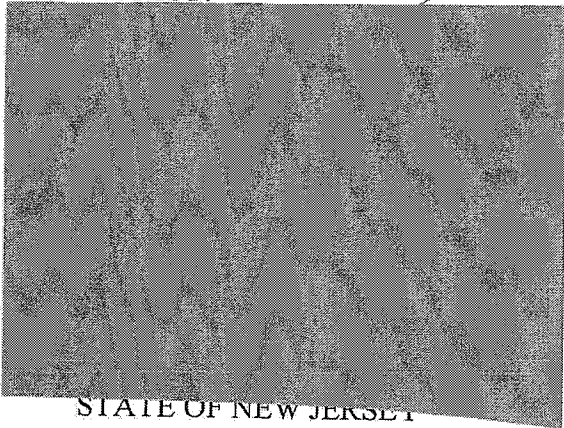
The Authority issues this Certificate of Completion based upon its findings that:

1. Pursuant to the Redevelopment Agreement, Redeveloper undertook development of a project consisting of a multi-story 228,000± square foot medical office building on the Project Site, being all of the lands described as the “Encumbered Lands” in that certain “Amended Declaration of Covenants and Restrictions,” executed by Redeveloper, dated July 13, 2021 and recorded on July 28, 2021 in Book 18555 Pages 953-965 in the office of the Middlesex County Clerk (the “Amended Declaration”).
2. The substantial completion of the building core and shell of the Project on the Project Site has been completed in accordance with the Redevelopment Agreement and the plans and specifications applicable thereto.
3. The Redeveloper has complied with all requirements of the Redevelopment Agreement with respect to the Project.
4. The building core and shell of the Project has been substantially completed as certified by the Project architect, Jarmel Kizel Architects and Engineers, Inc., a copy of which Certificate of Substantial Completion is attached hereto.
5. The issuance of this Certificate of Completion shall terminate the amended Covenants and Restrictions affecting the Project Site.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on behalf of the Authority, this 28th day of March, 2024.

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK, Acting as Redevelopment Agency

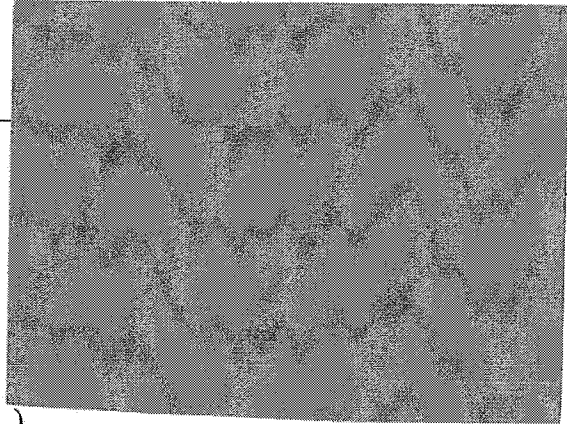
ATTEST:



STATE OF NEW JERSEY

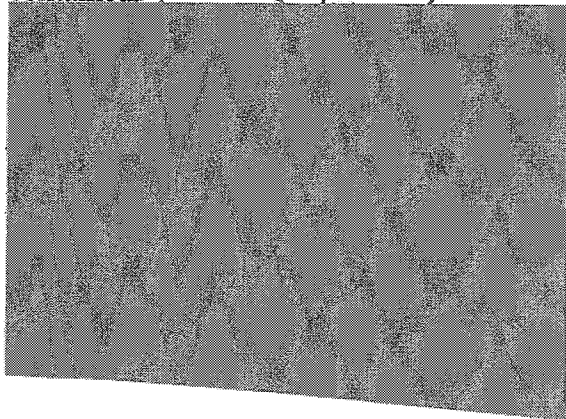
COUNTY OF MIDDLESEX

By:



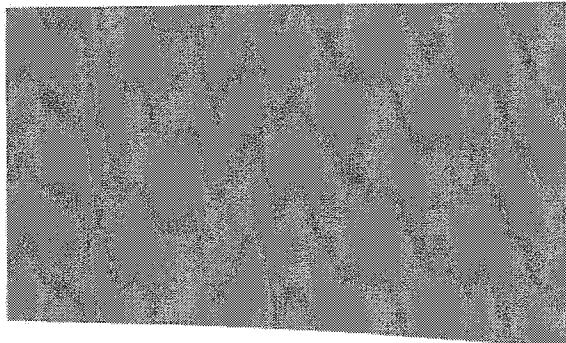
) ss.:

I HEREBY CERTIFY that on March 25th 2024, before me, [an Attorney at Law] [a Notary Public] of the State of New Jersey, personally appeared Dan Toto who acknowledged himself to be the Secretary of THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK, the named in the within Certificate of Completion for Medical Office Building Project and that he, being properly authorized so to do, executed the foregoing instrument on behalf of said Housing Authority as its/his voluntary act and deed, acting in such capacity for the purposes therein contained.

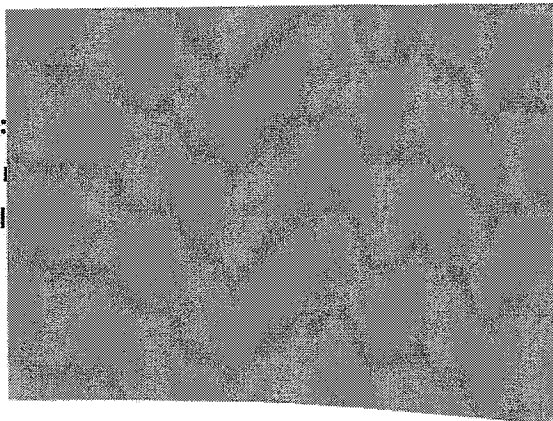


REDEVELOPMENT AGENCY:

ATTEST/WITNESS:



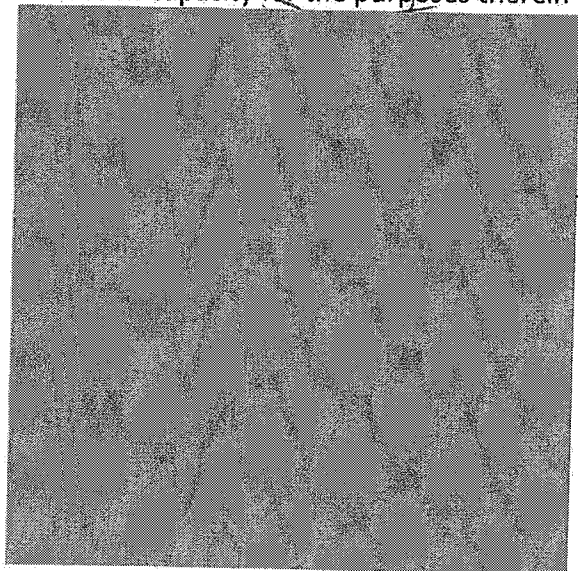
HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK



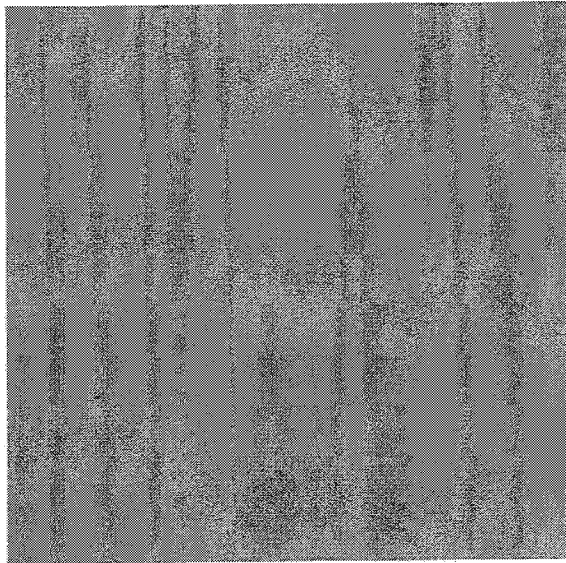
By:
Name:
Title:

STATE OF NEW JERSEY)
) ss.:
COUNTY OF MIDDLESEX)

I HEREBY CERTIFY that on 3-28, 2024, before me, [an Attorney at Law] [a Notary Public] of the State of New Jersey, personally appeared Dan Toto who acknowledged himself to be the Secretary of THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK, the named in the within Certificate of Completion for Medical Office Building Project and that he, being properly authorized so to do, executed the foregoing instrument on behalf of said Housing Authority as its/his voluntary act and deed, acting in such capacity for the purposes therein contained.



Passed on this 27th day of March, 2024 (see Attached Vote Box)

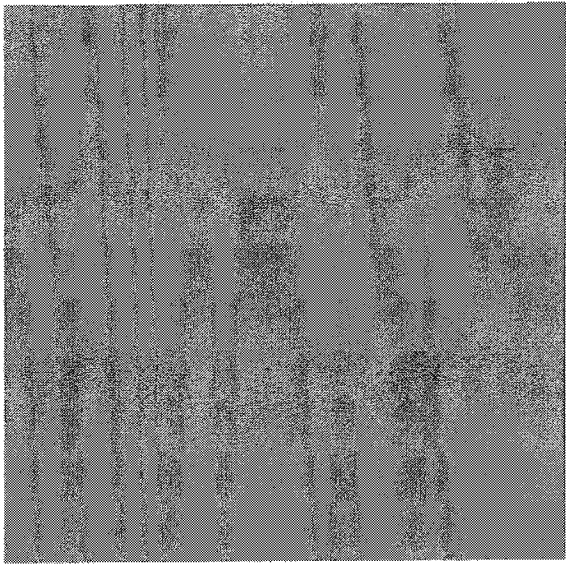


NBHA RESOLUTION 2024 – 3/27 #22

Resolution Authorizing the execution of a Certificate of Completion by Redevelopment Agency for the medical office building project constructed by Somerset Urban Renewal, LLC (“SUR” or “Redeveloper”)

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

Passed on this 27th day of March, 2024 (see Attached Vote Box)



NBHA RESOLUTION 2024 – 3/27 #22

Resolution Authorizing the execution of a Certificate of Completion by Redevelopment Agency for the medical office building project constructed by Somerset Urban Renewal, LLC (“SUR” or “Redeveloper”)

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

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CLOSED SESSION

ADJOURNMENT

The meeting may also include other NBHA business and redevelopment matters deemed necessary by the Board of Commissioners.