

THE HOUSING AUTHORITY OF THE TOWNSHIP OF WOODBRIDGE

Resolution #2857

Approval to Execute Short Term License for Demolition—Jacobs Landing Phase 1

WHEREAS, the Housing Authority of the Township of Woodbridge (“WHA”) is the owner of an existing public housing project known as Woodbridge Garden Apartments;

WHEREAS, WHA wishes to redevelop Woodbridge Garden Apartments in several phases (the “Development”), the first phase being known as Jacobs Landing Phase 1 (“Phase 1”);

WHEREAS, Phase 1 shall include, in part, the conversion of the existing public housing units to Section 8 project based voucher assistance under HUD’s Rental Assistance Demonstration (“RAD”) program;

WHEREAS, Phase 1 of the Development shall include the demolition of the existing public housing dwelling units at Phase 1 and the new construction of 84 dwelling units, as further authorized pursuant to Resolution 2428;

WHEREAS, the demolition of five buildings, including three non-dwelling buildings and two vacant residential buildings, must occur before the financial closing of Phase 1 to satisfy certain NJHMFA cost limitations (the “Early Demolition”);

WHEREAS, HUD has approved the Early Demolition pursuant to an approval letter dated March 27, 2017;

WHEREAS, WHA wishes to provide the Woodbridge Affordable Housing Corporation (“WAHC”) with a short-term license agreement (the “License Agreement”) between WHA and WAHC to provide access to the Phase 1 property and to allow WAHC to engage Ingerman Construction Management, LLC to cause the Early Demolition;

WHEREAS; WAHC shall provide funding for the Early Demolition pursuant to an agreement between WAHC and Ingerman Construction Management, LLC, and WHA shall have no liability for the cost of such demolition;

NOW, THEREFORE BE IT RESOLVED that that the License Agreement, and all other documents evidencing such agreement (the “WHA Documents”) are hereby approved subject to review and approval of WHA’s executive director and WHA counsel; and all revisions to said WHA Documents as requested by HUD or as may be necessary to correct errors or to reflect final refinements of the transaction, are hereby agreed and acquiesced to; and

RESOLVED FURTHER, that WHA be and is hereby authorized, empowered and directed to enter into, execute and deliver the WHA Documents; and

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RESOLVED FURTHER, that WHA be and it is hereby authorized, empowered and directed to enter into, execute and deliver any additional documents and take such further actions as may be necessary and proper to accomplish the closing with respect to both WHA Documents and any other necessary documents, including but not limited to other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications. Further, the execution and delivery by the officers of any such documents in the form as so executed and delivered is hereby approved, ratified and confirmed and such actions heretofore taken by WHA related thereto are hereby approved and ratified; and

RESOLVED FURTHER, that the appropriate officers of the WHA including, without limitation, the Executive Director, be, and hereby are, authorized and directed to take and perform such actions and execute such documents, certificates and other instruments as they or any of them deem necessary, advisable, convenient or proper in order to effectuate the full intent of the resolutions set forth herein and that all actions taken by any of the officers prior to the date of this meeting that effectuate the full intent of these resolutions are hereby adopted, affirmed and ratified by the Board of Commissioners on behalf of the WHA. Any action by the officers, or any person or persons designated and authorized so to act by WHA to do and perform, or cause to be done and performed, in name and on behalf of WHA in furtherance of the purposes hereunder is hereby approved, ratified and confirmed.

[Signature page to follow]

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Motion to adopt Resolution #2857 moved by Commissioner Michelson and seconded by Commissioner Shah and upon roll call, the vote was as follows:

ROLL CALL: Kenny Michelson Rupasinghe Shah Walker Ficarra
AYES: Michelson Rupasinghe Shah Walker
NAYS: None
Abstain: Kenny Ficarra
Absent: None

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Township of Woodbridge at their Regular Meeting of May 1, 2017.

Donna F. Brightman, Secretary

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CERTIFICATE OF A RECORDING OFFICER

The undersigned being the recorder and custodian of the minutes of the governing body of the Housing Authority of the Township of Woodbridge on whose behalf the foregoing instrument was executed hereby, certifies that on the ___ day of May, 2017, at a validly convened meeting of the Housing Authority of the Township of Woodbridge, at which a quorum was present and voting the above entitled Resolution was introduced and read and approved.

In witness whereof my hand and seal of the Housing Authority of the Township of Woodbridge this ___day of May, 2017.

Housing Authority of the Township of Woodbridge

[Title]