

NBHA RESOLUTION 2013 - 3/27 # 17

**Resolution Authorizing and Approving Payment of Bills
for the Month of February, 2013**

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 Executive Director and Deputy Director certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

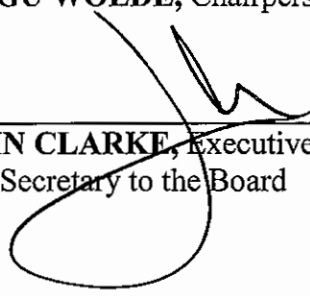
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Deputy Director to process and pay the following bills for the months of February 2013:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 835,391.26
Payroll	\$ 122,671.79
Accounts Payable	\$ 171,081.93
Capital Fund	\$ 7,433.38
Local General	\$ 3,850.00

Passed on this 27th day of March, 2013 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2013 - 3/27 # 17

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for the Month of February, 2013**

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COMMISSIONER												COMMISSIONER																					
BRANGMAN									✓				GIORGIANNI									✓											
JONES							✓		✓				CALDWELL									✓											
GONZALEZ								✓	✓				CUPANO														✓						
														CHAIRPERSON WOLDE									✓										

NBHA RESOLUTION 2013 – 3/27 # 18

Resolution Approving and Adopting the Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget for Fiscal Year 2013

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, Federal Statutes and HUD Regulations require the Housing Authority to prepare a Five Year and a One Year/Annual Agency Plan and CFP Grant; and

WHEREAS, the Five Year Plan and the One Year/Annual Agency Plans have been advertised and made available for forty-five day public comment; and

WHEREAS, the New Brunswick Housing Authority has received no comments from the public, and

WHEREAS, the plans are required to be submitted to U.S. Department of HUD,

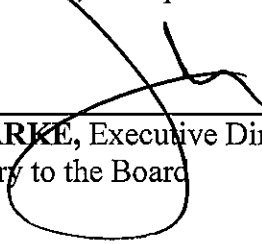
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby adopts and approves the Five Year Plan and One Year/Annual Agency Plans and CFP Grant for 2013

BE IT FURTHER RESOLVED, the Board of Commissioners hereby authorizes the submission of the Plans and related certifications (pending any further comments from the public) to the U.S. Department of HUD by the Executive Director.

Passed on this 27th day of March, 2013 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2013 – 3/27 # 18

Resolution Approving and Adopting the Five Year Agency Plan for the New Brunswick Housing Authority and the One Year/Annual Agency Plan and CFP Budget for Fiscal Year 2013

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COMMISSIONER							COMMISSIONER						
GONZALEZ			✓			GIORGIANNI		✓	✓				
JONES			✓			CALDWELL	✓		✓				
BRANGMAN			✓			CUPANO						✓	
							CHAIRPERSON						
							WOLDE						

NBHA RESOLUTION 2013 – 3/27 # 19

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

**RESOLUTION approving Redevelopment Agreement with
New Brunswick Development Corporation for a Mixed-Use
Educational, Retail, Parking and Transportation Project on
the Downtown Campus of Rutgers, The State University, in the
College Avenue Rehabilitation 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: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, replanning, construction, or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8.f; and

WHEREAS, on or about July 18, 2012, by Ordinance #O-071205, the City Council of the City of New Brunswick adopted a redevelopment plan for the area in need of rehabilitation known as the College Avenue Redevelopment Area (“Redevelopment Plan”), which Redevelopment Plan encompasses an area consisting of Block 94, Lots 1.02, 5.01, and 16.01; Block 54, Lots 1.01 and 9.01; and Block 71, Lot 4.01, as shown on the tax maps of the City of New Brunswick (the “Redevelopment Area”); and

WHEREAS, by Resolution No. 2012 11/9 #47, duly adopted on November 9, 2012, the Redevelopment Agency approved the application of New Brunswick Development Corporation (“Redeveloper”) to be designated as redeveloper of the Redevelopment Area for the purpose of developing it with mixed uses, including a new building to serve the Rutgers Hillel (the “Hillel Building”), to be located on Lot 9.01 in Block 54 (the “Hillel Site”) and subsequently to be conveyed to Rutgers Hillel Corporation (“Hillel”); and

WHEREAS, at the mutual request of Devco and Hillel, the Redevelopment Agency terminated Redeveloper’s designation as redeveloper of the Hillel Site, leaving Redeveloper as redeveloper of Block 94, Lots 1.02, 5.01, and 16.01; Block 54, Lot 1.01; and Block 71, Lot 4.01 (the “Project Site”); and

WHEREAS, Redeveloper proposes to develop the Project Site with mixed-use improvements to serve Rutgers, The State University (“Rutgers”) and the New Brunswick Theological Seminary (“Seminary”) (collectively, the “Project”); and

WHEREAS, Special Counsel for the Redevelopment Agency has prepared and negotiated with Redeveloper a proposed Redevelopment Agreement, a form of which is attached to this Resolution, setting forth the terms and conditions by which Redeveloper will carry out the development of the Project; and

WHEREAS, the Commissioners of the Redevelopment Agency have considered the proposed form of Redevelopment Agreement, finding that it furthers the Redevelopment Agency’s interest in carrying out the Redevelopment Plan and is consistent with the public

purposes that the Redevelopment Plan addresses.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The proposed form of Redevelopment Agreement is approved in substantially the form attached hereto.

2. The Chairperson or, in the Chair's absence, the Vice Chairperson or other duly authorized Commissioner, is authorized to execute the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the Redevelopment Agreement in accordance with the Redevelopment Plan.

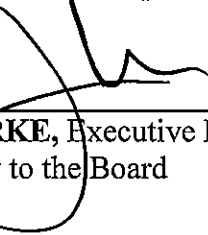
3. The Chairperson or, in the Chair's absence, the Vice Chairperson or other authorized Commissioner, is authorized to execute future amendments to the Redevelopment Agreement that may be necessary to carry out the intent of the Redevelopment Agreement and which do not materially increase the Redevelopment Agency's obligations or decrease its rights under the Redevelopment Agreement.

4. This resolution shall take effect immediately.

Passed on this 27th day of March, 2013 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2013 - 3/27 # 19

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

RESOLUTION approving Redevelopment Agreement with New Brunswick Development Corporation for a Mixed-Use Educational, Retail, Parking and Transportation Project on the Downtown Campus of Rutgers, The State University, in the College Avenue Rehabilitation Area

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COMMISSIONER													COMMISSIONER													
BRANGMAN									✓				GIORGIANNI								✓	✓				
JONES									✓				CALDWELL							✓		✓				
GONZALEZ									✓				CUPANO													✓
													CHAIRPERSON WOLDE									✓				