BOARD OF COMMISSIONERS
REPORT
May 25, 2011

COMMUNITY ROOM
7 VAN DYKE AVENUE
NEW BRUNSWICK, NJ 08901
6:45PM

"Working Together, We Can Make A Better Future."

7 VANDYKE AVENUE • NEW BRUNSWICK, NEW JERSEY 08901 • TEL. 732-745-5157
AGENDA

NBHA BOARD OF COMMISSIONERS MEETING

I. Roll Call, Call to Order (Chairperson)

II. Pledge of Allegiance

III. Reading of the Public Notice (Recording Secretary)

IV. Approval of the Minutes (Hold for Next Mtg)

V. New Business (Resolutions)

VI. Open Public Session

VII. Adjournment

"Working Together, We Can Make A Better Future."

7 VANDYKE AVENUE • NEW BRUNSWICK, NEW JERSEY 08901 • TEL. 732-745-5157
PUBLIC MEETING NOTICE
Date of Notice: May 19, 2011

Notice is hereby given that the Housing Authority of the City of New Brunswick (NBHA) will hold its Regular Meeting of the Board of Commissioners on Wednesday, May 25, 2011 at 6:45 PM in the Community Room of the Schwartz/Robeson Complex, 7 Van Dyke Avenue, New Brunswick, New Jersey 08901.

The agenda will be for consideration of NBHA business and any other matters which may be deemed necessary by the Board of Commissioners.
BOARD RESOLUTION
SUMMARY LIST
NBHA BOARD MEETING 5/25/11

NBHA RESOLUTION 2011 - 5/25 # 13
Resolution Authorizing and Approving Payment of Bills for the Month of April, 2011

NBHA RESOLUTION 2011 - 5/25 # 14
Resolution Certifying Compliance with Community Service and Self-Sufficiency Requirement Deadlines

NBHA RESOLUTION 2011 - 5/25 # 15
Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.

NBHA RESOLUTION 2011 - 5/25 # 16
Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company

NBHA RESOLUTION 2011 - 5/25 # 17
Resolution Authorizing and Approving Contract with Joseph A. Manfredi & Associates to provide General Legal Services to the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2011 - 5/25 # 18
Resolution Strongly Supporting and Recognizing the Economic Uplift and Self Sufficiency Programs and the Enterprise Income Verification System (EIV) Upfront Income Verification (UIV) Policies that are all Currently Being Operated and Supported by the Housing Authority of the City of New Brunswick

NBHA RESOLUTION 2011 - 5/25 # 19
Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2010-2011 Annual Operating Accounts

NBHA RESOLUTION 2011 - 5/25 # 20
(Acting as Redevelopment Authority)
Resolution Accepting Proposal and Authorizing Contract to Provide Legal Services in Connection with Redevelopment Matters Undertaken by the Housing Authority of the City of New Brunswick with Wilentz, Goldman & Spitzer, Esqs.

NBHA RESOLUTION 2011 – 5/25 # 21
Resolution Authorizing and Approving Contract with William A. Elias of West Milford, New Jersey for Management Consulting Services in Preparing and Updating the Housing Authority’s Agency Plan and other Management Training, Operation Studies, Assessment and Assistance related to the Management of the Housing Authority of the City of New Brunswick
NBHA RESOLUTION 2011 – 5/25 # 22
Resolution Authorizing and Approving the disposition of one (1) AMP 1 vehicle, one (1) COCC/Redevelopment dual usage vehicle

NBHA RESOLUTION 2011 - 5/25 # 23
Resolution Revising the Personnel Policy of the Housing Authority of the City of New Brunswick subject to final approval by Counsel
Resolution Authorizing and Approving Payment of Bills for the Month of April, 2011

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 month of April 2011:

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<th>Description</th>
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<tr>
<td>Section 8 Payments</td>
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Passed on this 25th day of May, 2011 (See attached Vote Box)

ANTHONY C. PANO, Vice Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board
Resolution Authorizing and Approving Payment of Bills for the Month of April, 2011

| COMMISSIONER | MOVE | SECOND | YES | ABSTAIN | | MOVE | SECOND | YES | ABSTAIN |
|--------------|------|--------|-----|---------| |      |        |     |         |
| BRANGMAN     | ✓    | ✓      |     |         | |      |        |     |         |
| CALDWELL     | ✓    |        |     |         | |      |        |     |         |
| GIORGIANNI   | ✓    |        |     |         | |      |        |     |         |
| JONES        |      |        | ✓   |         | |      |        |     |         |
| WOLDE        |      |        | ✓   |         | |      |        |     |         |
| CHAIRPERSON  |      |        | ✓   |         | |      |        |     |         |
| CUPANO       |      |        | ✓   | ✓       | |      |        |     | ✓       |
Resolution Certifying Compliance with Community Service and Self-Sufficiency Requirement Deadlines

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 U.S. Department of Housing and Urban Development (HUD) reinstated the Community Service and Self-Sufficiency Requirements (CSSR) by Notice PIH 2003-17, which required implementation by October 31, 2003; and

WHEREAS, the New Brunswick Housing Authority provided all residents with written notice about reinstatement of CSSR, whether or not they were exempt and what they needed to do in order to comply; and

WHEREAS, the New Brunswick Housing Authority is working to ensure that all effected residents are performing their CSSR and will be reporting on resident compliance on HUD Form 50058 Module in PIC,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby certifies that the New Brunswick Housing Authority has complied with CSSR.

Passed on this 25th day of May, 2011 (See attached Vote Box)

ANTHONY CUPANO, Chairperson

JOHN A.H. CLARKE, Executive Director
And Secretary to the Board
Resolution Certifying Compliance with Community Service and Self-Sufficiency Requirement Deadlines

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**COMMISSIONER BRANGMAN**

**COMMISSIONER GIORGIANNI**

**COMMISSIONER CALDWELL**

**COMMISSIONER GONZALEZ**

**COMMISSIONER WOLDE**

**CHAIRPERSON CUPANO**
Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.

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 and Redevelopment Authority (NBHA) is in need of a firm to provide architectural and engineering (A&E) services in connection with NBHA’s public housing developments and redevelopment agency operations for a period not to exceed one year; and

WHEREAS, the Executive Director has caused a Request for Proposals for said A&E services to be advertised calling for bids to be filled by May 4, 2011 and thirteen (13) proposals were submitted and evaluated in accordance with the Competitive Proposal process and the proposal of JOSEPH F. MCKERNAN JR. was rated to be the proposal most beneficial to the needs of the Housing and Redevelopment Authority and acceptance thereof was accordingly recommended by the Executive Director; and

WHEREAS, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5; and

WHEREAS, the Authority has the monies available for payments of such Architectural & Engineering Services in Fiscal Year 2011 and 2012 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 & Engineering Services by JOSEPH F. MCKERNAN JR., in an annual amount not to exceed $40,000.00.

Passed on this 25th day of May, 2011 (See attached Vote Box)

ANTHONY CEPIANO, Chairperson

JOHN CLARK, Executive Director
And Secretary to the Board
NBHA RESOLUTION 2011 – 5/25 # 15

Resolution Approving the Award of Contract for Architectural & Engineering Services to Joseph F. McKernan Jr.

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CHAIRPERSON CUPANO
Resolution Approving the Award of Contract for General Fee Accountant Services
to Polcari & Company

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 and Redevelopment Authority (NBHA) is in need of General Fee Accountant Services for all of the agencies operations and programs; and

WHEREAS, the NBHA is required to update all of its operations to meet the U.S. Department of Housing and Urban Development's (HUD) Asset Based Management and Project Based Accounting Systems; and

WHEREAS, the Executive Director has caused a Request for Proposals for said general fee accountant services to be advertised calling for bids to be filled by May 4, 2011 and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process and the proposal of POLCARI & CO. was rated to be the proposal most beneficial to the needs of the Housing and Redevelopment Authority and acceptance thereof was accordingly recommended by the Executive Director; and

WHEREAS, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5; and

WHEREAS, fee account and 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 Services in Fiscal Year 2011 and 2012 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 General Fee Accountant Services to POLCARI & COMPANY, for fees not to exceed $45,000.00 for a period not to exceed twelve (12) months.
Passed on this 25th day of May, 2011 (See attached Vote Box)

[Signature]

ANTHONY GUPANO, Chairperson

[Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board
Resolution Approving the Award of Contract for General Fee Accountant Services to Polcari & Company

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CHAIRPERSON CUPANO
Resolution Authorizing and Approving Contract with Joseph A. Manfredi & Associates to provide General Legal Services to the Housing Authority of the City of New Brunswick

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 Housing Authority of the City of New Brunswick is in need of professional services in the area of General Legal Services; and

WHEREAS, the Housing Authority has advertised for Requests for Proposals for the aforesaid services in accordance with its procurement policy and procedures, applicable New Jersey Statutes, and as required by the U.S. Department of Housing and Urban Development rules and regulations; and

WHEREAS, the procurement procedures used for this RFP were completed in a “fair and open” procurement process in accordance with the Pay-to-Play Law, NJSA 19:44A-20.5; and

WHEREAS, the Housing Authority has received four (4) proposals and deemed that all of the respondents submitted all required materials, forms, and documents to meet the submission requirements of the RFP; and

WHEREAS, the Housing Authority has scored all responses and with an average score of 91.33 determined JOSEPH A. MANFREDI & ASSOCIATES (with offices located in Hoboken, NJ) to be the highest scoring and most qualified respondent to the publically advertised RFP; and

WHEREAS, the Authority has the monies available for payment of such Services in Fiscal Years 2011 and 2012 Budgets;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the Executive Director be and is hereby authorized and directed to execute a Contract with JOSEPH A. MANFREDI & ASSOCIATES on behalf of the Housing Authority of the City of New Brunswick in an amount not to exceed $10,000.00 annually, to be billed at a rate of $125.00 per hour (legal services) and $45 per hour (paralegal services for a one (1) year term to provide General Legal Services for the Housing Authority of the City of New Brunswick.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the Executive Director is hereby authorized to have the firm JOSEPH A. MANFREDI & ASSOCIATES complete additional legal service relating to the review of Development Agreements and Contracts (and related HUD documents), contracting and awards relating to CFP and Stimulus Bids and additional assigned legal work in an additional amount not to exceed $20,000.00 dollars to be billed at a rate of $125.00 per hour (legal services) and $45 per hour (paralegal services for a one (1) year term.
Passed on this 27th day of May 2011 (See attached Vote Box)

[Signature]

ANTHONY CUPANO, Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board
NBHA RESOLUTION 2011 – 5/25 # 17

Resolution Authorizing and Approving Contract with Joseph A. Manfredi & Associates to provide General Legal Services to the Housing Authority of the City of New Brunswick

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Resolution Strongly Supporting and Recognizing the Economic Uplift and Self Sufficiency Programs and the Enterprise Income Verification System (EIV) Upfront Income Verification (UIV) Policies that are all Currently Being Operated and Supported by the Housing Authority of the City of New Brunswick

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 U.S. Department of Housing and Urban Development (HUD) has recommended that the Housing Authority adopt a resolution that recognizes the Economic Uplift and Self Improvement Programs that affect approximately 90% or more of the Housing Authority of the City of New Brunswick residents; and

WHEREAS, the Housing Authority of the City of New Brunswick seeks and recognizes the need to continue to implement and support programs that work to improve the quality of life for its residents; and

WHEREAS, the Housing Authority seeks to recognize the Economic Uplift and Self Improvement Programs that have been supported and taken place this year and many programs have been in operation from July 1999 through present; and

WHEREAS, the following programs were implemented and operated this year: Scott-Holman Training Center, Treatment Expansion for Affected Minorities (TEAM), NBHA Youth Jobs and Intern Program, the NBHA CSS Programs, the NBHA’s FSS Program, the Housing Authority’s Soft Cost Assistance Loan Program, the State of NJ Literacy Training Grant (DOL), the NBHA’s Section 8 Homeownership Program, the New Brunswick Housing Authority Food Pantry, LISTOS (at AMP 2) and the Minority Trades Training Program; and

WHEREAS, the Housing Authority operates these programs under the direction of the Executive Director in conjunction with Housing Authority staff; and

WHEREAS, the Housing Authority will continue to implement programs that work to improve the Economic Uplift and Self Improvement Programs of Residents; and

WHEREAS, the Housing Authority has implemented an EIV-UIV Policy and it is currently operating and in use for all of its public housing and section 8-HCV programs.
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby authorizes and approves said Resolution strongly supporting and recognizing the Economic Uplift and Self-Sufficiency Programs and the Enterprise Income Verification System (EIV) Upfront Income Verification (UIV) Policy that are all currently being operated and supported by the Housing Authority of the City of New Brunswick.

Passed on this 25th day of May, 2011 (See attached Vote Box)

[Signature]

ANTHONY DUPANO, Chairperson

[Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board
Resolution Strongly Supporting and Recognizing the Economic Uplift and Self Sufficiency Programs and the Enterprise Income Verification System (EIV) Upfront Income Verification (UIV) Policies that are all Currently Being Operated and Supported by the Housing Authority of the City of New Brunswick

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Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2010-2011 Annual Operating Accounts

WHEREAS, pursuant to Federal and State regulations, the Comptroller General of the United States and the New Jersey Department of Community Affairs - 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 2010-2011 Budget; and

WHEREAS, the Executive Director has caused a Request for Proposals for said auditing services to be advertised calling for bids to be filed by May 18, 2011 and two (2) proposals were submitted and evaluated in accordance with the Competitive Proposal process and the proposal of Hymanson, Parnes & Giampaolo was rated to be the proposal most beneficial to the needs of the Housing Authority and acceptance thereof was accordingly recommended by the proposal review committee with an average score of 92.33;

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 dated May 13, 2011 by Hymanson, Parnes & Giampaolo not to exceed $15,150.00;
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 HYMANSON, PARNES & GIAMPAOLO for said Annual Auditing services.

Passed on this 23rd day of May, 2011 (See attached Vote Box)

ANTHONY CUPANO, Chairperson

JOHN A.H. CLARKE, Executive Director
And Secretary to the Board
Resolution Approving the Contract for Annual Auditing Services to Hymanson, Parnes & Giampaolo for the Fiscal Year 2010-2011 Annual Operating Accounts

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Resolution Authorizing and Approving Contract with William A. Elias of West Milford, New Jersey for Management Consulting Services in Preparing and Updating the Housing Authority’s Agency Plan and other Management Training, Operation Studies, Assessments and Assistance related to the Management of the Housing Authority of the City of New Brunswick

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 Housing Authority of the City of New Brunswick is in need of professional services in the area of general management services and in preparing and updating its Agency Plan as required by QHWRA, policy review and revision, Board and staff training, special operational studies and insuring day-to-day compliance with other HUD regulations; and

WHEREAS, the Housing Authority has advertised for Requests for Proposals for the aforesaid services in accordance with its procurement policy and procedures, the applicable New Jersey Statues and Housing and Urban Development rules and regulations; and

WHEREAS, said procurement procedures are a “fair and open” procurement in accordance with the Pay-to-Play Law, NJSA 19:44A-20.5; and

WHEREAS, the Housing Authority has received two (2) proposal and deemed that the highest scoring respondent (with an average total score of 96%) has submitted all required materials, forms, and documents to meet the submission requirements of the RFP; and

WHEREAS, the Housing Authority has determined WILLIAM A. ELIAS of West Milford, NJ to be the responsible individual whose qualifications, price, experience and other factors are the most advantageous to the Housing Authority of the City of New Brunswick under the Request for Proposals; and

WHEREAS, the Authority has the monies available for payments of such Services in Fiscal Year 2011 and 2012 Budgets;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the Executive Director be and is hereby authorized and directed to execute a Contract with WILLIAM A. ELIAS on behalf of the Housing Authority of the City of New Brunswick in an amount not to exceed $40,000.00 to be billed at a rate of $80.00 per hour inclusive of all costs for a one (1) year term for Management Consulting Services in preparing and updating the Housing Authority’s Agency Plan other management training, operation studies, assessments and assistance related to the management of the Housing Authority of the City of New Brunswick.
Passed on this 25th day of May, 2011 (See attached Vote Box)

ANTHONY CUPANO, Chairperson

JOHN CLARKE, Executive Director
And Secretary to the Board
Resolution Authorizing and Approving Contract with William A. Elias of West Milford, New Jersey for Management Consulting Services in Preparing and Updating the Housing Authority’s Agency Plan and other Management Training, Operation Studies, Assessment and Assistance related to the Management of the Housing Authority of the City of New Brunswick

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Resolution Authorizing and Approving the disposition of one (1) AMP 1 vehicle, one (1) COCC/Redevelopment dual usage vehicle

WHEREAS, the Housing Authority wishes to dispose of the following vehicles that are no longer needed for programs; and

WHEREAS, the procedures used for disposition should be completed in a “fair and open” process and reasonable manner; and

WHEREAS, the following vehicles will be disposed:

2000 Jeep Cherokee
2003 Chevy Ventura

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the Executive Director is hereby authorized and directed to sell all of the above equipment in the most economical manner possible, in accordance with applicable requirements.

Passed on this 25th day of May, 2011 (See attached Vote Box)

[Signature]

ANTHONY CAPANO, Chairperson

[Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board
Resolution Authorizing and Approving the disposition of one (1) AMP 1 vehicle, one (1) COCC/Redevelopment dual usage vehicle

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TO: NBHA Board of Commissioners
FROM: John Clarke
Executive Director
DATE: May 4, 2011
SUBJECT: Special Board Meeting on Wednesday, May 11, 2011

Please be advised that we will hold a Special Board Meeting on Wednesday, May 11, 2011 at 6:30PM at the Community Room located at 7 Van Dyke Avenue. The meeting will be held to consider action on the attached Redevelopment Matter (see attached).

Should you have any questions on this matter, please feel free to contact me directly at 732-745-5157 ext. 301.
CITY OF NEW BRUNSWICK

PUBLIC MEETING NOTICE:
Notice is hereby given that a Special Meeting of the Housing Authority of the City of New Brunswick (NBA) Board of Commissioners will be held on Wednesday, May 11, 2011 at 6:30 PM in the Community Room of the Sargent-Robins Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

The agenda for this meeting will be for consideration of Redevelopment Authority business and any other matters which may be deemed necessary by the Board of Commissioners.

(96.18) 330962
PUBLIC MEETING NOTICE

Notice is hereby given that the Housing Authority of The City of New Brunswick (NBHA) will hold a Special Meeting of the Board of Commissioners on Wednesday, May 11, 2011 at 6:30PM in the Community Room of the Schwartz-Robeson Complex, 7 Van Dyke Avenue, New Brunswick, NJ.

The agenda will be for consideration of NBHA business and any other matters which may come be deemed necessary by the Board of Commissioners.
NBHA RESOLUTION 2011 5/11 # 12 (Redevelopment)

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

RESOLUTION approving conveyance of Project Site and
assignment of redevelopment rights to New Street Apartments
Associates, LLC under the Redevelopment Agreement for a
residential project on Lots 11 and 12.01 in Block 119 in the
Downtown Development District Redevelopment 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, the governing body of the City of New Brunswick ("City Council") has
approved a redevelopment plan ("Redevelopment Plan") for the Downtown Development
District Redevelopment Area, encompassing a site initially consisting of Block 119, Lots 11, 12,
13 and part of Lot 27, as formerly shown on the official Tax Map of the City of New Brunswick
(the "Project Site"); and

WHEREAS, the Redevelopment Agency and the City Council previously approved the
designation of Pennrose Properties NJ, Inc. ("PPNJ"), or an affiliated urban renewal entity
controlled by PPNJ, as the redeveloper of the Project Site for the purpose of constructing an 11-
story mixed use multi-family residential project consisting of approximately 100 units of market-
rate rental apartments and ground level commercial space (collectively, the "Project"); and

WHEREAS, the Redevelopment Agency entered into a Redevelopment Agreement with
PPNJ, dated as of June 25, 2003, setting forth the parties’ rights and obligations with respect to
the Project; and

WHEREAS, the Redevelopment Agreement was subsequently amended by Amendment
to Redevelopment Agreement, dated as of February 23, 2005, to modify the concept plan for the
Project and allow for the sale of condominium units; and

WHEREAS, the Redevelopment Agreement was further amended by Second
Amendment to Redevelopment Agreement, dated as of May 23, 2007, to exclude Lot 27 from
the Project Site, to increase the height of the building constituting the Project to 14 floors with
approximately 104 units of rental housing, and to provide for financing that would require 20%
of the units to be affordable to low and/or moderate income residents; and
WHEREAS, the Redevelopment Agreement was further amended by Third Amendment to Redevelopment Agreement, dated as of December 23, 2009, which, among other functions, memorialized the Redevelopment Agency’s consent to PPNJ’s assignment of the Redevelopment Agreement to Brunswick Arts Housing Partnership, L.P. (“Redeveloper”), a limited partnership created by PPNJ; and

WHEREAS, Redeveloper has acquired title to the Project Site; and

WHEREAS, in order to qualify for certain public funds, Redeveloper wishes to modify the ownership and control structure of the Project to incorporate a joint venture arrangement between Redeveloper’s affiliate, Pennrose Properties, LLC. (“Pennrose”), and New Brunswick Development Corporation (“Devco”), the joint venture entity being known as Transit Village Associates, LLC (“TVA”); and

WHEREAS, Redeveloper proposes to assign its rights and obligations under the Redevelopment Agreement, as amended, and to convey title to the Project Site to New Street Apartments Associates, LLC (“NSAA”), a New Jersey limited liability company that is wholly owned by TVA, and has requested the Redevelopment Agency’s consent to said conveyance and assignment; and

WHEREAS, NSAA will become known as New Street Apartments Associates Urban Renewal, LLC upon qualification as an urban renewal entity pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq.; and

WHEREAS, although Pennrose and Devco are both members of TVA, Pennrose is the managing member for the Project, having unilateral decision-making control of the Project, and Pennrose also has sole responsibility for funding the development and construction of the Project; and

WHEREAS, representatives of Pennrose appeared before the Commissioners of the Housing Authority on April 27, 2011 to explain the proposed transactions to the Commissioners; and

WHEREAS, the Redevelopment Agency’s special counsel has reviewed the Redeveloper’s requests and recommends approval; and

WHEREAS, the Commissioners of the Redevelopment Agency find that the requested consents are appropriate, consistent with the intent of the Redevelopment Agreement, and in furtherance of the public purposes that the Redevelopment Plan addresses.

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

1. The proposed assignment to New Street Apartments Associates, LLC of the redeveloper designation and all attendant rights and obligations currently held by Brunswick Arts Housing Partnership, L.P. pursuant to the Redevelopment Agreement is hereby approved.
2. If New Street Apartments Associates, LLC shall qualify as an urban renewal entity, taking the name of New Street Apartments Urban Renewal Associates, LLC, the redeveloper designation shall be deemed to reside in the urban renewal entity without further review or approval by the Redevelopment Agency.

3. The proposed conveyance of Lots 11 and 12.01 in Block 119, as shown on the official tax maps of the City of New Brunswick, from Brunswick Arts Housing Partnership, L.P. to New Street Apartments Associates, LLC (or to New Street Apartments Urban Renewal Associates, LLC) is hereby approved.

4. This resolution shall take effect immediately.

Passed on this 11th day of May, 2011 (See attached Vote Box)

[Signature]

ANTHONY COPANO, Chairperson

[Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board
NBHA RESOLUTION 2011 5/11 # 12 (Redevelopment)

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

RESOLUTION approving conveyance of Project Site and assignment of redevelopment rights to New Street Apartments Associates, LLC under the Redevelopment Agreement for a residential project on Lots 11 and 12.01 in Block 119 in the Downtown Development District Redevelopment Area

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