

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
JANUARY 3, 2017**

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

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

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

Minutes: Regular Meeting 6/14/16

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

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

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

Legal Report: None

New Business:

Resolution No.17-1 FY2015 Audit Review Certification

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.17-1
FY 2015 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, 2015 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, 2015, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board;

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

It is hereby certified that this is a true copy of the resolution passed at the Meeting held on January 3, 2017.

Resolution No.17-2 Authorizing Payment for Expenses Associated with the CARA Development Account

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-2
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

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

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

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

Beacon Planning	\$8,180.00	(Misc Redevelopment Projects)
Carteret Housing Authority	\$12,000.73	(4 th Qtr 2015 additional, 1 st Qtr 2016, 2 nd Qtr 2016)
McManimon, Scotland & Baumann	\$3,968.48	(Misc Redevelopment Projects)

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

None

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

None

A motion to approve a consent agenda for Resolutions No.17-1 and No.17-2 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 6:09PM.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE ANNUAL REORGANIZATION MEETING
JANUARY 3, 2017**

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

Present Under Role: Commissioner Vincent Bellino
Commissioner Frank Kaskiw
Commissioner Hardyal Singh
Taqualla Lowman, Secretary

Commissioner Chester A. Bohanek Jr.
Commissioner Anthony Neibert
Eric Chubenko, Executive Director
Michael Sica, Esq

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

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

Nomination for Vice Chairperson:

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

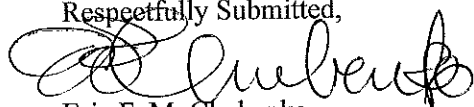
There were no other nominations for the office of Chairperson.

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 Bellino and all present voted aye, nays none.

The meeting was adjourned at 6:05PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
FEBRUARY 7, 2017**

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 Vincent Bellino Commissioner Christopher Fiore
Commissioner Hardyal Singh Eric Chubenko, Executive Director
Taqualla Lowman, Secretary

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

Minutes: Regular Meeting 9/6/16

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

Communications: None

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

Legal Report: None

New Business:

Resolution No.17-3 FY2017 Late Budget Resolution

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-3
LATE SUBMISSION OF FY2017 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency is authorizing the initial submission of its FY2017 Agency Budget at the February 7, 2017 Board of Commissioners Meeting, and;

WHEREAS, the Agency needs to adopt a late budget resolution due to the fact that the Agency took additional time to prepare the submission with the new budget format that has required a great deal more information and thus had not introduced its Agency Budget by November 2, 2016;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the FY2017 late budget submission.

Resolution No.17-4 FY2017 Authority Budget Introduction (attached)

A motion to approve a consent agenda for Resolutions No.17-3 and No.17-4 was made by Commissioner Bellino and seconded by Vice Chairman Bohanek and upon roll call, all present voted aye, nays none.

Carteret Redevelopment Agency
Minutes of the Regular Meeting
February 7, 2017

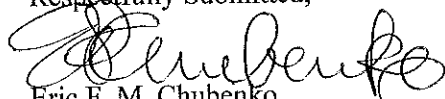
Old Business: None

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 was adjourned at 6:07PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
MARCH 7, 2017**

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

Present Under Role: Vice Chairman Chester A. Bohanek Jr. Commissioner Talissa Andrews
Commissioner Vincent Bellino Commissioner Frank Kaskiw
Eric Chubenko, Executive Director Taqualla Lowman, Secretary

Absent Under Roll: Chairman Anthony Neibert (excused) Commissioner Christopher Fiore (excused)
Commissioner Hardyal Singh (excused) Michael Sica, Esq (available by phone)

Minutes: Regular Meeting 10/4/16

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

Legal Report: None

New Business:

Resolution No.17-5 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-5
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;

Skyland Energy Services	\$53.33	(Oil Service 1-5 Louis Street)
Carteret Housing Authority	\$6,168.32	(3 rd & 4 th Quarter 2016)
Carteret Redevelopment Agency	\$20,000.00	(Operating Budget)

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.17-6 FY2016 Auditing Services

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-6
AWARD OF CONTRACT AUDITING SERVICES FY2015
HODULIK & MORRISON, P.A.**

WHEREAS, the Agency is required to retain a firm to perform the Annual Audit for FY2016, 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 14 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 FY2016;

NOW THEREFORE BE IT RESOLVED, that the Redevelopment Agency award a contract for auditing services for FY2016 to the firm of Hodulik and Morrison, P.A., as per the attached proposal in the amount of \$4,500.00.

A motion to approve a consent agenda for Resolutions No.17-5 and No.17-6 was made by Commissioner Kaskiw and seconded by Commissioner Bellino and upon roll call, all present voted aye, nays none.

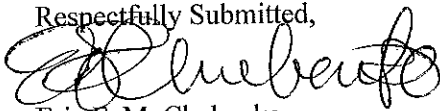
Old Business: None

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 Kaskiw and seconded by Commissioner Bellino 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
MAY 2, 2017**

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

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

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

Minutes: Regular Meeting 12/6/16

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

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

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

Legal Report: None

New Business:

Resolution No.17-7 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-7
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

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

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

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

Excel Environmental \$3,390.00 (130 Washington Avenue)

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRA BD 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.17-8 Authorizing Annual Increment

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-8
AUTHORIZING ANNUAL INCREMENT**

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency approves an annual salary increment of 2% for the Executive Director and Secretary effective July 23, 2017.

A motion to approve a consent agenda for Resolutions No.17-7 and No.17-8 was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and upon roll call, all present voted aye, nays none.

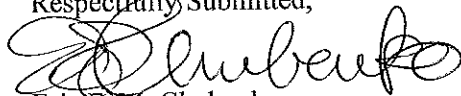
Old Business: None

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 6:05PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
JUNE 13, 2017**

The meeting was called to order at 6:06PM by Vice Chairman Bohanek.

Present Under Role: Vice Chairman Chester A. Bohanek Jr. Commissioner Vincent Bellino
Commissioner Frank Kaskiw Commissioner Hardy Singh
Eric Chubenko, Executive Director

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

Minutes: Annual Reorganization Meeting 1/3/17

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

Minutes: Regular Meeting 1/3/17

A motion to adopt the minutes was made by Commissioner Singh 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 Singh and upon roll call all present voted aye, nays none.

Legal Report: None

New Business:

Resolution No.17-9 Authorizing Transfer of Title to Carteret Business Partnership for 1-5 Louis St

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.17-9
AUTHORIZE TRANSFER OF 1-5 LOUIS STREET TO
CBP (CARTERET BUSINESS PARTNERSHIP)**

WHEREAS, the Carteret Redevelopment Agency owns the property located at 1-5 Louis Street within the Borough of Carteret, and;

WHEREAS, in order to allow for the further development of the Project, the Agency desires to convey title to the Redevelopment Area and to designate the Carteret Business Partnership "CBP", a registered 501C3 not for profit corporation;

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

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

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

- Section 3. Any and all actions taken by the Agency prior to the date hereof to effectuate such conveyance are hereby ratified.
- Section 4. This resolution shall take effect immediately.

Resolution No.17-10 Authorizing Hiring of Employee Through Union Hall – Building Demolition

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-10
AUTHORIZING HIRING OF EMPLOYEE(S) THROUGH UNION HALL
FOR BUILDING DEMOLITION**

WHEREAS, the Carteret Redevelopment Agency desires the services of a temporary employee(s) to be hired through the Union Hall to operate equipment for various demolition projects throughout the Borough of Carteret, and;

WHEREAS, there should be significant cost savings afforded to the Agency and Borough in comparison to bidding out the scattered demo projects;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency authorizes the Executive Director to hire temporary employee(s) through the Union Hall to operate equipment necessary to facilitate various demolition projects throughout the Borough of Carteret.

Resolution No.17-11 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-11
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

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

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

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

DLJ Landscape Design \$2,008.20 (Lawncare for all redevelopment properties April & May)

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

None

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

None

A motion to approve a consent agenda for Resolutions No.17-9, No.17-10 and No.17-11 was made by Commissioner Kaskiw and seconded by Commissioner Bellino and upon roll call, all present voted aye, nays none.

Old Business: None

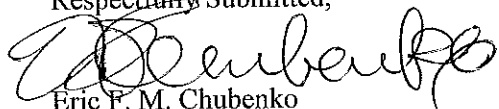
Carteret Redevelopment Agency
Minutes of the Regular Meeting
June 13, 2017

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 was adjourned at 6:12PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE SPECIAL MEETING
SEPTEMBER 12, 2017**

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

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.
Commissioner Vincent Bellino Commissioner Frank Kaskiw
Commissioner Hardy Singh
Eric Chubenko, Executive Director

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

Minutes: Regular Meeting 2/7/17

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

Legal Report: None

New Business:

Resolution No.17-12 FY2016 Budget Adoption (attached)
Resolution No.17-13 FY2017 Budget Adoption (attached)

Resolution No.17-14 Authorizing Transfer of Title for 27 Washington Ave Redevelopment Area to CBP

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.17-14
AUTHORIZING THE TRANSFER OF CERTAIN PROPERTY TO THE CARTERET BUSINESS
PARTNERSHIP**

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

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

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

WHEREAS, the Agency consolidated and subdivided the Property into two (2) separate lots constituting Block

6704, Lot 6.02 and Block 6704, Lot 6.03; and

WHEREAS, the Agency entered into that certain Construction Management Agreement, dated January 29, 2016, as amended and supplemented, with the Carteret Business Partnership, Inc. (the "CBP") and Cooke Avenue Developers, LLC (the "Construction Manager"), for the construction of a parking garage on Block 6074, Lot 6.02 (the "Garage"); and

WHEREAS, the CBP has financed and paid for all of the costs of the Garage; and

WHEREAS, the Agency retained fee title ownership of the Garage during construction to ensure that the Garage was completed; and

WHEREAS, the Garage is now substantially complete; and

WHEREAS, the Agency desires to transfer the Garage to the CBP.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The transfer and conveyance of the Garage to the CBP 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 the Garage to the CBP.

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.17-15 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-15
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;

DLJ Landscape Design attached (Lawncare for all redevelop properties September)

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

None

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

None

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

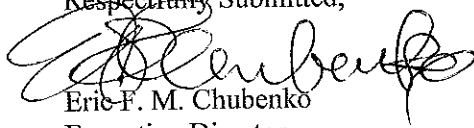
Old Business: None

Commissioner Comments: None

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

A motion to adjourn the meeting was made by Commissioner Singh and seconded by Vice Chairman Bohanek and all present voted aye, nays none. The meeting was adjourned at 6:04PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
OCTOBER 3, 2017**

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

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

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

Minutes: Regular Meeting 3/7/17

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

Legal Report: None

New Business:

Resolution No.17-16 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-16
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;

DLJ Landscape Design attached (Lawncare for all redevelop properties September)

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
October 3, 2017

A motion to approve a consent agenda for Resolution No.17-16 was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

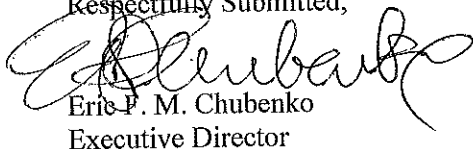
Old Business: None

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 was adjourned at 6:11PM.

Respectfully Submitted,



Eric P. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
NOVEMBER 8, 2017**

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

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.
Commissioner Talissa Andrews Commissioner Vincent Bellino
Commissioner Christopher Fiore Eric Chubenko, Executive Director
Taqualla Lowman, Secretary

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

Minutes: Regular Meeting 5/2/17

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

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

Legal Report: None

New Business:

Resolution No.17-17 FY2016 Audit Certification

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.17-17
FY 2016 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, 2016 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, 2016, 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.17-18 FY2018 Late Budget Resolution

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-18
LATE SUBMISSION OF FY2018 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency is authorizing the initial submission of its FY2018 Agency Budget at the November 8, 2017 Board of Commissioners Meeting, and;

WHEREAS, the Agency needs to adopt a late budget resolution due to the fact that the Agency took additional time to prepare the submission with the new budget format that has required a great deal more information and thus had not introduced its Agency Budget by November 2, 2017;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the FY2018 late budget submission.

Resolution No.17-19 FY2018 Agency Budget Introduction (attached)

Resolution No.17-20 Authorizing Acquisition of Certain Property

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-20
AUTHORIZING AQUISITION OF A PORTION PROPERTY LOCATED AT
BLOCK 7505, LOT 6**

WHEREAS, the Borough of Carteret has asked the Carteret Redevelopment Agency to negotiate to acquire a portion of the property located at Block 7505, Lot 6 within the Borough of Carteret, and;

WHEREAS, the Redevelopment Agency utilized the current vacant land valuation performed by the Borough of Carteret for the portion of the property that the Borough and Agency desire to acquire;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency hereby authorizes the Executive Director to acquire a portion of the property located at Block 7505, Lot 6 within the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the acquisition is authorized in the amount of \$10,000.00, and shall be funded from the CARA Development Account, and/or the Borough of Carteret.

Resolution No.17-21 Designating Redeveloper of Certain Properties Located at Block 7505, Lots 3, 4 & 5 and Authorizing the Agency to Enter into Agreements with the Redeveloper

RESOLUTION NO.17-21 OF THE CARTERET REDEVELOPMENT AGENCY DESIGNATING BUTTER CONSTRUCTION AND ENGINEERING INC. AS REDEVELOPER OF CERTAIN PROPERTY KNOWN AS TAX BLOCK 7505, LOTS 3, 4 AND 5 ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF CARTERET AND AUTHORIZING THE AGENCY TO ENTER INTO AGREEMENTS WITH THE REDEVELOPER, INCLUDING WITHOUT LIMITATION A REDEVELOPMENT AGREEMENT AND A PURCHASE AND SALE AGREEMENT

WHEREAS, pursuant to 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.), a municipality may sell, convey or lease any of its property to a redeveloper for the purpose of clearance, re-planning, development and redevelopment of a redevelopment area provided that the sale, conveyance or lease is made in conjunction with a redevelopment plan; and

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 "Property"), which property is located in the Lower Roosevelt Avenue Redevelopment Area; and

WHEREAS, the Agency desires to designate Butter Construction and Engineering Inc. as the redeveloper of the Property (the "Redeveloper") and enter into each of the Redevelopment Agreement and Purchase and Sale Agreement, the forms of which are attached hereto as Exhibit A and B respectively, with the Redeveloper and the Agreement of Guaranty, the form of which is attached hereto as Exhibit C, with Baldev S. Butter, a principal of the Redeveloper.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The Redevelopment Agreement, the Purchase and Sale Agreement and the Agreement of Guaranty (collectively, the "Agreements") are each hereby authorized to be executed and delivered on behalf of the Agency by either the Chairperson or the Executive Director, in substantially the forms attached hereto as Exhibit A, B and C respectively, with such changes as the Chairperson or the Executive Director of Law (each an "Authorized Officer"), in their respective sole discretion, after consultation with such counsel and any advisors to the Agency (collectively, the "Agency Consultants"), as such Authorized Officer deems necessary, desirable or convenient in such Authorized Officer's sole discretion.

Section 2. The Authorized Officers are each hereby further authorized to perform any act, execute or acknowledge and deliver any other document, instrument, agreement, deed or certificate, which the Authorized Officer, after consultation with the Agency Consultants, deems necessary, desirable or convenient.

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.

Resolution No.17-22 Authorizing Acquisition of Certain Properties from the Borough of Carteret, Approving Payment Therefor and Determining Certain Other Matters in Connection Therewith

**RESOLUTION NO.17-22 OF THE CARTERET REDEVELOPMENT AGENCY
AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTIES FROM THE
BOROUGH OF CARTERET, APPROVING PAYMENT THEREFOR AND
DETERMINING CERTAIN OTHER MATTERS IN CONNECTION
THEREWITH**

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 "Act"), 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, Section 4 of the Act (N.J.S.A. 40A:12A-4) permits the Borough to implement redevelopment plans and carry out redevelopment projects directly or through the Agency, as a redevelopment entity; and

WHEREAS, Section 8g of the Act (N.J.S.A. 40A:12A-8g) permits the Borough to convey property to the Agency on terms mutually acceptable to such parties; and

WHEREAS, Section 8b of the Act (N.J.S.A. 40A:12A-8b) permits the Agency to acquire property from the Borough pursuant to N.J.S.A. 40A:12A-22; and

WHEREAS, Section 22 of the Act (N.J.S.A. 40A:12A-22) permits the Borough and the Agency to acquire and/or sell interest in any property on terms and at such prices as they determine to be reasonable, and to enter into all contracts and agreements necessary or incidental thereto; and

WHEREAS, the Borough has determined that in furtherance of more efficient implementation, development, financing, construction, operation, and/or management of certain redevelopment projects, it was in the best interest of the Borough to acquire certain properties; and

WHEREAS, the Borough has further determined that, in furtherance of more efficient implementation, development, financing, construction, operation and/or management of such redevelopment projects, it is in the best interest of the Borough to convey such properties, identified in **Exhibit A** hereto, to the Agency, in exchange for consideration to be paid in installments, secured by such agreements and/or instruments as the Borough and Agency determine to be necessary and appropriate; and

WHEREAS, the Agency believes that it is in the public's interest to approve the acquisition of such properties in exchange for the consideration identified in **Exhibit A**, to be paid in accordance with agreements to be entered into by and between the Agency and the Borough, including purchase and sale agreements, mortgages, promissory notes and other agreements and/or instruments related thereto.

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 hereby authorized to acquire, from the Borough, the Properties identified in **Exhibit A** hereto for the prices identified therein.
3. The Chairperson, Vice Chairperson, and Executive Director of the Agency (each an "Authorized Officer(s)") are hereby authorized and directed to (i) execute and deliver, and the Secretary is hereby authorized and directed to attest to such execution and to affix the corporate seal of the Agency to, any agreement, document, instrument or certificate deemed necessary, desirable or convenient by an Authorized Officer or the Secretary, after consultation with such counsel and advisors as deemed appropriate and necessary, to be executed in connection with the acquisition of the Properties, and (ii) perform such other action(s) as the Authorized Officers deem necessary, desirable or convenient relative thereto.
4. This resolution shall take effect immediately.

Resolution No.17-23 2018 Meeting Calendar

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-23
ADOPTION OF THE 2018 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2018 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 2017 calendar year:

January 2, 2018	April 3, 2018	September 4, 2018	December 4, 2018
February 6, 2018	May 1, 2018	October 2, 2018	
March 6, 2018	June 12, 2018	November 7, 2018	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 2, 2018 prior to the start of the regular meeting.

Resolution No.17-24 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-24
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;

DLJ Landscape Design \$1130.30 (Lawncare for all redevelop properties)

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

None

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

None

A motion to approve a consent agenda for Resolution No.17-17, No.17-18, No.17-19, No.17-20, No.17-21, No.17-22, No.17-23 and No.17-24 was made by Commissioner Kaskiw and seconded by Chairman Neibert and upon roll call, all present voted aye, nays none.

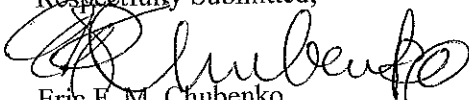
Old Business: None

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 was adjourned at 6:14PM.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
DECEMBER 5, 2017**

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

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

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

Minutes: Regular Meeting 5/2/17

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

Legal Report: None

New Business:

Resolution No.17-25 Designating Official Banks for 2018

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.17-25
DESIGNATING OFFICIAL BANKS FOR 2018**

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 2018 calendar year:

Investors Bank
BCB

Resolution No.17-26 Designating Official Newspaper for 2018

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.17-26
DESIGNATING OFFICIAL NEWSPAPERS FOR 2018**

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 2018 calendar year:

Home News Tribune
The Star Ledger

Resolution No.17-27 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #17-27
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;

DLJ Landscape Design	\$1,235.00	(Lawncare for all redevelop properties)
Beacon Planning	\$5,847.00	(Planning services various redevelop projects)
Carteret Redevelopment Agency	\$25,000.00	(Operations)

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.17-28 Authorizing Access Agreement

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.17-28
AUTHORIZING ACCESS AGREEMENT**

WHEREAS, the Carteret Redevelopment Agency has previously been notified that some of the properties that it owns are located in an area determined to have been impacted by the operations of USMR (United States Metals Refining), and;

WHEREAS, the Borough of Carteret has previously reached a settlement that USMR will conduct investigations and respective cleanups at any properties whereby the USMR operations impacted the properties, and;

WHEREAS, the firms representing USMR and the respective cleanup will require authorization to access and review the properties prior to proceeding with any cleanup measures if needed;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes the Executive Director to execute all agreements in connection with the accessing of and potential cleanup related to any of USMR's respective activities.

A motion to approve a consent agenda for Resolution No.17-25, No.17-26, No.17-27 and No.17-28 was made by Commissioner Bellino and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

Carteret Redevelopment Agency
Minutes of the Regular Meeting
December 5, 2017

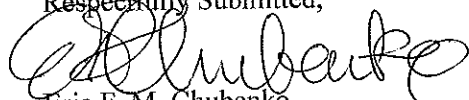
Old Business: None

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 6:10PM.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director