

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
JANUARY 6, 2015**

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 Legal Counsel-Michael Sica

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Dennis Cherepski (excused)
Commissioner Christopher Fiore (excused) Secretary-Taqualla Lowman (excused)

Minutes: Regular Meeting 4/1/14

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: A motion to place communications on file was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw 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.

Legal Report: Progress

New Business:

Resolution No.15-1 Authorizing the Conveyance of Certain Properties

**RESOLUTION NO.15-1 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING
THE CONVEYANCE OF CERTAIN PROPERTY IN CONNECTION WITH
REDEVELOPMENT PROJECT**

WHEREAS, the Municipal Council of the Borough (“Municipal Council”) adopted a resolution designating the properties identified as Block 302, Lots 6 and 7 on the tax map of the Borough (the “Redevelopment Area”) as an “area in need of redevelopment” under the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* as amended and supplemented; and

WHEREAS, the Municipal Council adopted an ordinance approving and adopting a redevelopment plan for the Redevelopment Area, prepared by Beacon Planning and Consulting Services, LLC and dated October 2014 (the “Redevelopment Plan”); and

WHEREAS, the Borough adopted a resolution conditionally designating RVN Development LLC and Lexington Edgewater LLC (together, the “Redeveloper”) as the redeveloper of the Redevelopment Area, subject to the successful negotiation of a redevelopment agreement; and

WHEREAS, the Redeveloper proposes to redevelop the Redevelopment Area by constructing thereon a residential project (the Project”); and

WHEREAS, the Borough is in the process of negotiating a redevelopment agreement with the Redeveloper for the Project (the “Redevelopment Agreement”); and

WHEREAS, the Carteret Redevelopment Agency owns the portion of the Redevelopment Area identified as Block 302, Lot 7 and known as 182 Roosevelt Avenue (the "Agency Parcel") and the Borough owns the other parcel in the Redevelopment Area; and

WHEREAS, in order to allow for the construction of the Project, the Borough and the Agency will convey title to the Redevelopment Area to the Redeveloper; and

WHEREAS, in order to facilitate that conveyance, the Agency desires to convey the Agency Parcel to the Borough for nominal consideration and the Borough will thereafter convey the Redevelopment Area to the Redeveloper under terms and conditions to be specified in the Redevelopment Agreement.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the members of the Carteret Redevelopment Agency as follows:

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

Section 2. The Agency is hereby authorized to convey the Agency Parcel to the Borough for \$1.00, and to take any and all actions to effectuate such conveyance, including the execution of any and all documents necessary therefor. The Chairperson, Vice-Chairperson and/or the Executive Director of the Agency are hereby authorized to execute such documents.

Section 3. Any and all actions taken by the Agency prior to the date hereof to effectuate such conveyance are hereby ratified.

Section 4. This resolution shall take effect immediately.

Resolution No.15-2 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-2
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;

Rusell Cruz	\$25,000.00	(Relocation and Moving Expenses – 180 Roosevelt Ave)
Carteret Housing Authority	\$1,107.19	(Reimburse for Materials/Labor Misc Redevel Properties)
Beacon Planning and Consulting	Attached	(Various Redevelopment Projects)

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

Carteret Redevelopment Agency
Minutes of the Regular Meeting
January 6, 2015

A motion to approve a consent agenda for Resolutions No.15-1 and No.15-2 was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek and upon roll call, all present voted aye, nays none.

Old Business: None

Commissioner Comments: The Commissioners wished everyone a Happy New Year.

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 Kaskiw 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 ANNUAL REORGANIZATION MEETING
JANUARY 6, 2015**

The meeting was called to order at 6:00PM 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 Frank Kaskiw Commissioner Anthony Neibert
 Eric Chubenko, Executive Director Michael Sica, Esq

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Dennis Cherepski (excused)
 Commissioner Christopher Fiore (excused) Taqualla Lowman, Secretary

Nomination for Chairperson:

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

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 Kaskiw and seconded by Vice Chairman Bohanek and all present voted aye, nays none.

The meeting was adjourned at 6:01PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
FEBRUARY 3, 2015**

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 Hardyal Singh
Executive Director-Eric Chubenko

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Frank Kaskiw (excused)
Commissioner Christopher Fiore (excused) Secretary-Taqualla Lowman (excused)
Legal Counsel-Michael Sica (available by phone)

Minutes: Regular Meeting 5/6/14

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

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 Vice Chairman Bohanek and seconded by Commissioner Bellino and upon roll call all present voted aye, nays none.

Legal Report: None

New Business:

Resolution No.15-3 Designating Official Banks for 2015

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.15-3
DESIGNATING OFFICIAL BANKS FOR 2015**

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency Board of Commissioners that the following banks are designated as the Agency's official depositories of funds for the 2015 calendar year:

Investors Bank
Capital One

Resolution No.15-4 Designating Official Newspapers for 2015

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.15-4
DESIGNATING OFFICIAL NEWSPAPERS FOR 2015**

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency Board of Commissioners that the following newspapers are designated as the Agency's official newspapers for the 2015 calendar year:

Home News Tribune
The Star Ledger

Resolution No.15-5 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-5
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	\$2,200.00	(47 Washington Ave)
Beacon Planning and Consulting	\$1,036.01	(Various Redevelopment Projects)

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 approve a consent agenda for Resolutions No.15-3, No.15-4 and No.15-5 was made by Commissioner Singh and seconded by Vice Chairman Bohanek and upon roll call, all present voted aye, nays none.

Old Business: None

Commissioner Comments: The Commissioners welcomed newly appointed Commissioner Hardyal Singh.

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 Bellino and all present voted aye, nays none.

The meeting was adjourned at 6:05PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
MARCH 3, 2015**

The meeting was called to order at 6:08PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Commissioner Vincent Bellino
 Commissioner Christopher Fiore Commissioner Frank Kaskiw
 Commissioner Hardy Singh Executive Director-Eric Chubenko

Absent Under Roll: Commissioner Talissa Andrews (excused) Vice Chairman Chester Bohanek Jr. (excused)
 Secretary-Taqualla Lowman (excused) Legal Counsel-Michael Sica (available by phone)

Minutes: Regular Meeting 6/10/14

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

Communications: A motion to place communications on file was made by Commissioner Kaskiw 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 Fiore and upon roll call all present voted aye, nays none.

Legal Report: None

New Business:

April 7, 2015 Meeting Conflict (cancel meeting)

Resolution No.15-6 Authorizing Acquisition of Property Located at 135 & 137 Washington Avenue

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-6
AUTHORIZING AQUISITION OF PROPERTY LOCATED AT
135 AND 137 WASHINGTON AVENUE**

WHEREAS, the Borough of Carteret has asked the Carteret Redevelopment Agency to potentially negotiate in an attempt to acquire the property located at Block 6602, Lots 14 & 15, commonly known as 135 and 137 Washington Avenue 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 by the Borough for the properties;

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 property located at Block 6602, Lots 14 & 15, commonly known as 135 and 137 Washington Avenue within the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the acquisition is dependent upon the availability of funding from the CARA Development Account, and/or the Borough of Carteret.

Resolution No.15-7 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-7
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;

Supreme Security	\$180.00	(45-47 Washington Ave)
Beacon Planning and Consulting	\$Attached	(Various Redevelopment Projects)
Superior Burner Service, Inc	\$441.44	(1-5 Louis St)

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

Resolution No.15-8 Authorizing Budget Authority & Interlocal Procurement – 47 Washington Avenue

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-8
AUTHORIZING BUDGET AUTHORITY AND INTERLOCAL PROCUREMENT
FOR RENOVATIONS AT 47 WASHINGTON AVENUE**

WHEREAS, the Borough of Carteret has asked the Carteret Redevelopment Agency to utilize the CARA Development Account and to work with the Borough through cooperative procurement for the purpose of renovating the 2nd floor of 47 Washington Avenue, a building owned by the Carteret Redevelopment Agency, and;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency hereby authorizes the Executive Director to work with the Borough of Carteret through cooperative procurement for the purpose of renovating the 2nd floor of 47 Washington Avenue, a building owned by the Carteret Redevelopment Agency, and;

BE IT FURTHER RESOLVED, that the renovations are to be funded from the CARA Development Account.

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;

Carteret Redevelopment Agency
Minutes of the Regular Meeting
March 3, 2015

A motion to approve a consent agenda for Resolutions No.15-6, No.15-7 and No.15-8 was made by Commissioner Bellino and seconded by Commissioner Singh and upon roll call, all present voted aye, nays none.

Old Business: None

Commissioner Comments: The Commissioners welcomed newly appointed Commissioner Hardyal Singh.

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 Kaskiw and seconded by Commissioner Bellino and all present voted aye, nays none.

The meeting was adjourned at 6:16PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
MAY 5, 2015**

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 Hardy Singh
Executive Director-Eric Chubenko

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Christopher Fiore (excused)
Commissioner Frank Kaskiw (excused) Secretary-Taqualla Lowman (excused)
Legal Counsel-Michael Sica (available by phone)

Minutes: Special Meeting 7/13/14

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

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

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

Legal Report: None

New Business:

Resolution No.15-9 Award of Contract Auditing Services FY2014

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-9
AWARD OF CONTRACT AUDITING SERVICES FY2014
HODULIK & MORRISON, P.A.**

WHEREAS, the Agency is required to retain a firm to perform the Annual Audit for FY2014, 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 12 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 FY2014;

NOW THEREFORE BE IT RESOLVED, that the Redevelopment Agency award a contract for auditing services for FY2014 to the firm of Hodulik and Morrison, P.A., as per the attached proposal in the amount of \$4,500.00.

Resolution No.15-10 Authorizing Acquisition of Block 7505, Lots 5 and 3

**RESOLUTION NO.15-10 OF THE CARTERET REDEVELOPMENT AGENCY
AUTHORIZING THE ACQUISITION BY CONDEMNATION OF THE FEE SIMPLE INTEREST FOR THE
PROPERTIES KNOWN AS BLOCK 7505, LOT 5, ALSO KNOWN AS 76-78 ESSEX STREET, AND BLOCK
7505, LOT 3, ALSO KNOWN AS 72 ESSEX STREET, LOCATED WITHIN THE LOWER ROOSEVELT
AVENUE BUSINESS DISTRICT REDEVELOPMENT AREA**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-8, the Carteret Redevelopment Agency is authorized to acquire property located within a designated redevelopment area by negotiation or condemnation; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-5, the Lower Roosevelt Avenue Business District Redevelopment Area was determined to be an area in need of redevelopment by the Municipal Council of the Borough of Carteret; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Lower Roosevelt Avenue Business District Redevelopment Plan has been adopted by the Municipal Council of the Borough of Carteret; and

WHEREAS, the Lower Roosevelt Avenue Redevelopment Business District Plan identifies certain properties to be acquired for redevelopment, including Block 7505. Lots 3 & 5, also known as 72 Essex Street and 76-68 Essex Street (the "Properties"); and

WHEREAS, the Board of Commissioners of the Carteret Redevelopment Agency has determined that it would serve the purposes of the Agency and the Local Redevelopment and Housing Law for it to acquire the fee simple interest in the Properties to facilitate the redevelopment of the Redevelopment Area for a mixed use project; and

WHEREAS, the Agency, if required, shall prepare a Workable Relocation Assistance Plan (WRAP) for the Properties, which WRAP shall be submitted to the Department of Community Affairs for review and approval.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Carteret Redevelopment Agency that it hereby authorizes the acquisition by negotiation or condemnation of the fee simple interest in the property known as including Block 7505. Lots 3 & 5, also known as 72 Essex Street and 76-68 Essex Street, located in the Lower Roosevelt Avenue Business District Redevelopment Area for redevelopment for a mixed project.

BE IT FURTHER RESOLVED that the Chairman and Secretary are hereby authorized to execute any and all related documents, subject to the review of counsel, to effectuate the acquisition of the Properties through negotiation and/or condemnation.

Resolution No.15-11 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-11
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 Redevelopment Agency
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Carteret Parcel F Urban Renewal LLC	\$121,822.50	(Lower Roosevelt Ave-Right of Way Improvements)
Tony and Son, Inc.	\$2,775.22	(Streetscape Improvements)
Beacon Planning and Consulting	\$Attached	(Various Redevelopment Projects)
Superior Burner Service, Inc	\$664.04	(1-5 Louis St)

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 approve a consent agenda for Resolutions No.15-9, No.15-10 and No.15-11 was made by Commissioner Singh and seconded by Commissioner Bellino and upon roll call, all present voted aye, nays none.

Old Business: None

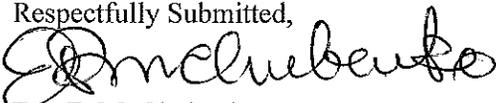
Commissioner Comments: Commissioner Singh commented on the progress with the parking garage.

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 Bellino and seconded by Commissioner Singh and all present voted aye, nays none.

The meeting was adjourned at 6:05PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
JUNE 9, 2015**

The meeting was called to order at 6:05PM by Chairman Neibert.

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

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

Minutes: Special Meeting 9/2/14

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

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

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

Legal Report: None

New Business:

Resolution No.15-12 Qualifying Appraisal Firms

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-12
QUALIFYING APPRAISAL FIRMS**

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

WHEREAS, the RFQ was published with the deadline to submit being June 3, 2015 and seven (7) proposals were received from the following firms: Stanley Jay Appraisal Associates, One Morton Place, Colonia, NJ 07067; Federal Appraisal and Consulting, 460 US Highway 22 West, Suite 403, Whitehouse Station, NJ 08889; Integra Realty Resources NNJ, 80 S Jefferson Road, Whippany, NJ 07981; Value Research Group, 301 South Livingston Avenue, Livingston, NJ 07039; New Jersey Realty Advisory Group, LLC, 333 State St, Perth Amboy, NJ 08861; Sterling, Disanto & Associates, 145 W End Ave, Somerville, NJ 08876; Starmark Appraisals, 603 W. County Line Rd, Suite 2, Lakewood, NJ 08701, and;

WHEREAS, the proposals were evaluated by the Executive Director and it is recommended that all of the firms be qualified to perform Appraisal Services;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency qualifies to perform Appraisal Services the firms of Stanley Jay Appraisal Associates, One Morton Place, Colonia, NJ 07067; Federal Appraisal and Consulting, 460 US Highway 22 West, Suite 403, Whitehouse Station, NJ 08889; Integra Realty Resources NNJ, 80 S Jefferson Road, Whippany, NJ 07981; Value Research Group, 301 South Livingston Avenue, Livingston, NJ 07039; New Jersey Realty Advisory Group, LLC, 333 State St, Perth Amboy, NJ 08861; Sterling, Disanto & Associates, 145 W End Ave, Somerville, NJ 08876; Starmark Appraisals, 603 W. County Line Rd, Suite 2, Lakewood, NJ 08701.

Resolution No.15-13 Adoption of FY2015 Agency Budget (attached)

Resolution No.15-14 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-14
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;

Rusell Cruz	\$13,500	(Relocation and Moving Expenses – 180 Roosevelt Ave)
Beacon Planning and Consulting	\$Attached	(Various Redevelopment Projects)
Superior Burner Service, Inc	\$251.00	(1-5 Louis St)
New Jersey Realty Advisory Group	\$1,500.00	(Appraisal Services 72 and 76-78 Essex St)

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 approve a consent agenda for Resolutions No.15-12, No.15-13 and No.15-14 was made by Vice Chairman Bohanek and seconded by Commissioner Singh and upon roll call, all present voted aye, nays none.

Old Business: None

Commissioner Comments: Commissioner Singh commented on the progress with the parking garage.

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 Singh and all present voted aye, nays none.

The meeting was adjourned at 6:09PM.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
SEPTEMBER 1, 2015**

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 Frank Kaskiw
Commissioner Hardyal Singh Executive Director-Eric Chubenko

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Christopher Fiore (excused)
Secretary-Taqualla Lowman (arrived 6:02pm) Legal Counsel-Michael Sica (available by phone)

Minutes: Regular Meeting 10/7/14

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

Minutes: Regular Meeting 11/5/14

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 Bellino and seconded by Vice Chairman Bohanek and upon roll call all present voted aye, nays none.

Legal Report: None

New Business:

Resolution No.15-15 Authorizing Acquisition of Property Located at 63 Atlantic St

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-15
AUTHORIZING AQUISITION OF PROPERTY LOCATED AT
63 ATLANTIC STREET**

WHEREAS, the Borough of Carteret has asked the Carteret Redevelopment Agency to potentially negotiate in an attempt to acquire the property located at Block 6703, Lot 11, commonly known as 63 Atlantic 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 by the Borough for the properties;

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 property located at Block 6703, Lot 11, commonly known as 63 Atlantic Street within the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the acquisition is dependent upon the availability of funding from the CARA Development Account, and/or the Borough of Carteret.

Resolution No.15-16 Authorizing Interlocal Agreement with CHA and CHADCO

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.15-16
AUTHORIZING INTERLOCAL AGREEMENT WITH CHA & CHADCO**

WHEREAS, the Carteret Redevelopment Agency has previously authorized interlocal agreements with the Carteret Housing Authority to administer the lease-up, continued occupancy and general maintenance for residential property within the Borough of Carteret, and;

WHEREAS, the Carteret Redevelopment Agency in cooperation with the Borough of Carteret have acquired and are continuing to acquire various residential properties within the Borough of Carteret and desires to enter into an interlocal agreement with the Carteret Housing Authority, working in cooperation with Carteret Housing and Development Corporation, to perform lease-up, maintain continued occupancy and perform general maintenance of certain properties;

WHEREAS, the CHA in cooperation with CHADCO will be responsible for the collection of all rents and will receive a fee equal to 8% of the gross rents and non-maintenance charges collected for the specified units in addition to being reimbursed for the actual maintenance material costs and maintenance labor costs as detailed on the attached spreadsheet;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes an interlocal agreement with the Carteret Housing Authority, working in conjunction with the Carteret Housing and Development Corporation, to perform lease-up, maintain continued occupancy and perform general maintenance of certain properties within the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the CHA in cooperation with CHADCO will be responsible for the collection of all rents and will receive a fee equal to 8% of the gross rents and non-maintenance charges collected for the specified units in addition to being reimbursed for the actual maintenance material costs and maintenance labor costs as detailed on the attached spreadsheet.

Resolution No.15-17 Authorizing Appraisal for 76-78 Essex St

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-17
AUTHORIZING APPRAISAL FOR 76-78 ESSEX STREET**

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

WHEREAS, 3 proposals were solicited from the list of qualified appraisers, and they responded as follows:

Stanley Jay Appraisal Consultants	\$2,200.00
Federal Appraisal & Consulting	\$3,800.00
Integra Realty Resources	Declined to provide a price proposal

WHEREAS, the firm of Stanley Jay Appraisal Consultants has been utilized previously and they have performed in a satisfactory manner;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency Board of Commissioners authorizes the contract for appraisal services with Stanley Jay Appraisal Consultants for the property located at 76-78 Essex Street within the Borough of Carteret, in the amount of \$2,200.00.

Resolution No.15-18 Authorizing Interlocal Agreement with Borough of Carteret and CBP

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.15-18
AUTHORIZING INTERLOCAL AGREEMENT WITH BORO & CBP**

WHEREAS, the Carteret Redevelopment Agency desires to enter into an interlocal agreement with the Borough of Carteret, working in conjunction with the Carteret Business Partnership, to perform bookkeeping services for the Agency;

WHEREAS, in a cost savings measure, the interlocal agreement for bookkeeping services will have the Carteret Redevelopment Agency reimburse the Borough of Carteret, working in conjunction with the Carteret Business Partnership, on an hourly basis for these services;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes an interlocal agreement with the Borough of Carteret, working in conjunction with the Carteret Business Partnership, to perform bookkeeping services for the Agency, and;

BE IT FURTHER RESOLVED, that the Carteret Redevelopment Agency shall reimburse the Borough of Carteret, working in conjunction with the Carteret Business Partnership, on an hourly basis for the bookkeeping services.

Resolution No.15-19 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-19
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 and Consulting \$Attached (Various Redevelopment Projects)

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 approve a consent agenda for Resolutions No.15-15, No.15-16, No.15-17, No.15-18 and No.15-19 was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and upon roll call, all present voted aye, nays none.

Old Business: None

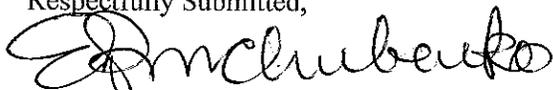
Commissioner Comments: None

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 Commissioner Singh and seconded by Commissioner Kaskiw and all present voted aye, nays none.

The meeting was adjourned at 6:05PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Eric F. M. Chubenko". The signature is written in a cursive, flowing style.

Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
OCTOBER 6, 2015**

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

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester Bohanek Jr.
Commissioner Talissa Andrews Commissioner Vincent Bellino
Executive Director-Eric Chubenko

Absent Under Roll: Commissioner Christopher Fiore (excused) Commissioner Frank Kaskiw (arrived 6:04pm)
Commissioner Hardyal Singh (arrived 6:04pm) Secretary-Taqualla Lowman (arrived 6:02pm)
Legal Counsel-Michael Sica (available by phone)

Minutes: Special Meeting 12/9/14

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 Bellino and seconded by Vice Chairman Bohanek and upon roll call all present voted aye, nays none.

Legal Report: None

New Business:

Resolution No.15-20 FY2014 Audit Certification

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.15-20
FY 2014 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, 2014 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, 2014, 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 November 4, 2015.

Resolution No.15-21 Memorializing Emergency Roof Repairs 45-47 Washington Avenue

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-21
MEMORIALIZING EMERGENCY ROOF REPAIRS 45-47 WASHINGTON AVENUE**

WHEREAS, the Agency has been dealing with roofing leaks at 45-47 Washington Avenue for a period of time since Superstorm Sandy, and;

WHEREAS, measures have been taken as leaks develop to try and identify and correct the problems, and;

WHEREAS, after recent leaking occurred, we identified extensive damages and problems present with the existing roof, and;

WHEREAS, based on conditions present, and the potential for serious damage to the building from pending rain, the Agency deemed the matter an emergency and authorized Valiant Home Remodeling, a local roofing contractor who has previously worked on the building, to move forward immediately with repairs to the roof so as not to incur more damages with additional rain;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners memorializes the emergency procurement for roofing repairs at 45-47 Washington Avenue, and;

BE IT FURTHER RESOLVED, that the invoice in the amount of \$4,823.00, for the roofing repairs, be approved for payment to Valiant Home Remodelers, and;

BE IT FURTHER RESOLVED, that funds for the payment are authorized from the CARA Development Account.

Resolution No.15-22 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-22
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 and Consulting	\$1,385.00	(21 Washington Avenue)
Valiant Home Remodelers	\$4,823.00	(Emergency Roof Repairs 45-47 Washington Ave)
M&T Bank	\$216,235.84	(Debt Service CARA Revenue Bonds Series 2014)
Excel Environmental Resources	\$2,288.20	(Block 6805, Lots 27 & 28)

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 approve a consent agenda for Resolutions No.15-20, No.15-21 and No.15-22 was made by Commissioner Bellino and seconded by Vice Chairman Bohanek and upon roll call, all present voted aye, nays none.

Old Business: None

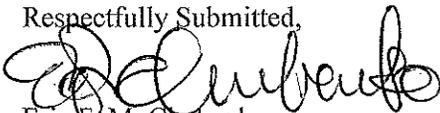
Commissioner Comments: None

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 Commissioner Andrews 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
NOVEMBER 4, 2015**

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

Present Under Role: Chairman Anthony Neibert Commissioner Talissa Andrews
 Commissioner Frank Kaskiw Commissioner Hardyal Singh
 Executive Director-Eric Chubenko Secretary-Taqualla Lowman

Absent Under Roll: Vice Chairman Chester Bohanek Jr.(excused) Commissioner Vincent Bellino (excused)
 Commissioner Christopher Fiore (excused) Legal Counsel-Michael Sica (available by phone)

Minutes: Annual Reorganization Meeting 1/6/15

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

Minutes: Regular Meeting 1/6/15

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

Communications: A motion to place communications on file was made by Commissioner Kaskiw and seconded by Commissioner Andrews and all present voted aye, nays none.

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

Legal Report: None

New Business:

Resolution No.15-20 FY2014 Audit Certification

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.15-20
FY 2014 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, 2014 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, 2014, 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 November 4, 2015.

Resolution No.15-23 Authorizing the Transfer of Certain Property to the Borough of Carteret

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-23
AUTHORIZING THE TRANSFER OF CERTAIN PROPERTY
TO THE BOROUGH OF CARTERET**

WHEREAS, on June 12, 2006, the Council of the Borough of Carteret, a municipal corporation in the County of Middlesex and the State of New Jersey (the "Borough"), in accordance with the Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (the "Redevelopment Law", as codified in N.J.S.A. 40A:12A-1 et seq.), duly adopted Resolution No. 06-38 designating sixty-four properties along Washington Avenue as an area in need of redevelopment (the "Washington Avenue Redevelopment Area"); and

WHEREAS, in accordance with the Redevelopment Law, the Borough designated the Carteret Redevelopment Agency (the "Agency") to act as the Redevelopment Entity (as such term is defined in the Redevelopment Law) for the Washington Avenue Redevelopment Area; and

WHEREAS, in an effort to facilitate the redevelopment of certain portions of the Washington Avenue Redevelopment Area, the Borough transferred and conveyed its fee title interest in Block 6704, Lots 3, 4, 5, 6 and 6.01 as referred to on the tax map of the Borough (the "Property") to the Agency; and

WHEREAS, the Agency consolidated and subdivided the Property into two (2) separate lots constituting Block 6704, Lot 6.02 and Block 6704, Lot 6.03; and

WHEREAS, the Agency desires to transfer and convey its fee title interest in Block 6074, Lot 6.03 to the Borough.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The transfer and conveyance of Block 6704, Lot 6.03 to the Borough is hereby approved.

Section 2. The Chairman or the Executive Director (each an "Authorized Officer") are hereby each severally authorized and directed, after consultation with such counsel and any advisors to the Agency (collectively, the "Consultants"), as such Authorized Officer deems necessary, desirable or convenient in such Authorized Officer's sole discretion, to perform any act and execute and enter into any and all related agreements, instruments or other documents in connection with the transfer and conveyance of Block 6704, Lot 6.03 to the Borough.

Section 3. All actions of the Authorized Officers and the Consultants taken prior to the date of adoption hereof in connection herewith are hereby ratified and approved.

Section 4. This Resolution shall take effect at the time and in the manner prescribed by law.

Resolution No.15-24 Adoption of the 2016 Meeting Calendar

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #15-24
ADOPTION OF THE 2016 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2016 calendar year;

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency Board of Commissioners, that the following dates are designated as the Agency's Regular Meetings for the 2016 calendar year:

January 5, 2016	April 5, 2016	September 6, 2016	December 6, 2016
February 2, 2016	May 3, 2016	October 4, 2016	
March 1, 2016	June 14, 2016	November 1, 2016	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 5, 2016 prior to the start of the regular meeting.

Resolution No.15-25 Authorizing the Acquisition of Property Located at 1540 Roosevelt Avenue

**CARTERET REDEVELOPMENT AGENCY - RESOLUTION #15-25
AUTHORIZING THE AQUISITION OF PROPERTY LOCATED AT 1540 ROOSEVELT AVENUE**

WHEREAS, the Borough of Carteret has asked the Carteret Redevelopment Agency to potentially negotiate in an attempt to acquire the property located at Block 2101, Lot 8, commonly known as 1540 Roosevelt Avenue 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 by the Borough for the 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 property located at Block 2101, Lot 8, commonly known as 1540 Roosevelt Avenue within the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the acquisition is dependent upon the availability of funding from the CARA Development Account, and/or the Borough of Carteret.

A motion to approve a consent agenda for Resolutions No.15-20, No.15-23, No.15-24 and No.15-25 was made by Commissioner Kaskiw and seconded by Commissioner Singh and upon roll call, all present voted aye, nays 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 Commissioner Kaskiw and seconded by Commissioner Andrews and all present voted aye, nays none. The meeting was adjourned at 6:10PM.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE SPECIAL MEETING
DECEMBER 9, 2014**

The meeting was called to order at 6:09PM 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

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

Minutes: Special Meeting 3/4/14

A motion to adopt the minutes was made by Commissioner Kaskiw 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 Commissioner Kaskiw 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.

Legal Report: None

New Business:

Resolution No.14-37 FY2015 Meeting Calendar

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #14-37
ADOPTION OF THE 2015 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2015 calendar year;

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency Board of Commissioners, that the following dates are designated as the Agency's Regular Meetings for the 2015 calendar year:

January 6, 2015	April 7, 2015	September 1, 2015	December 8, 2015
February 3, 2015	May 5, 2015	October 6, 2015	
March 3, 2015	June 9, 2015	November 4, 2015	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 6, 2015 prior to the start of the regular meeting.

Resolution No.14-38 FY2015 Late Budget Resolution

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #14-38
LATE SUBMISSION OF FY2015 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency is authorizing the initial submission of its FY2015 Agency Budget at the December 9, 2014 Board of Commissioners Meeting, and;

WHEREAS, the Agency needs to adopt a late budget resolution due to the fact that the Agency took additional time to prepare the submission with the new budget format that has required a great deal more information and thus had not introduced its Agency Budget by November 2, 2014;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the FY2015 late budget submission.

Resolution No.14-39 FY2015 Agency Budget Introduction (attached)

Resolution No.14-40 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #14-40
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;

Supreme Security System	\$2,042.00	(Windowless Basement Fire System 45 Washington)
Carteret Housing Authority	\$8,759.24	(Reimburse for Materials/Labor Misc Redevel Properties)

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 approve a consent agenda for Resolutions No.14-37, No.14-38 and No.14-39 was made by Commissioner Bellino and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

A motion to approve Resolution No.14-40 was made by Commissioner Bellino and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

Old Business: None

Commissioner Comments: None

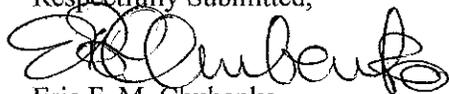
There was no public present so there was no motion made to open the meeting to the public for comments.

Carteret Redevelopment Agency
Minutes of the Special Meeting
December 9, 2014

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

The meeting was adjourned at 6:16PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Eric F. M. Chubenko". The signature is written in a cursive, flowing style with some loops and flourishes.

Eric F. M. Chubenko
Executive Director