

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
MARCH 2, 2021**

The meeting was called to order at 6:06PM 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
Commissioner Hiz Lady T.D. Andrewz
Commissioner Christopher Fiore
Eric Chubenko, Executive Director
Taqualla Lowman, Secretary
Vice Chairman Chester A. Bohanek Jr
Commissioner Vincent Bellino
Commissioner Frank Kaskiw
Michael Sica, Esq

Absent Under Roll: Commissioner Hardyal Singh (excused)

Minutes: Regular Meeting 4/7/20

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

Minutes: Regular Meeting 9/1/20

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

Communications: None

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

Legal Report: Progress

New Business:

Resolution No.21-1 Designating Official Banks for 2021

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.21-1
DESIGNATING OFFICIAL BANKS FOR 2021**

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 2021 calendar year:

Investors Bank
BCB
United Roosevelt

Resolution No.21-2 Designating Official Newspapers for 2021

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.21-2
DESIGNATING OFFICIAL NEWSPAPERS FOR 2021**

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 2021 calendar year:

Home News Tribune
The Star Ledger

Resolution No.21-3 Authorizing Acquisition of Certain Properties – Washington Ave Redev Area

CARTERET REDEVELOPMENT AGENCY RESOLUTION NO.21-3 AUTHORIZING THE ACQUISITION OF PROPERTIES COMMONLY KNOWN AS 67-69, 63-65, 59-61 AND 55-57 WASHINGTON AVENUE, 77, 75, 73, 69, 65 AND 63 ATLANTIC STREET AND 164, 162, 160 AND 158 PERSHING AVENUE AND FURTHER IDENTIFIED ON THE BOROUGH TAX MAP AS BLOCK 6703, LOTS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 26, 27, 28 & 29

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"), the Borough of Carteret (the "Borough") designated the below referenced properties as areas in need of redevelopment:

- A. 55-69 Washington Avenue, Block 6703, Lots 1, 2, 4 and 5 (the "Washington Avenue Redevelopment Properties"),
- B. 63-77 Atlantic Street, Block 6703, Lots 6-11 (the "Atlantic Street Redevelopment Properties"), and
- C. 158-164Pershing Avenue, Block 6703, Lots 26-29 (the "Pershing Avenue Redevelopment Properties" and together with the Washington Avenue Redevelopment Properties and the Atlantic Street Redevelopment Properties, the "Redevelopment Properties"); 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 Redevelopment Properties, to exercise the powers contained in the Redevelopment Law and to facilitate the redevelopment of the Redevelopment Properties; and

WHEREAS, pursuant to the Redevelopment Law, the Agency is authorized to acquire the Redevelopment Properties by negotiation or condemnation; and

WHEREAS, the Agency has determined that it would serve the purposes of the Agency and the Redevelopment Law to acquire the Redevelopment Properties for redevelopment purposes.

NOW THEREFORE, BE IT RESOLVED by the Carteret Redevelopment Agency as follows:

Section 1. The acquisition by negotiation and/or eminent domain of the Redevelopment Properties is hereby authorized.

Section 2. 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, to execute and enter into any and all agreements, instruments and other related documents, and take any and all other actions as such Authorized Officer shall deem necessary, convenient or desirable, to effectuate the acquisition of the Redevelopment Properties.

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.21-4 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-4
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;

Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
ABS Environmental	\$2,499.00	(Asbestos Survey-178-180 Pershing Ave, 60 Washington)
ABS Environmental	\$2,500.00	(Asbestos Abatement-56 Washington Ave)
Rent-a-Fence	\$900.00	(Fence Rental 217-223 Roosevelt Avenue)
Lawngevity	\$1,286.00	(Lawn Services)

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.21-1, No.21-2, No.21-3 and No.21-4 was made Commissioner Bellino and seconded by Commissioner Fiore and upon roll call, all present voted aye, nays none.

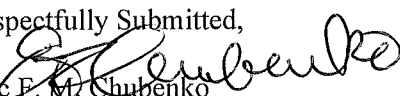
Old Business: None

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 Commissioner Kaskiw and seconded by Chairman Neibert and all present voted aye, nays none. The meeting adjourned at 6:20pm.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE ANNUAL REORGANIZATION MEETING
MARCH 2, 2021**

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

Present Under Role:

Commissioner Hiz Lady TD Andrewz	Commissioner Chester A. Bohanek Jr.
Commissioner Vincent Bellino	Commissioner Christopher Fiore
Commissioner Frank Kaskiw	Commissioner Anthony Neibert
Eric Chubenko, Executive Director	Michael Sica, Esq
Taqualla Lowman, Secretary	

Absent Under Roll: Commissioner Hardyal Singh (excused)

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.

A motion to close nominations for the office of Chairperson was made by Commissioner Kaskiw and seconded by Commissioner Fiore, 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 Commissioner Bellino and seconded by Chairman Neibert.

There were no other nominations for the office of Chairperson.

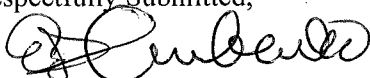
A motion to close nominations for the office of Chairperson was made by Commissioner Kaskiw and seconded by Commissioner Fiore, and all present vote aye and nays none.

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

The meeting was adjourned at 6:06PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
APRIL 6, 2021**

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.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr
Commissioner Hiz Lady T.D. Andrewz Commissioner Frank Kaskiw
Eric Chubenko, Executive Director

Absent Under Roll: Commissioner Hardyal Singh (excused) Commissioner Vincent Bellino (excused)
Commissioner Christopher Fiore (excused) Taqualla Lowman, Secretary (excused)
Michael Sica, Esq (available by phone)

Minutes: Regular Meeting 11/4/20

A motion to adopt the minutes was made by Chairman Neibert 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: Progress

New Business:

Resolution No.21-5 Authorizing Actions Associated with the Management of Rental Properties and the Continuation of Interlocal Agreement with CHA & CHADCO

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.21-5
AUTHORIZING ACTIONS ASSOCIATED WITH MANAGEMENT OF RENTAL PROPERTIES AND THE
CONTINUATION OF INTERLOCAL AGREEMENT WITH CHA & CHADCO**

WHEREAS, the Carteret Redevelopment Agency has previously authorized interlocal agreements with the Carteret Housing Authority (CHA) and the Carteret Housing and Development Corporation (CHADCO) to administer the lease-up, continued occupancy and general maintenance for properties within the Borough of Carteret, and;

WHEREAS, the Carteret Redevelopment Agency in cooperation with the Borough of Carteret and the Carteret Business Partnership have acquired and are continuing to acquire various properties within the Borough of Carteret and desires to continue on an interlocal basis 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;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes the continuation of an interlocal agreement with the Carteret Housing Authority, working in conjunction with the Carteret Housing and Development

Carteret Redevelopment Agency
Minutes of the Regular Meeting
April 6, 2021

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, and;

BE IT FURTHER RESOLVED, that the Executive Director is authorized to act on behalf of the Agency to negotiated such rental terms for the respective units under management and to execute all interlocal and rental agreements on behalf of the Agency to facilitate the management of such properties, and;

BE IT FURTHER RESOLVED, that this resolution shall memorialize all previous actions taken in the continued management of such properties.

Resolution No.21-6 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-4
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;

Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
Rent-a-Fence	\$550.00	(Fencing 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.21-5 and No.21-6 was made Vice Chairman Bohanek and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

Old Business: None

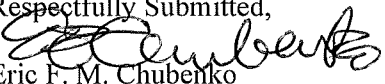
Commissioner Comments: None

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

Carteret Redevelopment Agency
Minutes of the Regular Meeting
April 6, 2021

A motion to adjourn the meeting was made by Commissioner Kaskiw and seconded by Chairman Neibert and all present voted aye, nays none. The meeting adjourned at 6:08pm.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
JUNE 1, 2021**

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 Hiz Lady T.D. Andrewz Commissioner Vincent Bellino Commissioner
Frank Kaskiw (arrived at 6:11) Eric Chubenko, Executive Director

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

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: Progress

New Business:

Resolution No.21-7 2018 Audit Adoption Certification

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.21-7
FY 2018 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, 2018 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, 2018, 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.

Resolution No.21-8 Authorizing 2019 and 2020 Audits

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-8
AWARD OF CONTRACT AUDITING SERVICES FY2019 AND FY2020
HFA CERTIFIED PUBLIC ACCOUNTANTS**

WHEREAS, the Agency is required to retain a firm to perform the Annual Audits for FY2019 and FY2020, and;

WHEREAS, the firm of HFA Certified Public Accountants, 1985 Cedar Bridge Ave, Suite 3, Lakewood, NJ 08701, is currently performing auditing and accounting work for the Borough of Carteret, and;

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

WHEREAS, they have submitted proposals in the amount of \$6,500.00 per year to perform auditing services for both FY2019 and FY2020;

NOW THEREFORE BE IT RESOLVED, that the Redevelopment Agency award a contract for auditing services for FY2019 and FY2020 to the firm of HFA Certified Public Accountants, 1985 Cedar Bridge Ave, Suite 3, Lakewood, NJ 08701, as per the attached proposal in the amount of \$6,500.00 per year for an aggregate amount of \$13,000.00 for both years, and;

BE IT FURTHER RESOLVED, that the Executive Director is authorized to utilize HFA Certified Public Accountants per the attached rate schedule for additional accounting services that are necessary to maintain audit and budget compliance with the State of NJ.

Resolution No.21-9 Approving Interim 2021 Budget

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-9
AUTHORIZING INTERIM FY2021 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency desires to authorize an interim FY2021 Agency Budget until such time as the FY2020 Agency adopted budget is approved by the State of NJ, and;

WHEREAS, the Carteret Redevelopment Agency has attached an interim FY2021 Agency Budget until the State of NJ budget is introduced;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the attached interim FY2021 Agency budget.

Resolution No.21-10 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-4
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

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June 1, 2021

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;

Borough of Carteret	\$3,024.00	(Liquor License Renewal)
Rent-a-Fence	\$1,750.00	(Fencing 217-223 Roosevelt Avenue)
Natelli Brothers	\$15,000.00	(Painting of Building 45-47 Washington Avenue)
Treasurer State of NJ	\$550.00	(LSRP Fee)
Beacon Planning	\$3,032.50	(Misc Redevelopment Projects)
Lawngevity	\$Attached	(Lawn Service)

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

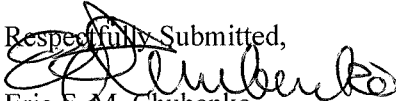
A motion to adopt a consent agenda for Resolutions No.21-7, No.21-8, No.21-9 and No.21-10 was made Chairman Neibert and seconded by Commissioner Bellino and upon roll call, all present voted aye, nays none.

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 Chairman Neibert and seconded by Commissioner Bellino and all present voted aye, nays none. The meeting adjourned at 6:13pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE SPECIAL MEETING
JULY 13, 2021**

The meeting was called to order at 5:06PM 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 Christopher Fiore Commissioner Frank Kaskiw
Commissioner Hardyal Singh Eric Chubenko, Executive Director

Absent Under Roll: Commissioner Hiz Lady T.D. Andrewz (excused) Commissioner Vincent Bellino (excused)
Taqualla Lowman, Secretary (excused) Michael Sica, Esq (available by phone)

Communications: None

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

Legal Report: Progress

New Business:

Resolution No.21-7 2018 Audit Adoption Certification

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.21-7
FY 2018 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, 2018 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, 2018, 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.

Resolution No.21-11 Authorizing Sale of Plenary Consumption License

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-11
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;

WHEREAS, the designated developer for Washington Lofts had negotiated as part of their redevelopment agreement with the Borough of Carteret, their ability to exercise the purchase of a plenary consumption license at a sales price of \$50,000.00, and;

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 \$50,000.00, 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.21-12 Authorizing Acquisition of Certain Properties-Carteret Ave & Locust St

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.21-12 AUTHORIZING THE ACQUISITION OF PROPERTIES COMMONLY KNOWN AS
14 CARTERET AVENUE, 4-6 LOCUST STREET & 20 LOCUST STREET AND FURTHER IDENTIFIED ON
THE BOROUGH TAX MAP AS BLOCK 6805, LOTS 2, 3 & 8**

WHEREAS, on February 25, 2016, the Borough of Carteret (the "Borough") adopted Resolution No. 16-43 declaring the properties identified on the Borough's tax map as Block 6805, Lots 1-8 and 22-29 as an area in need of redevelopment (the "Redevelopment Area") in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

WHEREAS, on May 3, 2018, the Borough finally adopted Ordinance No. 18-7 approving the Locust-Roosevelt Redevelopment Plan (the "Redevelopment Plan"); 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 Redevelopment Area, to exercise the powers contained in the Redevelopment Law and to facilitate the redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to the Redevelopment Law, the Agency is authorized to acquire properties within the Redevelopment Area by negotiation or condemnation; and

WHEREAS, the Agency has determined that it would serve the purposes of the Agency and the Redevelopment Law to acquire those properties within the Redevelopment Area commonly known as 14 Carteret Avenue, 4-6 Locust

Street and 20 Locust Street and further identified on the Borough's tax map as Block 6805, Lots 2, 3 and 8 (the "Properties") for redevelopment purposes:

NOW THEREFORE, BE IT RESOLVED by the Carteret Redevelopment Agency as follows:

Section 1. The acquisition by negotiation and/or eminent domain of the Properties is hereby authorized.

Section 2. 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, to execute and enter into any and all agreements, instruments and other related documents, and take any and all other actions as such Authorized Officer shall deem necessary, convenient or desirable, to effectuate the acquisition of the Properties.

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.21-13 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-13
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;

Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
ABS Environmental Services	\$833.00	(Asbestos Certification)
Lawngevity	\$Attached	(Lawn Service)
New Jersey Realty Advisory Group	\$6,600.00	(Appraisal Services)

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.21-7, No.21-11, No.21-12 and No.21-13 was made Chairman Neibert and seconded by Vice Chairman Bohanek and upon roll call, all present voted aye, nays none.

Old Business: None

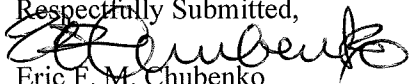
Carteret Redevelopment Agency
Minutes of the Special Meeting
July 13, 2021

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 Commissioner Kaskiw and all present voted aye, nays none. The meeting adjourned at 5:20pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "E. Chubenko", written over the printed name.

Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
DECEMBER 7, 2021**

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.

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 Taqualla Lowman, Secretary

Absent Under Roll: Commissioner Hiz Lady T.D. Andrewz (excused) Michael Sica, Esq (available by phone)

Minutes: Annual Reorganization Meeting 3/2/21

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

Minutes: Regular Meeting 3/2/21

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

Legal Report: Progress

New Business:

Resolution No.21-14 Adoption of 2022 Board Meeting Calendar

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-14
ADOPTION OF THE 2021 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2022 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 2022 calendar year:

January 4, 2022	April 5, 2022	September 6, 2022	December 6, 2022
February 1, 2022	May 3 2022	October 4, 2022	
March 1, 2022	June 7, 2022	November 1, 2022	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 4, 2022 prior to the start of the regular meeting.

Resolution No.21-15 Designating Official Newspapers for 2022

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.21-15
DESIGNATING OFFICIAL NEWSPAPERS FOR 2022**

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 2022 calendar year:

Home News Tribune
The Star Ledger

Resolution No.21-16 Designating Official Banks for 2022

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.21-16
DESIGNATING OFFICIAL BANKS FOR 2022**

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 2022 calendar year:

Investors Bank
BCB

Resolution No.21-17 Authorizing Sale of Plenary Consumption License

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-17
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, 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;

WHEREAS, the proposed developer for St Elizabeth church property has negotiated with the Borough of Carteret, their ability to exercise the purchase of a plenary consumption license at a sales price of \$55,000.00, and;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes the sale of plenary consumption the developer of the St Elizabeth church property for the amount of \$55,000.00, 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.21-18 Authorizing Transfer of Certain Properties to the Borough of Carteret

**RESOLUTION NO.21-18 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING
THE TRANSFER OF CERTAIN PROPERTY TO THE BOROUGH OF CARTERET**

WHEREAS, on February 25, 2016, the Borough adopted Resolution No. 16-43 declaring certain properties within Block 6805, as identified on the Borough's tax map, as an area in need of redevelopment (the "Locust-Roosevelt Redevelopment Area") in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

WHEREAS, on May 3, 2018, the Borough finally adopted Ordinance No. 18-7 approving the Locust-Roosevelt Redevelopment Plan (the "Locust-Roosevelt Redevelopment Plan"); and

WHEREAS, in an effort to facilitate the redevelopment of certain portions of the Locust-Roosevelt Redevelopment Area, the Borough has acquired fee title interest in Block 6805, Lots 22, 23, 25 and 26 (the "Borough Property") as referred to on the tax map of the Borough; and

WHEREAS, the Carteret Business Partnership, Inc. is the fee title owner of Block 6805, Lots 1, 4 and 29 as referred to on the tax map of the Borough (the "CBP Property"); and

WHEREAS, the Agency is the fee title owner of Block 6805, Lots 5, 6, 11, 23, 27 and 28 as referred to on the tax map of the Borough (the "Agency Property"); and

WHEREAS, the Agency is authorized to acquire fee title ownership to Block 6805, Lots 2, 3 and 8 (the "Properties to be Acquired" and together with the Borough Property, CBP Property and the Agency 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 and upon acquisition, the Properties to be Acquired, to the Borough.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The transfer and conveyance of the Agency Properties, constituting Block 6805, Lots 5, 6, 11, 23, 27 and 28 to the Borough is hereby approved.

Section 2. Upon the acquisition of the Properties to be Acquired, the transfer and conveyance of Block 6805, Lots 2, 3 and 8 to the Borough is hereby approved.

Section 3. 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 the Properties.

Section 4. 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 5. This Resolution shall take effect at the time and in the manner prescribed by law.

Resolution No.21-19 Authorizing the Sale and Conveyance of Certain Properties (Attached)

Resolution No.21-20 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #21-20
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	\$25,000.00	(Budget Subsidy)
Lawnevity	\$Attached	(Lawn Service)
Rent a Fence	\$975.00	(Fence Rental)
Beacon Planning	\$7,375.00	(Planning)
Dorothy Jackson	\$1,000.00	(Return of Security Deposit)
Excel Environmental	\$2,000.00	(LSRP Services)

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

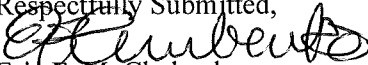
A motion to adopt a consent agenda for Resolutions No.21-14, No.21-15, No.21-16, No.21-17, No.21-18, No.21-19 and No.21-20 was made Commissioner Bellino and seconded by Commissioner Fiore and upon roll call, all present voted aye, nays none.

Old Business: None

Commissioner Comments: The Commissioners and Executive Director wished each other a Merry Christmas, Happy Holidays and 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 Chairman Neibert and seconded by Commissioner Bellino and all present voted aye, nays none. The meeting adjourned at 6:15pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director