

NBHA RESOLUTION 2024-5/22 #28

Resolution approving, authorizing and ratifying the payment of bills for Public Housing Program for the month of April 2024

ROLLCALL:

Ayes: Petix, Medina-Hernandez, Giorgianni, Wolde

Nays: none

Abstentions: none

Absent: Dunlap, Caldwell, Wright

The motion carried 4-0-0-3.

NBHA RESOLUTION 2024-5/22 #29

Resolution approving, authorizing and ratifying the payment of bills for Housing Choice Voucher Program for the month of April 2024.

ROLLCALL:

Ayes: Petix, Medina-Hernandez, Giorgianni, Wolde

Nays: none

Abstentions: none

Absent: Dunlap, Caldwell, Wright

The motion carried 4-0-0-3.

NBHA RESOLUTION 2024-5/22 #30

Resolution to approve the June 2025 NBHA annual State Budget that was prepared by Polcari and associates with the Executive Director of NBHA.

ROLLCALL:

Ayes: Petix, Medina-Hernandez, Giorgianni, Wolde

Nays: none

Abstentions: none

Absent: Dunlap, Caldwell, Wright

The motion carried 4-0-0-3.

NBHA RESOLUTION 2024-5/22 #31

Resolution to authorize and approve Commissioners (2) to attend the PHADA convention in New Orleans, LA.

ROLL CALL:

Ayes: Petix, Medina-Hernandez, Giorgianni, Wolde

Nays: none

Abstentions: none

Absent: Dunlap, Caldwell, Wright

The motion carried 4-0-0-3.

NBHA RESOLUTION 2024-5/22 #32 (Walk-on)

Resolution approving the extention of time for approval of redevelopment agreement between NB Plaza owner Urban Renewal, LLC and NBHA redevelopment agency.

ROLL CALL:

Ayes: Petix, Medina-Hernandez, Giorgianni, Wolde

Nays: none

Abstentions: none

Absent: Dunlap, Caldwell, Wright

The motion carried 4-0-0-3.

Commissioner Medina-Hernandez wanted to be clear that she did not care for the last minute walk on Resolution #35...

NBHA RESOLUTION 2024-5/22 #32 (Walk-on)

Resolution approving the extension of time for approval of redevelopment agreement between NB Plaza owner Urban Renewal, LLC and NBHA redevelopment agency.

New Brunswick Housing Authority Resolution 2024- 5/22

Acting as Redevelopment Agency

Resolution Extending Time For Approval of Redevelopment Agreement between NB Plaza Owner Urban Renewal, LLC and Housing Authority Acting as Redevelopment Agency for the construction of a mixed-use residential and commercial project on property known as Block 120, Lot 5.01 on New Brunswick Tax Map

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 ("Redevelopment Plan Area", which Redevelopment Plan Area includes Block 120, Lots 5.01 on the New Brunswick Tax Map ("Project Site"); and

WHEREAS, NB Plaza Owner Urban Renewal ("Redeveloper") has made an application to be the redeveloper for the Project Site, and was appointed as Redeveloper subject to the approval of a Redevelopment Agreement within 90 days from the date of the appointment, which 90 days expire on May 29, 2024; and

WHEREAS, on Block 120, Lot 5.01, the Redeveloper proposes to subdivide Project Site lot into 2 lots: on one of the lots, Redeveloper proposes to construct a 45 story mixed-use building comprising 800 residential units consisting of a mix of studio, one bedroom and two bedroom (of which a minimum of 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 minimum of 501 space parking deck and on the other lot ("Church Lot"), the Church will remain along with 25 new surface parking spaces and use of 50 spaces in the new parking garage to be built on the adjoining lot; and

WHEREAS, the parties have been negotiating a Redevelopment Agreement, but in lieu of pending litigation on the Project, the negotiations have not been concluded and Redeveloper has requested an additional 90 day period to conclude the Agreement, which 90 day period will expire on August 20, 2024; and

WHEREAS, the Housing Authority deems the request to be reasonable.

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

1. The time for the approval of Redevelopment Agency between the Redeveloper and Housing Authority is extended to August 20, 2024.
2. This Resolution shall take effect immediately.

NBHA RESOLUTION 2024-6/26 #33

Resolution Ratifying, Approving, Authorizing the payment of bills for the Public Housing Program for the month of May 2024

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

Passed on this 26th day of June, 2024 (see Attached Vote Box)

ZACHARY

DANIEL TOTO, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2024 - 6/26 #34

Resolution Approving and Adopting the PHA Annual Plan and the 5 Year Plan for Fiscal year beginning 7/1/2024

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 complete and submit an Annual Plan to the U.S. Department of Housing and Urban Development (HUD) every year; and

WHEREAS the Housing Authority drafted plan and advertised the plan for comments to be received by July 15, 2024 and

WHEREAS the public comments and any final changes will be presented at the Board Meeting on July 24, 2024

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby introduce, approve and adopt the Annual Plan and 5 Year Plan for the New Brunswick Housing Authority for the Fiscal year beginning 7/1/2024. (see attached).

Passed on this 26th day of June 2024 (see attached Vote Box)

ZACHA

DAN TO

Secretary to the Board

NBHA RESOLUTION 2024-6/26 #34

Resolution Introducing, Approving, Authorizing, NBHA-PHA annual Plan and the 5 year plan.

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

Passed on this 26th day of June, 2024 (see Attached Vote Box)

ZACH

DANIEL, Executive Director
And Secretary to the Board