

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE SPECIAL MEETING
JANUARY 16, 2020**

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

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr
Commissioner Hiz Lady T.D. Andrewz Commissioner Christopher Fiore
Commissioner Frank Kaskiw Commissioner Hardyal Singh
Eric Chubenko, Executive Director Michael Sica, Esq (available by phone)

Absent Under Roll: Commissioner Vincent Bellino (excused) Taqualla Lowman, Secretary (excused)

Minutes: Regular Meeting 9/3/19

A motion to adopt the minutes was made by Commissioner Andrewz 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.20-1 Designating Official Banks for 2020

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.20-1
DESIGNATING OFFICIAL BANKS FOR 2020**

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 2020 calendar year:

Investors Bank
BCB
United Roosevelt

Resolution No.20-2 Designating Official Newspapers for 2020

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.20-2
DESIGNATING OFFICIAL NEWSPAPERS FOR 2020**

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 2020 calendar year:

Home News Tribune
The Star Ledger

Resolution No.20-3 Authorizing Negotiations to Sell Plenary Consumption Licenses

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #20-3
AUTHORIZING NEGOTIATIONS TO SELL PLENARY RETAIL CONSUMPTION LICENSES**

WHEREAS, the Carteret Redevelopment Agency has previously acquired available liquor licenses for the purpose of incorporating them into future redevelopment projects, and;

WHEREAS, the Agency presently possesses two plenary retail consumption licenses, and;

WHEREAS, to promote continued development of businesses in the existing redevelopment areas the Borough has asked the Agency to solicit interest from developers in existing redevelopment areas who might be desirous of acquiring one or both of the licenses being held by the Agency;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes the Executive Director to negotiate for the potential sale of the two plenary retail consumption licenses presently being held by the Redevelopment Agency.

Resolution No.20-4 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #20-4
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

Beacon Planning	\$6,285.00	(Various Redevelopment Projects)
Lawngevity	\$4,415.00	(Lawn Services for Misc Properties)
ABS Environmental Services	\$833.00	(Asbestos Survey 54 Washington)
McManimon, Scotland and Baumann	\$6,815.19	(Various Redevelopment Projects)
James P. Nolan & Associates	\$53.00	(12 Locust Street – Roger Daniels)

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

None

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

None

A motion to adopt a consent agenda for Resolutions No.20-1, No.20-2, No.20-3 and No.20-4 was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

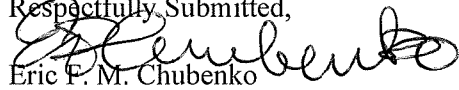
Old Business: None

Commissioner Comments: The Commissioners 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 adjourned at 6:09pm.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE ANNUAL REORGANIZATION MEETING
JANUARY 16, 2020**

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 Chester A. Bohanek Jr. Commissioner Frank Kaskiw
Commissioner Anthony Neibert Commissioner Hardy Singh
Eric Chubenko, Executive Director Michael Sica, Esq (available by phone)

Absent Under Roll: Commissioner Talissa Andrews (excused) Commissioner Vincent Bellino (excused)
Commissioner Christopher Fiore (arrived 6:01PM) Taqualla Lowman, Secretary (excused)

Nomination for Chairperson:

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

There were no other nominations for the office of Chairperson.

A motion to close nominations for the office of Chairperson was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek, and all present vote aye and nays none.

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 Kaskiw.

There were no other nominations for the office of Chairperson.

A motion to close nominations for the office of Chairperson was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek, and all present vote aye and nays none.

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 6:02PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
APRIL 7, 2020**

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

The meeting was held via Zoom conference call due to the ongoing pandemic. The call in number was 929-205-6099, Meeting ID 25-383-100, Pass 040720.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr
Commissioner Vincent Bellino Commissioner Christopher Fiore
Commissioner Frank Kaskiw Eric Chubenko, Executive Director
Michael Sica, Esq

Absent Under Roll: Commissioner Hiz Lady T.D. Andrewz (excused) Commissioner Hardyal Singh (excused)
Taqualla Lowman, Secretary (excused)

Minutes: Regular Meeting 11/6/19

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

Communications: None

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

Legal Report: Progress

New Business:

Resolution No.20-5 Late Budget Resolution

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #20-5
LATE SUBMISSION OF FY2020 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency is authorizing the initial submission of its FY2020 Agency Budget at the April 7, 2020 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 FY2020 Agency Budget;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the FY2020 late budget submission.

Resolution No.20-6 FY2020 Budget Introduction (attached)

Resolution No.20-7 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #20-7
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

Guy Jenson	\$75.00	(Constable-Lockout 12 Locust Street)
McManimon, Scotland and Baumann	\$75,023.68	(Various Redevelopment Projects)
Beacon Planning	\$attached	(Various Redevelopment Projects)
Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
Carteret Housing Development Corp	\$65,000.00	(65 Atlantic Street Rehabilitation)
Rent a Fence	\$900.00	(217-223 Roosevelt Avenue)
RKD Tree Service	\$9,500.00	(217-223 Roosevelt Avenue)

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

None

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

None

A motion to adopt a consent agenda for Resolutions No.20-5, No.20-6 and No.20-7 was made by Commissioner Bellino and seconded by Commissioner Fiore 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 adjourned at 6:08pm.

Respectfully Submitted,


Erie F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
SEPTEMBER 1, 2020**

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

The meeting was held via Zoom conference call due to the ongoing pandemic.

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

Absent Under Roll: Commissioner Hiz Lady T.D. Andrewz (excused) Commissioner Christopher Fiore (excused)
Commissioner Frank Kaskiw (excused) Taqualla Lowman, Secretary (excused)

Minutes: Annual Reorganization Meeting 1/16/20

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

Minutes: Special Meeting 1/16/20

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

Legal Report: None

New Business:

Resolution No.20-10 Authorizing Renaissance Medical Group as Developer and Lease/Sale Negotiations

**RESOLUTION NO.20-10 OF THE BOROUGH OF CARTERET REDEVELOPMENT AGENCY
DESIGNATING JEWISH RENAISSANCE MEDICAL CENTER "JPMC" DBA RENAISSANCE
MEDICAL CENTER, AS THE DEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK
2101, LOT 8**

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 Jewish Renaissance Medical Center "JPMC" DBA Renaissance Medical Center to lease the aforesaid Property with the intent to develop this abandoned former branch bank location; and

WHEREAS, CARA is desirous of entering into formal negotiations with Jewish Renaissance Medical Center "JPMC" DBA Renaissance Medical Center to lease, or sell and develop said Property; and

WHEREAS, CARA desires to conditionally designate the Jewish Renaissance Medical Center “JPMC” DBA Renaissance Medical Center as the developer of the Property.

NOW, THEREFORE, BE IT RESOLVED as follows:

- Section 1.** Jewish Renaissance Medical Center “JPMC” DBA Renaissance Medical Center is hereby designated as the developer for Block 2101, Lot 8 for an initial period of Ninety (90) days, or as otherwise may be extended in accordance with Section 2 hereof, during which time CARA and Jewish Renaissance Medical Center “JPMC” DBA Renaissance Medical Center may enter into a formal Lease Agreement or Sales Agreement for 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 Ninety (90) days beyond the time period set forth in Section 1 hereof.
- Section 3.** In the event that the Company has not leased 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 Jewish Renaissance Medical Center “JPMC” DBA Renaissance Medical Center 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 Lease or Sales Agreement by and between CARA and Jewish Renaissance Medical Center “JPMC” DBA Renaissance Medical Center, 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.20-11 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #20-11
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

ABS Environmental	\$1,000.00	(Asbestos Certification)
Lawngevity	\$4,608.00	(Lawn Services)
Treasurer State of NJ	\$550.00	(Site Remediation Fee)
Carteret Pharmacy	\$10,000.00	(Relocation Assistance)
Borough of Carteret	\$3,324.00	(ABC License Renewals)
NJ Realty Advisory Group	\$375.00	(Appraiser)

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

None

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

None

A motion to adopt a consent agenda for Resolutions No.20-10 and No.20-11 was made by Vice Chairman Boahenk 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 Bellino and seconded by Vice Chairman Bohanek and all present voted aye, nays none. The meeting adjourned at 6:11pm.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
NOVEMBER 4, 2020**

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

The meeting was held via Zoom conference call due to the ongoing pandemic. The call-in information was as follows:
1-929-205-6099; Meeting ID 872 1143 0926; Password 972580

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr
Commissioner Vincent Bellino Commissioner Christopher Fiore
Commissioner Frank Kaskiw Commissioner Hardyal Singh
Eric Chubenko, Executive Director Michael Sica, Esq
Taqualla Lowman, Secretary

Absent Under Roll: Commissioner Hiz Lady T.D. Andrewz (excused)

Communications: 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: Progress

New Business:

Resolution No.20-12 Authorizing Sale of Plenary Consumption License

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #20-12
AUTHORIZING SALE OF PLENARY RETAIL CONSUMPTION LICENSE**

WHEREAS, the Carteret Redevelopment Agency has previously acquired available liquor licenses for the purpose of incorporating them into future redevelopment projects, and;

WHEREAS, the Agency presently possesses two plenary retail consumption licenses, and;

WHEREAS, to Agency previously adopted Resolution No.20-3 that authorized the Executive Director to solicit interest from developers in existing redevelopment areas who might be desirous of acquiring a license being held by the Agency and to negotiate the sale of a license, and;

WHEREAS, the designated developer for Washington Lofts expressed interest in a license to be utilized in their redevelopment project and with the assistance of the Community Development office the Redevelopment Agency was able to negotiate a sales price of \$95,000.00 for the license;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes the sale of plenary consumption license No.1201-33-038-003 to the designated developer of the Washington Lofts project for the amount of \$95,000.00, and;

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute all documents on behalf of the Agency to effectuate the sale and transfer of the plenary consumption license.

Resolution No.20-13 Adoption of 2021 Board Meeting Calendar

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #20-13
ADOPTION OF THE 2021 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2021 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 2021 calendar year:

January 5, 2021	April 6, 2021	September 7, 2021	December 7, 2021
February 2, 2021	May 4 2021	October 5, 2021	
March 2, 2021	June 1, 2021	November 3, 2021	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 5, 2021 prior to the start of the regular meeting.

Resolution No.20-14 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #20-14
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

Treasurer State of NJ-ABC	\$200.00	(Plenary Consumption License Renewal Fees)
Lawngevity	\$2,520.00	(Lawn Services)
Ricciardi Brothers	\$842.00	(Paint-29 Washington Avenue)
Borough of Carteret	\$360,000.00	(Transfer of Developer Mortgage Proceeds)
Rent-a-Fence	\$450.00	(Fence Rental 217-223 Roosevelt Avenue)

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

None

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

None

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

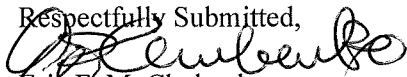
Old Business: None

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 Kaskiw and seconded by Commissioner Bellino and all present voted aye, nays none. The meeting adjourned at 6:11 pm.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director