

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
JANUARY 8, 2013**

The meeting was called to order at 6:04PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester Bohanek Jr.
Commissioner Vincent Bellino Commissioner Christopher Fiore
Commissioner Frank Kaskiw Executive Director-Eric Chubenko
CME Associates-Bruce Rydel

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Dennis Cherepski (excused)
Legal Counsel-Michael Sica (excused) Secretary-Taqualla Lowman (excused)

Minutes: Regular Meeting 6/12/12

A motion to adopt the minutes was made by Commissioner Bellino and seconded by Vice Chairman Bohanek and all present voted aye, nays none.

Minutes: Special Meeting 8/16/12

A motion to adopt the minutes was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

Communications: A motion to place all communications on file was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

Bills: A motion to pay the bills was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek and upon roll call all present voted aye, nays none.

Planning/Engineering Report: Progress

Legal Report: None

New Business:

Resolution No.13-1 Terminating Designation of T&J Properties and Designating V. Paulius Assoc as Redeveloper

RESOLUTION NO.13-1 OF THE CARTERET REDEVELOPMENT AGENCY, IN THE BOROUGH OF CARTERET, COUNTY OF MIDDLESEX, NEW JERSEY TERMINATING DESIGNATION OF T&J PROPERTIES, LLC AS REDEVELOPER AND DESIGNATING V. PAULIUS ASSOCIATES, INC. AS REDEVELOPER

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law") authorizes municipalities to designate certain parcels of land located therein as areas in need of redevelopment; and

WHEREAS, by resolution duly adopted on August 11, 2005, the Borough Council (the "Borough Council") of the Borough of Carteret (the "Borough") designated the properties known as Block 242, Lots 1, 2, 3 & 5 on the Borough's tax map (the "Middlesex Avenue Redevelopment Area") as an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, by Ordinance No. 05-62, finally adopted on December 15, 2005, the Borough Council approved and adopted a redevelopment plan for the redevelopment of the Middlesex Avenue Redevelopment Area, as same has been amended, including by Ordinances adopted on February 21, 2008 and June 16, 2011 (the "Redevelopment Plan"); and

WHEREAS, T&J Properties, LLC, an affiliate of Newman Refrigerated Services, Inc. (“T&J”) expressed a desire to redevelop a portion of the Middlesex Avenue Redevelopment Area consisting of a portion of the property known as Block 242, Lot 1 on the Borough’s tax map, which portion was subsequently subdivided from Lot 1 and is now known as Block 7402 (formerly 242), Lot 1.04 (the “Project Area”); and

WHEREAS, on September 9, 2010, the Borough Council adopted Resolution No. 10-10-228, conditionally designating T&J as redeveloper of the Project Area, subject to the successful negotiation of a redevelopment agreement; and

WHEREAS, on November 18, 2010, the Mayor and Council adopted Resolution No. 10-263 designating the Carteret Redevelopment Agency (the “Agency”) as the redevelopment entity for the Middlesex Avenue Redevelopment Area; and

WHEREAS, on October 6, 2011, T&J and the Agency executed a Redevelopment Agreement in connection with the Project Area (the “T&J Redevelopment Agreement”); and

WHEREAS, the T&J Redevelopment Agreement provides that T&J was required to purchase the Project Area from the Agency within a certain period of time; and

WHEREAS, T&J failed to purchase the Project Area from the Agency within the required period of time and failed to cure such failure after being so notified to do so; and

WHEREAS, the Agency hereby desires to terminate the T&J Redevelopment Agreement and T&J’s designation as the redeveloper of the Project Area; and

WHEREAS, V. Paulius & Associates, Inc. (“Paulius”) has expressed a desire to redevelop the Project Area in a manner that is consistent with the project originally proposed by T&J and outlined in the T&J Redevelopment Agreement; and

WHEREAS, the Agency finds that Paulius is a highly experienced developer with a strong financial position and therefore has the ability and financial capacity to undertake the redevelopment of the Project Area; and

WHEREAS, the Agency desires to (i) designate Paulius as the redeveloper for the Project Area, subject to the condition that the Agency and Paulius negotiate a redevelopment agreement substantially similar to the T&J Redevelopment Agreement and (ii) to authorize the Chairperson, Vice Chairperson and/or the Executive Director to execute such a redevelopment agreement with Paulius (or an affiliate or subsidiary thereof).

NOW, THEREFORE BE IT RESOLVED by the Carteret Redevelopment Agency, in the Borough of Carteret, in the County of Middlesex, New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The T&J Redevelopment Agreement is hereby terminated and T&J has no further rights thereunder.

Section 3. The Agency hereby terminates T&J as the redeveloper of the Project Area.

Section 4. The Agency hereby designates Paulius as the Redeveloper of the Project Area, subject to the execution of a redevelopment agreement with Paulius.

Section 5. The Chairperson, the Vice Chairperson and/or the Executive Director are hereby authorized to execute a redevelopment agreement with Paulius (or an affiliate or subsidiary thereof) substantially similar to the T&J Redevelopment Agreement, with such additions, deletions and modifications as such officers deem necessary and appropriate in light of Paulius’s development experience and strong financial position.

Section 6. The designation of Paulius shall expire April 30, 2013, unless the Agency and Paulius execute a redevelopment agreement, in which case Paulius shall be the redeveloper of the Project Area in accordance with the terms thereof and shall have such rights and obligations with respect to the Project Area as are set forth therein.

Section 7. This Resolution shall take effect immediately.

A motion to adopt Resolution No.13-1 was made by Vice Chairman Bohanek and seconded by Commissioner Fiore and upon roll call all present voted aye, nays none.

Committees: None

Commissioner Comments: There was a brief discussion regarding commencement of the parking deck structures on Lower Roosevelt Avenue. The Commissioners wished everyone a Happy New Year.

Old Business: None

There was no public present so there was no motion made to open to the public for comments.

A motion to adjourn the meeting was made by Vice Chairman Bohenk and seconded by Commissioner Bellino and all present voted aye, nays none.

The meeting was adjourned at 6:12PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE ANNUAL REORGANIZATION MEETING
JANUARY 8, 2013**

The meeting was called to order at 6:02PM by Eric Chubenko, Executive Director. It was announced that the meeting was advertised according to the Open Public Meetings Act and was followed by the Pledge of Allegiance.

Present Under Role: Commissioner Vincent Bellino Commissioner Chester A. Bohanek Jr.
 Commissioner Christopher Fiore Commissioner Frank Kaskiw
 Commissioner Anthony Neibert Eric F. M. Chubenko, Executive Director
 CME Associates-Bruce Rydel

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Dennis Cherepski (excused)
 Michael Sica, Esq (excused) Taqualla Lowman, Secretary (excused)

Nomination for Chairperson:

A motion was made to nominate Commissioner Neibert for the office of Chairperson by Commissioner Kaskiw and seconded by Commissioner Bellino.

There were no other nominations for the office of Chairperson.

Upon roll call for the motion nominating Commissioner Neibert for the office of Chairperson, all present voted aye, nays none.

Nomination for Vice Chairperson:

A motion was made to nominate Commissioner Bohanek for the office of Vice Chairperson by Commissioner Bellino and seconded by Commissioner Fiore.

There were no other nominations for the office of Chairperson.

Upon roll call for the motion nominating Commissioner Bohanek for the office of Vice Chairperson, all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Fiore and seconded by Vice Chairman Bohanek and all present voted aye, nays none.

The meeting was adjourned at 6:04PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
FEBRUARY 5, 2013**

The meeting was called to order at 6:07PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester Bohanek Jr.
Commissioner Dennis Cherepski Commissioner Frank Kaskiw
Executive Director-Eric Chubenko CME Associates-Bruce Rydel

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Vincent Bellino (excused)
Commissioner Christopher Fiore (excused) Legal Counsel-Michael Sica (excused)
Secretary-Taqualla Lowman (excused)

Minutes: Regular Meeting 9/4/12

A motion to adopt the minutes was made by Commissioner Kaskiw and seconded by Commissioner Cherepski and all present voted aye, nays none.

Communications:

A motion to place all communications on file was made by Chairman Neibert and seconded by Commissioner Cherepski and all present voted aye, nays none.

Bills:

A motion to pay the bills was made by Commissioner Kaskiw and seconded by Commissioner Cherepski and upon roll call all present voted aye, nays none.

Planning/Engineering Report: Progress

Legal Report: None

New Business:

Resolution No.13-2 Authorizing Appraisal for 1-5 Louis Street

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-2
AUTHORIZING APPRAISAL 1-5 LOUIS STREET**

WHEREAS, the Redevelopment Agency has been asked by the Borough of Carteret to have an appraisal performed for the property located at 1-5 Louis Street, utilizing the CARA Development Account to perform this task, and;

WHEREAS, as per the Redevelopment Agency's restrictions on utilizing funds from the CARA Development Account, the Borough has asked the Agency to utilize these funds for this purpose, and;

WHEREAS, a proposal was solicited from one of the Borough's qualified appraisers, and;

WHEREAS, the proposal was from the firm of New Jersey Realty Advisory Group, LLC, 333 State Street, Perth Amboy, NJ 08861, and was in the amount of \$1,500.00, and;

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency, that the Executive Director is authorized to procure appraisal services from New Jersey Realty Advisory Group, LLC, 333 State Street, Perth Amboy, NJ 08861, for a portion of Block 192, Lot 4, in an amount not to exceed \$1,500.00.

Resolution No.13-3 Award of Contract Auditing Services FY2012

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-3
AWARD OF CONTRACT AUDITING SERVICES FY2012
HODULIK & MORRISON, P.A.**

WHEREAS, the Agency is required to retain a firm to perform the Annual Audit for FY2012, and;

WHEREAS, the firm of Hodulik & Morrison, P.A., Certified Public Accountants, Certified Municipal Accountants, 1102 Raritan Avenue, P.O. Box 1450, Highland Park, NJ 08904 has performed the audit for the Carteret Redevelopment Agency for the past 10 years, and;

WHEREAS, the firm has been previously qualified to perform auditing services for the Borough of Carteret, and;

WHEREAS, they have submitted a proposal in the amount of \$4,500.00 to perform auditing services for FY2012;

NOW THEREFORE BE IT RESOLVED, that the Redevelopment Agency award a contract for auditing services for FY2012 to the firm of Hodulik and Morrison, P.A., as per the attached proposal in the amount of \$4,500.00.

Resolution No.13-4 FY2013 Agency Budget Adoption Resolution – (Attached)

Resolution No.13-5 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-5
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

WHEREAS, the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

WHEREAS, invoices have been submitted to the Redevelopment Agency for payment;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby authorizes payment from the CARA Development Account for the following invoices and not to exceed the specified amounts;

Potter Architects	Attached	Misc Redevelopment
CME Associates	Attached	State Police Marine Barrack/Marina
New Jersey Realty Advisory Group LLC	\$1,250.00	Appraisal for 182 Roosevelt Avenue

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

None

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;

None

A motion to adopt a consent agenda for Resolutions No.13-2, No.13-3, No.13-4 and 13-5 was made by Commissioner Kaskiw and seconded by Commissioner Cherepski and upon roll call all present voted aye, nays none.

Committees: None

Commissioner Comments: None

Old Business: None

There was no public present so there was no motion made to open to the public for comments.

A motion to adjourn the meeting was made by Commissioner Kaskiw and seconded by Commissioner Cherepski and all present voted aye, nays none.

The meeting was adjourned at 6:13PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
MARCH 5, 2013**

The meeting was called to order at 6:03PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester Bohanek Jr.
Commissioner Talissa Andrews Commissioner Frank Kaskiw
Executive Director-Eric Chubenko Secretary-Taqualla Lowman

Absent Under Roll: Commissioner Dennis Cherepski (excused) Commissioner Vincent Bellino (excused)
Commissioner Christopher Fiore (excused) Legal Counsel-Michael Sica (excused)
CME Associates-Bruce Rydel (excused)

Minutes: Regular Meeting 10/2/12

A motion to adopt the minutes was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and all present voted aye, nays none.

Communications: None

Bills:

A motion to pay the bills was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and upon roll call all present voted aye, nays none.

Planning/Engineering Report: None

Legal Report: None

New Business:

Resolution No.13-6 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-6
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

WHEREAS, the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

WHEREAS, invoices have been submitted to the Redevelopment Agency for payment;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby authorizes payment from the CARA Development Account for the following invoices and not to exceed the specified amounts;

Valiant Home Remodelers	\$2,600.00	Hurricane Sandy Repairs 45 Washington Ave
Potter Architects	Attached	Misc Redevelopment

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

S. Brothers Inc.	\$365,849.41	Roadway Project-LRABD
CME Associates	\$469.00	Roadway Project-LRABD
Tony and Son, Inc.	\$23,201.50	Roadway Project-LRABD

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;

None

A motion to adopt Resolution No.13-6 was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek and upon roll call all present voted aye, nays none.

Committees: None

Old Business: None

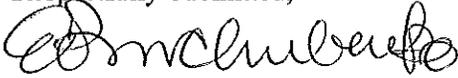
Commissioner Comments: Commissioner Kaskiw commented that he was happy to see the progress with the parking deck in the LRABD Redevelopment Area.

There was no public present so there was no motion made to open to the public for comments.

A motion to adjourn the meeting was made by Commissioner Andres and seconded by Vice Chairman Bohanek and all present voted aye, nays none.

The meeting was adjourned at 6:07PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
APRIL 2, 2013**

The meeting was called to order at 6:01PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester Bohanek Jr.
Commissioner Vincent Bellino Commissioner Frank Kaskiw
Executive Director-Eric Chubenko Secretary-Taqualla Lowman
Legal Counsel-Michael Sica

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Dennis Cherepski (excused)
Commissioner Christopher Fiore (Arrived 6:03pm)
CME Associates-Bruce Rydel

Minutes: Regular Meeting 11/7/12

A motion to adopt the minutes was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

Communications:

A motion to place communications on file was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

Bills:

A motion to pay the bills was made by Commissioner Kaskiw and seconded by Commissioner Bellino and upon roll call all present voted aye, nays none.

Planning/Engineering Report: None

Legal Report: Progress

New Business:

Resolution No.13-7 Authorizing Amendments to Lease with Investors Savings Bank

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-7
AUTHORIZING AMENDMENTS TO LEASE WITH INVESTORS SAVINGS BANK**

WHEREAS, the Redevelopment Agency in conjunction with the Borough of Carteret have negotiated various amendments to the lease with Investors Savings Bank regarding site work that has to be performed at 128-136 Washington Avenue within the Borough of Carteret, and;

WHEREAS, it is necessary to amend the least as per the attached agreement;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes the amendments to the lease with Investors Savings Bank for the property located at 128-136 Washington Avenue within the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute the amendment to the lease with Investors Savings Bank.

Resolution No.13-8 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-8
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

WHEREAS, the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

WHEREAS, invoices have been submitted to the Redevelopment Agency for payment;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby authorizes payment from the CARA Development Account for the following invoices and not to exceed the specified amounts;

Carteret Housing Authority	\$2,589.85	Interlocal-Repairs 21, 28, 45 Washington Ave
Potter Architects	Attached	Misc Redevelopment
NJ Realty Advisory Group, LLC	\$750.00	Appraisals
Excel Environmental Resources Inc	\$3,474.93	Environmental 50-52 Washington Ave

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

CME Associates	Attached
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BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;

None

Resolution No.13-9 Authorizing Execution of a Redevelopment Agreement

**RESOLUTION NO.13-9 OF THE CARTERET REDEVELOPMENT AGENCY, IN THE
BOROUGH OF CARTERET, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING
EXECUTION OF REDEVELOPMENT AGREEMENT**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law") authorizes municipalities to designate certain parcels of land located therein as areas in need of redevelopment; and

WHEREAS, by resolution duly adopted on August 11, 2005, the Borough Council (the "Borough Council") of the Borough of Carteret (the "Borough") designated the properties known as Block 242, Lots 1, 2, 3 & 5 on the Borough's tax map (the "Middlesex Avenue Redevelopment Area") as an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, by Ordinance No. 05-62, finally adopted on December 15, 2005, the Borough Council approved and adopted a redevelopment plan for the redevelopment of the Middlesex Avenue Redevelopment Area, as same has been amended, including by Ordinances adopted on February 21, 2008 and June 16, 2011 (the "Redevelopment Plan"); and

WHEREAS, T&J Properties, LLC, an affiliate of Newman Refrigerated Services, Inc. ("T&J") expressed a desire to redevelop a portion of the Middlesex Avenue Redevelopment Area consisting of a portion of the property known as Block 242, Lot 1 on the Borough's tax map, which portion was subsequently subdivided from Lot 1 and is now known as Block 7402 (formerly 242), Lot 1.04 (the "Project Area"); and

WHEREAS, on September 9, 2010, the Borough Council adopted Resolution No. 10-10-228, conditionally designating T&J as redeveloper of the Project Area, subject to the successful negotiation of a redevelopment agreement; and

WHEREAS, on November 18, 2010, the Mayor and Council adopted Resolution No. 10-263 designating the Carteret Redevelopment Agency (the "Agency") as the redevelopment entity for the Middlesex Avenue Redevelopment Area; and

WHEREAS, on October 6, 2011, T&J and the Agency executed a Redevelopment Agreement in connection with the Project Area (the "T&J Redevelopment Agreement"); and

WHEREAS, the T&J Redevelopment Agreement provides that T&J was required to purchase the Project Area from the Agency within a certain period of time; and

WHEREAS, T&J failed to purchase the Project Area from the Agency within the required period of time and failed to cure such failure after being so notified to do so; and

WHEREAS, the Agency terminated the T&J Redevelopment Agreement and T&J's designation as the redeveloper of the Project Area; and

WHEREAS, V. Paulius & Associates, Inc. ("Paulius") has expressed a desire to redevelop the Project Area in a manner that is consistent with the project originally proposed by T&J and outlined in the T&J Redevelopment Agreement; and

WHEREAS, the Agency previously found that Paulius is a highly experienced developer with a strong financial position and therefore has the ability and financial capacity to undertake the redevelopment of the Project Area; and

WHEREAS, by resolution adopted on January 8, 2013, the Agency (i) designated Paulius as the redeveloper for the Project Area, subject to the condition that the Agency and Paulius negotiate a redevelopment agreement substantially similar to the T&J Redevelopment Agreement and (ii) authorized the Chairperson, Vice Chairperson and/or the Executive Director to execute such a redevelopment agreement with Paulius (or an affiliate or subsidiary thereof); and

WHEREAS, the Agency is now prepared to authorize and execute a Redevelopment Agreement, in substantially the same form as that on file with the Executive Director, with Middlesex Industrial, LLC ("Middlesex Industrial"), an affiliate of Paulius, in connection with the Project Area.

NOW, THEREFORE BE IT RESOLVED by the Carteret Redevelopment Agency, in the Borough of Carteret, in the County of Middlesex, New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chairperson, the Vice Chairperson, and/or the Secretary/Executive Director are hereby authorized to execute a redevelopment agreement with Middlesex Industrial, an affiliate of Paulius, in substantially the same form as that on file with the Executive Director.

Section 3. This Resolution shall take effect immediately.

Resolution No.13-10 Authorizing Acquisition of Properties

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-10
AUTHORIZING AQUISITION OF PROPERTIES LOCATED WITHIN BLOCK 6502**

WHEREAS, the Borough of Carteret has asked the Carteret Redevelopment Agency to negotiate in an attempt to acquire the properties located within Block 6502 in the Borough of Carteret, and;

WHEREAS, the Borough has already tentatively negotiated acquisition of Lot 14, Block 6502 and desires the Redevelopment Agency to move forward with acquisition of the property, and;

WHEREAS, the Borough of Carteret and Redevelopment Agency will currently be utilizing the valuations from the most recent assessment performed for the Borough;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency hereby authorizes the Executive Director to negotiate in conjunction with the Borough of Carteret for the potential acquisition of the properties located within Block 6502 in the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the Agency authorizes the Executive Director to move forward with closing on the property located at Block 6502, Lot 14, and;

BE IT FURTHER RESOLVED, that the Agency utilize valuations for the properties from the most recent assessment performed for the Borough, and;

BE IT FURTHER RESOLVED, that the acquisitions are dependent upon the availability of funding.

A motion to adopt a consent agenda for Resolutions No.13-7, No.13-8, No.13-8 and No.13-10 was made by Vice Chairman Bohanek and seconded by Commissioner Bellino, and upon roll call all present voted aye, nays none, Commissioner Fiore abstained on Resolution No.13-10.

Committees: None

Old Business: None

Commissioner Comments: Commissioner Kaskiw commented that he was happy to see the progress with the parking deck in the LRABD Redevelopment Area.

A motion to open the meeting to the public was made by Vice Chairman Bohanek and seconded by Commissioner Fiore, and all present voted aye, nays none.

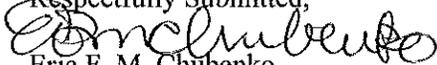
There was no public present.

A motion to close to the meeting to the public was made by Vice Chairman Bohanek and seconded by Commissioner Fiore, and all present voted aye, nays none.

A motion to adjourn the meeting was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

The meeting was adjourned at 6:17PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
MAY 7, 2013**

The meeting was called to order at 6:00PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester Bohanek Jr.
Commissioner Vincent Bellino Commissioner Dennis Cherepski
Commissioner Frank Kaskiw Executive Director-Eric Chubenko

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Christopher Fiore (excused)
Secretary-Taqualla Lowman Legal Counsel-Michael Sica
CME Associates-Bruce Rydel

Minutes: Regular Meeting 12/4/12

A motion to adopt the minutes was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

Communications: A motion to place communications on file was made by Commissioner Bellino and seconded by Vice Chairman Bohanek and all present voted aye, nays none.

Bills: A motion to pay the bills was made by Commissioner Bellino and seconded by Vice Chairman Bohanek and upon roll call all present voted aye, nays none.

Planning/Engineering Report: None

Legal Report: None

New Business:

Resolution No.13-11 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-11
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

WHEREAS, the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

WHEREAS, invoices have been submitted to the Redevelopment Agency for payment;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby authorizes payment from the CARA Development Account for the following invoices and not to exceed the specified amounts;

Carteret Housing Authority	\$3,875.01	Interlocal-Repairs 21, 28, 45 Washington Ave
Potter Architects	Attached	Misc Redevelopment
Beacon Planning	Attached	Misc Redevelopment

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

CME Associates	Attached	LRABD Streetscape Project
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BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;

None

A motion to adopt Resolution No.13-13 was made by Commissioner Bellino and seconded by Vice Chairman Bohanek, and upon roll call all present voted aye, nays none.

Committees: None

Old Business:

The Executive Director informed the Board of Commissioners that he was moving forward with soliciting quotations for demolition of the structure located at 68 Essex St.

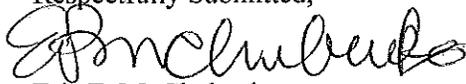
Commissioner Comments: None

No motion was made to open the meeting to the public as no public was present.

A motion to adjourn the meeting was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

The meeting was adjourned at 6:04PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE SPECIAL MEETING
JULY 25, 2013**

The meeting was called to order at 5:35PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester Bohanek Jr.
Commissioner Talissa Andrews Commissioner Frank Kaskiw
Executive Director-Eric Chubenko Legal Counsel-Michael Sica

Absent Under Roll: Commissioner Vincent Bellino (excused) Commissioner Dennis Cherepski (arrived at 5:40pm)
Commissioner Christopher Fiore (excused) Secretary-Taqualla Lowman
CME Associates-Bruce Rydel

Communications: A motion to place communications on file was made by Vice Chairman Bohanek and seconded by Chairman Neibert and all present voted aye, nays none.

Bills: A motion to pay the bills was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and upon roll call all present voted aye, nays none.

Planning/Engineering Report: None

Legal Report: Progress

New Business:

Resolution No.13-12 Authorizing Award of Contract for Appraisal Services

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-12
AUTHORIZING APPRAISALS FOR 72 AND 76-78 ESSEX STREET**

WHEREAS, the Redevelopment Agency has been asked by the Borough of Carteret to have an appraisal performed for the properties located at 72 and 76-78 Essex Street, utilizing the CARA Development Account to perform this task, and;

WHEREAS, as per the Redevelopment Agency's restrictions on utilizing funds from the CARA Development Account, the Borough has asked the Agency to utilize these funds for this purpose, and;

WHEREAS, a proposal was solicited from one of the Borough's qualified appraisers, and;

WHEREAS, the proposal was from the firm of New Jersey Realty Advisory Group, LLC, 333 State Street, Perth Amboy, NJ 08861, and was in the amount of \$750.00 for 72 Essex Street and \$950.00 for 76-78 Essex Street;

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency, that the Executive Director is authorized to procure appraisal services from New Jersey Realty Advisory Group, LLC, 333 State Street, Perth Amboy, NJ 08861, for 72 Essex Street in the amount of \$750.00 and 76-78 Essex Street in the amount of \$950.00.

Resolution No.13-13 Qualification of Special Legal Counsel

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-13
SPECIAL LEGAL COUNSEL**

WHEREAS, the Carteret Redevelopment Agency solicited firms by issuance of an RFQ for Special Legal Counsel to assist with various redevelopment projects throughout the Borough, and;

WHEREAS, the RFQ was published with the deadline to submit being July 25, 2013 and two proposals were received from the following firms: Decotiis, Fitzpatrick and Cole, LLP, Glen Pointe Centre West, 500 Frank W. Burr Boulevard, Teaneck, NJ 07666; McManimon, Scotland and Baumann, LLC, 75 Livingston Ave, 2nd Floor, Roseland, NJ 07068

WHEREAS, the proposals were evaluated by the Executive Director and it is recommended that the all three firms be qualified to perform Special Legal Services in accordance with their specified hourly rates;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency qualifies to perform Special Legal Services the firms of Decotiis, Fitzpatrick and Cole, LLP, Glen Pointe Centre West, 500 Frank W. Burr Boulevard, Teaneck, NJ 07666; and McManimon, Scotland and Baumann, LLC, 75 Livingston Ave, 2nd Floor, Roseland, NJ 07068, as specified by the Agency and in accordance with their submitted hourly rate schedules.

Resolution No.13-14 Authorization of Easement and Right of Way-State Police Marine Barracks

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-14
AUTHORIZATION OF EASEMENT AND RIGHT OF WAY
STATE POLICE MARINE BARRACKS**

WHEREAS, the Redevelopment Agency needs to install natural gas at the New Jersey State Police Marine Barracks located along the waterfront marina, and;

WHEREAS, this will require two payments to Elizabethtown Gas Company in the amounts of \$2,513.27 and \$2,316.78 and an easement and right of way agreement, and;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency authorizes payment of two checks to Elizabethtown Gas Company in the amounts of \$2,513.27 and \$2,316.78 and authorizes the Executive Director to execute the attached easement and right of way agreement.

Resolution No.13-15 Award of Contract and Qualification of Planning and Engineering Services

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.13-15
PLANNING AND ENGINEERING CONTRACT**

WHEREAS, the Carteret Redevelopment Agency desires to obtain the services of a Planning and Engineering firm for July 1, 2013 through June 30, 2014, and;

WHEREAS, the Agency advertised for Planning and Engineering Services to be received by July 25, 2013, and;

WHEREAS, two proposals were received and are as follows: CME Associates, 1460 Route 9 South, Howell, NJ 07731, with an annual retainer of \$3,500.00, additional services per hourly rate sheet; Heyer, Gruel and Associates, 236 Broad Street, Red Bank, NJ 07701, with an annual retainer of \$6,000.00, additional services per hourly rate sheet, and;

WHEREAS, the proposals were evaluated by the Executive Director and it is recommended that a contract be awarded to CME Associates with an annual retainer of \$3,500, and;

WHEREAS, it is further recommended that the firms of CME Associates and Heyer, Gruel and Associates be qualified to perform Planning and Engineering Services in accordance with their submitted hourly rate sheets;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that CME Associates, 1460 Route 9 South, Howell, NJ 07731, is hereby awarded an annual retainer contract for Planning and Engineering for the Carteret

Redevelopment Agency for July 1, 2013 through June 30, 2014, and;

BE IT FURTHER RESOLVED, that the terms of said appointment shall be a \$3,500.00 annual retainer (\$291.66 monthly) entailing preparation for and attendance at Agency Board meetings, and;

BE IT FURTHER RESOLVED, that the firms of CME Associates, 1460 Route 9 South, Howell, NJ 07731; and Heyer, Gruel and Associates, 236 Broad Street, Red Bank, NJ 07701, are each qualified to perform Planning and Engineering Services in accordance with their submitted hourly rate sheets.

Resolution No.13-16 Resolution Making Application to the Local Finance Board

**RESOLUTION NO.13-16 OF THE CARTRET REDEVELOPMENT AGENCY, IN THE
COUNTY OF MIDDLESEX, NEW JERSEY, MAKING APPLICATION TO THE LOCAL
FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 and 40A:5A-24**

WHEREAS, the Carteret Redevelopment Agency, in the County of Middlesex (the "Agency") desires to make application to the Local Finance Board for positive findings pursuant to N.J.S.A. 40A:5A-6, and approval pursuant to N.J.S.A. 40A:5A-24, of the adoption of a supplemental project note resolution providing for the current refunding of outstanding temporary obligations of the Agency in an amount not to exceed \$2,250,000; and

WHEREAS, the Agency believes that:

- (a) it is in the public interest to accomplish such purpose;
- (b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the local unit or units;
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant;
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit or units and will not create an undue financial burden to be placed upon the local unit or units;

NOW THEREFORE, BE IT RESOLVED BY THE CARTERET REDEVELOPMENT AGENCY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY as follows:

Section 1. The application to the Local Finance Board is hereby approved, and the Agency's Bond Counsel and financial advisor, along with other representatives of the Agency, are hereby authorized to prepare such application and to represent the Agency in matters pertaining thereto.

Section 2. The Executive Director of the Agency is hereby directed to prepare and file a copy of the resolution with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.

Resolution No.13-17 Authorizing Transfer of Certain Properties (attached)

Resolution No.13-18 Authorizing Acquisition of Certain Properties

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-18
AUTHORIZING AQUISITION OF PROPERTIES LOCATED AT 1-5 LOUIS STREET
AND 70, 72, 74 & 76-78 ESSEX STREET**

WHEREAS, the Borough of Carteret has asked the Carteret Redevelopment Agency to negotiate in an attempt to acquire the properties located at 1-5 Louis Street and 70, 72, 74 and 76-78 Essex Street within the Borough of Carteret, and;

WHEREAS, the Borough of Carteret and Redevelopment Agency will currently be utilizing the valuations from the most recent assessments performed for the Borough for the Essex Street properties, and a combination of a recent appraisal report and the most recent assessments for the Louis Street property;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency hereby authorizes the Executive Director to negotiate in conjunction with the Borough of Carteret for the potential acquisition of the properties located at 1-5 Louis Street and 70, 72, 74 and 76-78 Essex Street within the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the Agency authorizes the Executive Director to move forward with closing on the property located at Block 6502, Lot 14, and;

BE IT FURTHER RESOLVED, that the Agency utilize valuations for the Essex Street properties from the most recent assessment performed for the Borough and for the Louis Street property the Agency will also utilize a recently performed appraisal for the Louis Street property, and;

BE IT FURTHER RESOLVED, that the acquisitions are dependent upon the availability of funding.

Resolution No.13-19 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-19
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

WHEREAS, the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

WHEREAS, invoices have been submitted to the Redevelopment Agency for payment;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby authorizes payment from the CARA Development Account for the following invoices and not to exceed the specified amounts;

Beacon Planning	Attached	Misc Redevelopment
NJ Realty Advisory Group, LLC	\$2,250.00	Appraisals (1-5 Louis St & 181 Roos Ave)

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

CME Associates	Attached	LRABD Streetscape Project
Tony and Son, Inc.	\$54,852.56	LRABD Streetscape Project

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;
None

Resolution No.13-20 Authorizing Budget Authority For Demolition and Asbestos Abatement at 68 Essex Street

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-20
AUTHORIZING BUDGET AUTHORITY FOR DEMOLITION AND
ASBESTOS ABATEMENT AT 68 ESSEX STREET**

WHEREAS, the Carteret Redevelopment Agency has been asked by the Borough of Carteret to demolish the structure

located at 68 Essex Street within the Borough of Carteret, and;

WHEREAS, as part of the demolition there is the need to solicit quotations for demolition, asbestos review and asbestos abatement if required, and;

WHEREAS, the Borough as authorized the Agency to utilize the CARA Development Account for this purpose;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency authorizes the Executive Director to utilize the budget authority from the CARA Development Account to solicit quotations up to the statutory bid threshold for demolition, asbestos review and asbestos abatement if required, for the structure located at 68 Essex Street within the Borough of Carteret.

A motion to adopt a consent agenda for Resolutions No.13-12, No.13-13, No.13-14, No.13-15, No.13-16, No.13-17, No.13-18, No.13-19 and No.13-20 was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw, and upon roll call all present voted aye, nays none.

Committees: None

Old Business: None

Commissioner Comments: None

There was no public present so there was no motion made to open the meeting to the public for comments.

A motion to adjourn the meeting was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and all present voted aye, nays none.

The meeting was adjourned at 5:40PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
SEPTEMBER 3, 2013**

The meeting was called to order at 6:07PM by Vice Chairman Bohanek.

Present Under Role: Vice Chairman Chester Bohanek Jr. Commissioner Dennis Cherepski
Commissioner Christopher Fiore Commissioner Frank Kaskiw
Executive Director-Eric Chubenko Legal Counsel-Michael Sica (available by phone)
Secretary-Taqualla Lowman

Absent Under Roll: Chairman Anthony Neibert (excused) Commissioner Talissa Andrews (excused)
Commissioner Vincent Bellino (excused)

Minutes: Reorganization Meeting 1/8/13

A motion to adopt the minutes was made by Commissioner Kaskiw and seconded by Commissioner Cherepski and all present voted aye, nays none.

Minutes: Regular Meeting 1/8/13

A motion to adopt the minutes was made by Commissioner Cherepski and seconded by Commissioner Fiore and all present voted aye, nays none.

Minutes: Special Meeting 2/5/13

A motion to adopt the minutes was made by Commissioner Kaskiw and seconded by Commissioner Cherepski and all present voted aye, nays none.

Communications: None

Bills: A motion to pay the bills was made by Commissioner Kaskiw and seconded by Commissioner Cherepski and upon roll call all present voted aye, nays none.

Planning/Engineering Report: None

Legal Report: None

New Business:

Resolution No.13-20 Authorizing the Issuance and Sale of Project Notes-Washington Avenue (Attached)

Resolution No.13-21 FY2012 Audit Certification

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.13-21
FY 2012 AUDIT REVIEW CERTIFICATE**

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and;

WHEREAS, the annual audit report for the fiscal year ended December 31, 2012 has been completed and filed with the New Jersey Department of Community Affairs Local Finance Board pursuant to N.J.S.A. 40A:5A-15, and;

WHEREAS, N.J.S.A. 40A:5A-17, requires that the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the

annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and;

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17;

NOW THEREFORE BE IT RESOLVED, that the governing body of the Carteret Redevelopment Agency hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2012, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board;

BE IT FURTHER RESOLVED, that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by certified true copy of this resolution.

It is hereby certified that this is a true copy of the resolution passed at the Meeting held on September 3, 2013.

Resolution No.13-22 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #13-22
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

WHEREAS, the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

WHEREAS, invoices have been submitted to the Redevelopment Agency for payment;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby authorizes payment from the CARA Development Account for the following invoices and not to exceed the specified amounts;

Beacon Planning	Attached	Misc Redevelopment
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BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

CME Associates	Attached	LRABD Streetscape Project
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BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;

None

A motion to adopt a consent agenda for Resolutions No.13-20, No.13-21 and No.13-22 was made by Commissioner Kaskiw and seconded by Commissioner Fiore, and upon roll call all present voted aye, nays none.

Committees: None

Old Business: None

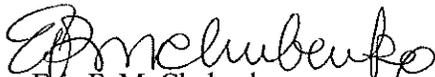
Commissioner Comments: Commissioner Kaskiw commented that it was good to see the continued progress.

There was no public present so there was no motion made to open the meeting to the public for comments.

A motion to adjourn the meeting was made by Commissioner Cherepski and seconded by Commissioner Kaskiw and all present voted aye, nays none.

The meeting was adjourned at 6:15PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director