

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE ANNUAL REORGANIZATION MEETING
JANUARY 2, 2018**

The meeting was called to order at 6:01PM 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 Chester A. Bohanek Jr. (by phone) Commissioner Frank Kaskiw
Commissioner Anthony Neibert Commissioner Hardy Singh
Eric Chubenko, Executive Director Michael Sica, Esq

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Vincent Bellino (excused)
Commissioner Christopher Fiore (excused) Taqualla Lowman, Secretary (arrived 6:03pm)

Nomination for Chairperson:

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

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 Chairman Neibert and seconded by Commissioner Singh.

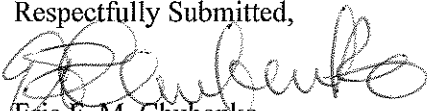
There were no other nominations for the office of Chairperson.

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 Vice Chairman Bohanek and seconded by Commissioner Kaskiw 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
JANUARY 2, 2018**

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

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr. (by phone)
Commissioner Frank Kaskiw Commissioner Hardyal Singh
Eric Chubenko, Executive Director Taqualla Lowman, Secretary
Michael Sica, Esq

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Vincent Bellino (excused)
Commissioner Christopher Fiore (excused)

Minutes: Regular Meeting 9/12/17

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 Chairman Neibert and upon roll call all present voted aye, nays none.

Legal Report: Progress

New Business:

Resolution No.18-1 Authorizing Negotiations for the Potential Acquisition of Various Properties

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.18-1
AUTHORIZING AQUISITION OF PROPERTIES LOCATED AT
BLOCK 5904, LOTS 12 & 15 AND BLOCK 2503, LOT 3**

WHEREAS, the Borough of Carteret has asked the Carteret Redevelopment Agency to potentially negotiate in an attempt to acquire the properties located at Block 5904, Lots 12 & 15 and Block 2503, Lot 3 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 properties located at Block 5904, Lots 12 & 15 and Block 2503, Lot 3 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.18-2 Authorization to Make Application to the Planning Board

**RESOLUTION NO.18-2 OF THE CARTERET REDEVELOPMENT AGENCY
AUTHORIZING APPLICATION TO THE CARTERET PLANNING BOARD**

WHEREAS, the Carteret Redevelopment Agency (the "Agency") is the fee title owner of certain real property commonly referred to as 72-76 Essex Street and identified as Block 7505, Lots 3, 4 and 5 on the tax map of the Borough (the "Essex Property"); and

WHEREAS, the Agency is the fee title owner of certain real property commonly referred to as 21 Washington Avenue and identified as Block 6804, Lot 3 on the tax map of the Borough ("21 Washington"); and

WHEREAS, the Borough is the fee title owner of certain real property commonly referred to as 11-15 Washington Avenue and 25-27 Locust Street and identified as Block 6804, Lots 4, 5, 6 and 7 on the tax map of the Borough (the "Borough Property" and together with 21 Washington, the "Washington Property"); and

WHEREAS, the Agency desires to authorize one or more site plan applications to the Carteret Planning Board for each of the Essex Property and the Washington Property.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The Executive Director, or the Executive Director's designee (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, (i) to prepare and submit one or more applications to the Carteret Planning Board for the Essex Property and the Washington Property for subdivision and/or site plan approval and to represent the Agency with respect thereto and (ii) to execute and enter into any and all related agreements, instruments and other documents related thereto.

Section 2. 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 3. This Resolution shall take effect at the time and in the manner prescribed by law.

Resolution No.18-3 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-3
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	\$10,066.94	(Maintenance/Management of Redevelopment Properties)
Middlesex County Clerk	\$ 33.00	(Filing of Deeds)

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 Resolution No.18-1, No.18-2 and No.18-3 was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

Old Business: None

Commissioner Comments: The Board wished each other 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 Commissioner Singh and all present voted aye, nays none. The meeting was adjourned at 6:09PM.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Eric F. M. Chubenko", is written over the printed name.

Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
FEBRUARY 6, 2018**

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

Present Under Role: Chairman Anthony Neibert (by phone) Vice Chairman Chester A. Bohanek Jr.
Commissioner Vincent Bellino Commissioner Frank Kaskiw
Commissioner Hardy Singh Eric Chubenko, Executive Director
Taqualla Lowman, Secretary

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Christopher Fiore (excused)
Michael Sica, Esq (Available by phone)

Minutes: Regular Meeting 10/3/17

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

Communications: 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: Progress

New Business:

Resolution No.18-4 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-4
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	\$2,246.25	(Misc Redevelopment Projects)
State Department of Community Affairs	\$261.00	(State Inspection Fee)
State Department of Community Affairs	\$10.00	(State Registration Fee)
Alcohol Beverage Control	\$200.00	(License Renewal)
Borough of Carteret	\$1,512.00	(license #1201-33-043 renewal)

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 Resolution No.18-4 was made by Commissioner Bellino and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

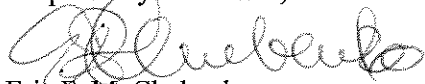
Old Business: None

Commissioner Comments: None.

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

A motion to adjourn the meeting was made by Commissioner Bellino and seconded by Commissioner Kaskiw 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
MARCH 6, 2018**

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

Present Under Role: Chairman Anthony Neibert (by phone) Vice Chairman Chester A. Bohanek Jr.
Commissioner Talissa Andrews Commissioner Hardyal Singh
Eric Chubenko, Executive Director Taqualla Lowman, Secretary

Absent Under Roll: Commissioner Vincent Bellino (excused) Commissioner Christopher Fiore (excused)
Commissioner Frank Kaskiw (excused) Michael Sica, Esq (available by phone)

Minutes: Regular Meeting 11/8/17

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

Minutes: Regular Meeting 12/5/17

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: 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: Progress

New Business:

Resolution No.18-5 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-5
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;

DeCotiis, Fitzpatrick, Cole and Giblin, LLP \$11,200.00 (AME Zion Property Acquisition)

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 Resolution No.18-5 was made by Chairman Neibert and seconded by Commissioner Singh and upon roll call, all present voted aye, nays none.

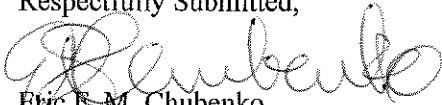
Old Business: None

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 Chairman Neibert and seconded by Vice Chairman Bohanek 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
JUNE 12, 2018**

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

Present Under Role: Chairman Anthony Neibert (by phone) Vice Chairman Chester A. Bohanek Jr.
Commissioner Talissa Andrews Commissioner Vincent Bellino
Commissioner Hardy Singh Eric Chubenko, Executive Director
Taqualla Lowman, Secretary

Absent Under Roll: Commissioner Christopher Fiore (excused) Commissioner Frank Kaskiw (excused)
Michael Sica, Esq (available by phone)

Minutes: Annual Reorganization Meeting 1/2/18

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

Minutes: Regular Meeting 1/2/18

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

Legal Report: None

New Business:

Resolution No.18-6 Designating Developer and Authorizing Sale of Property-Block 2101, Lot 8

**RESOLUTION NO.18-6 OF THE BOROUGH OF CARTERET REDEVELOPMENT AGENCY
DESIGNATING CARTERET REALTY PARTNERS, LLC, AS THE DEVELOPER FOR THE
PROPERTY KNOWN AS TAX BLOCK 2101, LOT8**

WHEREAS, the Carteret Redevelopment Agency ("CARA") has previously acquired title to real property identified on the Official Tax Map of the Borough of Carteret as Block 2101, Lot 8 (the "Property") for future development; and

WHEREAS, CARA in conjunction with the Borough and Carteret Business Partnership, have been actively soliciting development interest in the property; and

WHEREAS, CARA, in conjunction with the Carteret Business Partnership, Inc., has received a Letter of Intent ("LOI") from Carteret Realty Partners, LLC, ("Carteret Realty") to purchase the aforesaid Property with the intent to develop this abandoned former branch bank location into a retail food establishment; and

WHEREAS, CARA has reviewed the LOI and is desirous of entering into formal negotiations with Carteret Realty for the sale and development of said Property; and

WHEREAS, CARA desires to conditionally designate the Carteret Realty as the developer of the Property for said purpose.

NOW, THEREFORE, BE IT RESOLVED as follows:

- Section 1.** Carteret Realty Partners, LLC is hereby designated as the developer for Block 2101, Lot 8 for an initial period of one hundred and twenty (120) days, or as otherwise may be extended in accordance with Section 2 hereof, during which time CARA and Carteret Realty may enter into a formal Purchase and Sale Agreement for acquiring fee title ownership of said Property, and any terms and conditions related thereto.
- Section 2.** The Executive Director of CARA, any appropriate CARA Officials, or designated Legal Counsel (each an "Authorized Officer") are hereby each severally authorized, after consultation with such counsel and any advisors to CARA (collectively, the "CARA Consultants"), as such Authorized Officer deems necessary, desirable or convenient, in such Authorized Officer's sole discretion, to extend the time period set forth in Section 1 hereof, but in no event shall such additional period exceed one hundred and twenty (120) days beyond the time period set forth in Section 1 hereof.
- Section 3.** In the event that the Company has not acquired fee title ownership of the Property in accordance with the time periods set forth in Section 1 hereof, or as otherwise may be extended by an Authorized Officer, in such Authorized Officer's sole discretion, in accordance with Section 2 hereof, CARA's designation of the Carteret Realty as developer for the Property shall expire and be of no further force and effect and CARA shall have no further obligation to the Company.
- Section 4.** The Authorized Officer is hereby authorized to be execute and delivered on behalf of CARA, and take any additional action(s), including any consultation with the CARA Consultants, deemed necessary, desirable or convenient in such Authorized Officer's sole discretion, to accomplish the purposes provide for herein.
- Section 5.** All actions of the Authorized Officers and the CARA Consultants taken prior to the date of adoption hereof in connection with the Property, and including without limitation, the sale of Block 2101, Lot 8 in accordance with the terms of any Purchase and Sale Agreement by and between CARA and Carteret Realty, as ultimately provided for herein, are hereby ratified and approved.
- Section 6.** This resolution shall take effect at the time and in the manner prescribed by law.

Resolution No.18-7 Authorizing Award of FY2017 Auditing Services

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-7
AWARD OF CONTRACT AUDITING SERVICES FY2017
HODULIK & MORRISON, P.A.**

WHEREAS, the Agency is required to retain a firm to perform the Annual Audit for FY2017, 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 15 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 FY2017;

NOW THEREFORE BE IT RESOLVED, that the Redevelopment Agency award a contract for auditing services for FY2017 to the firm of Hodulik and Morrison, P.A., as per the attached proposal in the amount of \$4,500.00.

Resolution No.18-8 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-8
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;

Beacon Planning	\$8,652.62	(Various Redevelopment Projects)
Carteret Redevelopment Agency	\$25,000.00	(Operations)
Lawngevity	\$1,642.00	(Landscaping)

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 Resolution No.18-6, No.18-7 and No.18-8 was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and upon roll call, all present voted aye, nays none.

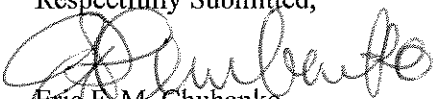
Old Business: None

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 Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none. The meeting was adjourned at 6:10PM. It was noted that the tape recorder malfunctioned during the meeting.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
SEPTEMBER 4, 2018**

The meeting was called to order at 6:02PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert (by phone) Vice Chairman Chester A. Bohanek Jr.
Commissioner Vincent Bellino Commissioner Christopher Fiore
Commissioner Hardyal Singh Eric Chubenko, Executive Director

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Frank Kaskiw (excused)
Michael Sica, Esq (available by phone) Taqualla Lowman, Secretary (excused)

Minutes: Annual Reorganization Meeting 2/6/18

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

Minutes: Regular Meeting 3/6/18

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

Communications: 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.18-9 Authorizing Transfer of Certain Property to the Borough of Carteret

**RESOLUTION NO.18-9 OF THE CARTERET REDEVELOPMENT AGENCY 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 has acquired fee title interest in Block 6804, Lots 4, 5, 6 and 7 (the "Borough Property") as referred to on the tax map of the Borough; and

WHEREAS, the Agency is the fee title owner of Block 6804, Lot 3 as referred to on the tax map of the Borough (the "Agency Property" and together with the Borough Property, the "Properties"); and

WHEREAS, in order to consolidate the Properties for purposes of undertaking a redevelopment project, the Agency desires to transfer and convey its fee title interest in the Agency Property to the Borough.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The transfer and conveyance of Block 6804, Lot 3 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 6804, Lot 3 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.18-10 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-10
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;

Jesco	\$12,198.00	(Demolition Equipment Rental)
C&C Oil Burner	\$726.76	(Fuel Oil)
Hank D'Orsi	\$900.00	(Reimbursement for Casalino Plumbing)
Rent a Fence	\$2,094.00	(Fencing for demolition)
ABS Environmental Services, LLC	\$2,500.00	(Asbestos Investigation for Demo Sites)
Carteret Redevelopment Agency	\$25,000.00	(Operations)
Lawngevity	\$4,537.00	(Landscaping)

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.18-11 Authorizing and Ratifying the Execution of Agreement

**RESOLUTION NO.18-11 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING
AND RATIFYING THE EXECUTION OF A CONSTRUCTION MANAGEMENT AGREEMENT
IN CONNECTION WITH PERFORMING ARTS CENTER PROJECT**

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, as the then owner of Block 6501, Lots 1, 2, 3, 16 17 and 18, the Carteret Redevelopment Agency (the "Agency") entered into that certain Construction Management Agreement, dated January 29, 2016, as amended and supplemented, with the Carteret Business Partnership, Inc., a non-profit corporation of the State of New Jersey (the "CBP") and Cooke Avenue Developers, (the "Original Construction Manager"), for the construction of a Performing and Cultural Arts Center on Washington Avenue (the "Project"); and

WHEREAS, the Original Construction Manager informed the Agency and the CBP that it could not complete the Project: and

WHEREAS, the Agency and CBP have selected Torcon Inc. ("Torcon") to replace the Original Construction Manager;

WHEREAS, the Agency desires to enter into a construction management agreement with Torcon.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The selection of Torcon as the new construction manager 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 construction management of the Project.

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.

A motion to adopt Resolution No.18-9, No.18-10 and No.18-11 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: 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 Singh and all present voted aye, nays none. The meeting adjourned at 6:09pm.

Respectfully Submitted,


Eric E. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
NOVEMBER 7, 2018**

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

Present Under Role: Chairman Anthony Neibert (by phone) Vice Chairman Chester A. Bohanek Jr.
Commissioner Talissa Andrews Commissioner Frank Kaskiw
Commissioner Hardy Singh Eric Chubenko, Executive Director
Taqualla Lowman, Secretary

Absent Under Roll: Commissioner Vincent Bellino (excused) Commissioner Christopher Fiore (excused)
Michael Sica, Esq (available by phone)

Minutes: Annual Reorganization Meeting 6/12/18

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

Communications: 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: None

New Business:

Resolution No.18-12 Authorizing Acquisition of Certain Properties

**RESOLUTION NO.18-12 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING
THE ACQUISITION OF CERTAIN PROPERTY IN THE BOROUGH OF CARTERET**

WHEREAS, the Carteret Redevelopment Agency (the “Agency”), a public body corporate and politic duly organized and existing under the laws of the State of New Jersey (the “State”) was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”), specifically, N.J.S.A. 40A:12A-11, by Ordinance No. 01-1, duly adopted by the Borough Council of the Borough of Carteret (the “Borough”) on February 1, 2001; and

WHEREAS, on February 25, 2016, the Borough adopted Resolution Number 16-43, designating the properties identified as Block 6805, Lots 1, 2, 3, 4, 5, 6, 7, 8, 22, 23, 24, 25, 26, 27, 28 & 29 on the tax map of the Borough (collectively, the “Locust-Roosevelt Redevelopment Area”) as an “area in need of redevelopment” under the Redevelopment Law; and

WHEREAS, the Borough subsequently adopted an ordinance approving a redevelopment plan for the Locust-Roosevelt Redevelopment Area (the “Redevelopment Plan”); and

WHEREAS, the Borough executed purchase and sale agreements (the “Daniels Property Contracts”) with Roger Daniels, the owner of the properties designated as Block 6805, Lots 1, 4, 7 and 24 (collectively, the “Daniels Properties”), each of which is in the Locust-Redevelopment Redevelopment Area; and

WHEREAS, Daniels previously filed for bankruptcy protection and the Daniels Properties are the subject of foreclosure actions and, thus, the Borough has been unable to close the acquisition of the Daniels Properties to date; and

WHEREAS, the Borough may assign its purchase rights under the Daniels Property Contracts to the Agency; and

WHEREAS, the Agency desires to authorize the acquisition of the Daniels Properties, for the purpose of effectuating the redevelopment thereof, either pursuant to the Daniels Property Contracts or by other means.

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Agency is authorized to accept an assignment of the Daniels Property Contracts from the Borough and close title thereunder on the Daniels Properties.
3. The Agency is further authorized to take any and all actions necessary to acquire the Daniels Properties, including by gift, bequeath, devise, purchase or condemnation, as necessary.
4. The Chairperson, Vice Chairperson and Secretary of the Agency (each an “**Authorized Officer(s)**”) are hereby authorized and directed to, in order to effectuate the purposes of this resolution (i) execute and deliver any agreement, document, instrument or certificate deemed necessary, desirable or convenient by an Authorized Officer, in their respective sole discretion, after consultation with such counsel and advisors as deemed appropriate and necessary and (ii) perform such other action(s) as the Authorized Officers deem necessary, desirable or convenient.
5. A copy of this resolution shall be available for public inspection at the offices of the Agency.
6. This resolution shall take effect immediately.

Resolution No.18-13 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-13
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	\$9,759.00	(Various Redevelopment Projects)
ABS Environmental Services, LLC	\$1,800.00	(Asbestos Investigation for Demo Sites)
Department of Community Affairs	\$1,150.00	(56-58 Washington Avenue)
James P Nolan and Associates	\$59.99	(Legal Services)
Excel Environmental	\$2,000.00	(LSRP 130 Washington Avenue)
Treasurer State of New Jersey	\$320.00	(LSRP Fee 130 Washington Avenue)
Bayshore	\$7,437.81	(Demolition Carting)
Lawngevity	\$1,262.00	(Landscaping)

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
November 7, 2018

A motion to adopt Resolution No.18-12 and No.18-13 was made by Vice Chairman Bohanek 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.

A motion to adjourn the meeting was made by Vice Chairman Bohanek and seconded by Commissioner Andrews and all present voted aye, nays none. The meeting adjourned at 6:06pm.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
DECEMBER 4, 2018**

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

Present Under Role: Chairman Anthony Neibert (by phone) Vice Chairman Chester A. Bohanek Jr.
Commissioner Vincent Bellino Commissioner Frank Kaskiw
Eric Chubenko, Executive Director

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Christopher Fiore (excused)
Commissioner Hardy Singh (excused) Taqualla Lowman, Secretary (excused)
Michael Sica, Esq (available by phone)

Minutes: Annual Reorganization Meeting 9/4/18

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

Communications: 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.18-14 Adoption of 2019 Board Meeting Calendar

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-14
ADOPTION OF THE 2019 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2019 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 2019 calendar year:

January 2, 2019	April 2, 2019	September 3, 2019	December 3, 2019
February 5, 2019	May 7, 2019	October 1, 2019	
March 5, 2019	June 4, 2019	November 6, 2019	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 2, 2019 prior to the start of the regular meeting.

Resolution No.18-15 Designating Official Banks for 2019

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.18-15
DESIGNATING OFFICIAL BANKS FOR 2019**

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 2019 calendar year:

Investors Bank
BCB
United Roosevelt

Resolution No.18-16 Designating Official Newspapers for 2019

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.18-16
DESIGNATING OFFICIAL NEWSPAPERS FOR 2019**

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 2019 calendar year:

Home News Tribune
The Star Ledger

Resolution No.18-17 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #18-17
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;

James P Nolan and Associates (Legal Services-Landlord Tenant)

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.18-18 Authorizing Acquisition of Certain Properties

RESOLUTION NO.18-18 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY IN THE BOROUGH OF CARTERET

WHEREAS, the Carteret Redevelopment Agency (the “**Agency**”), a public body corporate and politic duly organized and existing under the laws of the State of New Jersey (the “**State**”) was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), specifically, N.J.S.A. 40A:12A-11, by Ordinance No. 01-1, duly adopted by the Borough Council of the Borough of Carteret (the “**Borough**”) on February 1, 2001; and

WHEREAS, on February 25, 2016, the Borough adopted Resolution Number 16-43, designating the properties identified as Block 6805, Lots 1, 2, 3, 4, 5, 6, 7, 8, 22, 23, 24, 25, 26, 27, 28 & 29 on the tax map of the Borough (collectively, the “**Locust-Roosevelt Redevelopment Area**”) as an “area in need of redevelopment” under the Redevelopment Law; and

WHEREAS, said Resolution authorized the Borough to use all the powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, the Borough subsequently adopted an ordinance approving a redevelopment plan for the Locust-Roosevelt Redevelopment Area (the “**Redevelopment Plan**”); and

WHEREAS, the Agency is charged with the responsibility of implementing the redevelopment plans adopted by the Borough; and

WHEREAS, the Agency desires to authorize the acquisition of the properties in the Redevelopment Area for the purpose of effectuating the redevelopment thereof, either pursuant to a negotiated Purchase and Sale Agreement or by other means authorized by applicable law.

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Agency is further authorized to take any and all actions necessary to acquire the properties in the Redevelopment Area, including by gift, bequeath, devise, purchase or condemnation, as necessary.
3. The Chairperson, Vice Chairperson and Secretary of the Agency (each an “**Authorized Officer(s)**”) are hereby authorized and directed to, in order to effectuate the purposes of this resolution (i) execute and deliver any agreement, document, instrument or certificate deemed necessary, desirable or convenient by an Authorized Officer, in their respective sole discretion, after consultation with such counsel and advisors as deemed appropriate and necessary and (ii) perform such other action(s) as the Authorized Officers deem necessary, desirable or convenient.
4. This resolution shall take effect immediately.

Resolution No.18-19 Authorizing Acquisition of Certain Properties

RESOLUTION NO. 18-19 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY IN THE BOROUGH OF CARTERET

WHEREAS, the Carteret Redevelopment Agency (the “**Agency**”), a public body corporate and politic duly organized and existing under the laws of the State of New Jersey (the “**State**”) was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), specifically, N.J.S.A. 40A:12A-11, by Ordinance No. 01-1, duly adopted by the Borough Council of the Borough of Carteret (the “**Borough**”) on February 1, 2001; and

WHEREAS, pursuant to the Redevelopment Law, the Borough designated the properties formerly known as Block 4, Lots 1, 2 (C.O. 100, C.O. 200, C.O. 300 and C.O. 400), 3 and 4, Block 5.1, Lots 1, 1.02, 1.03, 2, 5 and 6, Block 5.02, Lots 1.01, 1.02, 1.03 and 2.1, Block 6.1, Lot 1 and Block 6.2, Lot 12, and various parcels within Block 500 (collectively, the **"Redevelopment Area"**) as an area in need of redevelopment; and

WHEREAS, the Borough subsequently adopted a redevelopment plan for the Redevelopment Area (the **"Redevelopment Plan"**), which authorized the acquisition of the property within the Redevelopment Area, including, if necessary, by eminent domain; and

WHEREAS, the Borough has already acquired certain properties within the Redevelopment Area owned by E.I. DuPont De Numours & Co. (**"DuPont"**) and is in negotiations with DuPont relative to the acquisition of the balance of the properties within the Redevelopment Area owned by DuPont; and

WHEREAS, the Agency is charged with the responsibility of implementing the redevelopment plans adopted by the Borough; and

WHEREAS, the Agency desires to authorize the acquisition of the adjacent property in the Redevelopment Area, Block 304, Lot 4 (formerly Block 5.02, Lot 1.02, hereinafter, the **"Basin Holding Property"**), owned by Basin Holding Realty Corporation, for the purpose of effectuating the redevelopment thereof, either pursuant to a negotiated Purchase and Sale Agreement or by other means authorized by applicable law.

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Agency is authorized to take any and all actions necessary to acquire the Basin Holding Property, including by gift, bequeath, devise, purchase or condemnation, as necessary.
3. The Chairperson, Vice Chairperson and Secretary of the Agency (each an **"Authorized Officer(s)"**) are hereby authorized and directed to, in order to effectuate the purposes of this resolution (i) execute and deliver any agreement, document, instrument or certificate deemed necessary, desirable or convenient by an Authorized Officer, in their respective sole discretion, after consultation with such counsel and advisors as deemed appropriate and necessary and (ii) perform such other action(s) as the Authorized Officers deem necessary, desirable or convenient.
4. This resolution shall take effect immediately.

A motion to adopt Resolutions No.18-14, No.18-15, No.18-16, No.18-17, No.18-18 and No.18-19 was made by Vice Chairman Bohanek 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. 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 adjourned at 6:06pm.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director