

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JANUARY 6, 2011 MEETING

Public Session

Chairperson Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Kevin Meszaros, Melvin Rosado,
Councilman William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel

Please note that Councilman Schwarick was sworn in as an Agency Commissioner at this meeting. Mr. Schwarick is the City Council appointment replacing Mayor Fred Henry.

A Motion to approve the Consent Agenda for this meeting was made by Benjamin Block. (Please refer to the January 6, 2010 Meeting Agenda annexed hereto – Item Nos. 7.B.1. and 2.) Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Rosado – yes; Schwarick – yes;
Tooker – yes

A Motion to approve the minutes of the November 12, 2010 Agency Meeting (Agency Item No. 12.A.) was made by Camille Tooker. The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Dato- yes; Meszaros – yes; Rosado – yes;
Schwarick – abstain; Tooker – yes

Benjamin Block made a motion to approve the minutes of the December 2, 2010 Agency Meeting (Agency Item No. 12.B.). Melvin Rosado seconded the Motion.

ROLL CALL: Block – yes; Dato- yes; Meszaros – yes; Rosado – yes;
Schwarick – abstain; Tooker – yes

Craig Coughlin, Esq., Agency General Counsel, informed the Agency that he [Coughlin] had received a letter from Thomas Downs, Esq., attorney for the landlord of 110 North Broadway (i.e., the building where the Redevelopment Agency office is located), subsequent to the preparation of the Agenda for this meeting. Mr. Coughlin further advised that the owner of 110 North Broadway is in the process of selling the property and Mr. Downs, along with his client, have inquired with regard to having the grant previously awarded to the current owner for the

building located at 110 North Broadway assigned (i.e., transferred) to the new owner. Referring to the documents provided to Mr. Coughlin, he [Coughlin] said that it appears that the grant was awarded in October of 2009. After brief conversation, it was determined that the new owner would have to make a separate grant application. *(Please note that the aforementioned grant is for façade improvements.)*

Craig Coughlin read the Executive [closed] Session Resolution aloud stating that Executive Session was necessary in order to discuss contract negotiations and pending litigation matters and advised that Executive Session would continue for approximately thirty (30) minutes.

Councilman Schwarick made the Motion to enter into Executive [closed] Session.
Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Craig Coughlin, Esq. read aloud the Resolution De-Designating Amboy Waterfront Acquisition Associates, L.P. (a/k/a AWAA) as Redeveloper, effective February 4, 2011, unless AWAA cures the default resulting from its' [AWAA] failure to comply with the terms of its' [AWAA] Agreement with the Redevelopment Agency prior to February 4, 2011.

Melvin Rosado made a Motion to adopt the aforementioned Resolution.
The Motion was seconded by Councilman Schwarick.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Rosado – yes; Schwarick – yes;
 Tooker – yes*

* Prior to voting affirmatively on the aforementioned Resolution, Camille Tooker stated that, although she [Tooker] does not feel that the action to be taken under the terms of the Resolution will produce any positive response on the part of AWAA, she [Tooker] would vote to adopt the Resolution only to give AWAA a chance to come back to the City and comply with their [AWAA] obligations under the terms of the Agreement.

Chairman Meszaros requested comments/questions from Commissioners and Camille Tooker took the opportunity to point out that, although the Agency does not de-designate developers/redevelopers as a matter of policy, the various developers/redevelopers must live up to the terms of agreements.

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January 6, 2011 Meeting Minutes
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Chairman Meszaros opened the meeting to the public for questions/comments and, with no public in attendance, closed the public portion of the meeting.

Melvin Rosado made a Motion to adjourn the meeting.

Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Submitted by:

MADELINE C. BULMAN
Agency Secretary

RESOLUTION NO. M:01-06-11:01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

DE-DESIGNATING AMBOY WATERFRONT ACQUISITION ASSOCIATES, L.P. AS REDEVELOPER

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") has entered into an agreement dated September 24, 2010 with Amboy Waterfront Acquisition Associates, L.P. ("AWAA") to purchase Block 161.02, Lot 20 (the "Property") (the "Agreement"); and

WHEREAS, in furtherance of the Agreement the Agency has designated AWAA as the Redeveloper of the Property; and

WHEREAS, AWAA has failed to make the first required payment pursuant to the Agreement due on or before December 15, 2010, and has failed to meet its financial obligations under an Interim Cost Agreement with the Agency; and

WHEREAS, the Agency has meet with AWAA regarding its' failure to make the required payment and has repeatedly advised AWAA of its need to comply with the terms of its Agreement with the Agency, along with its' obligation to fund required escrows; and

WHEREAS, the Agency has advised AWAA in writing that it is in default, and demanding that payment was to be made immediately; and

WHEREAS, AWAA has failed to respond to the Agency's demand that its' default be cured.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Agency that

WHEREAS, the development of the Property is essential to the continued progress of the revitalization of the City of South Amboy.

AWAA be and is hereby de-designated as Redeveloper of the Property.

effective Feb 2011
The day following the

BE IT FURTHER RESOLVED, that notice of this action be forwarded to AWAA an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Executive Director/Secretary as evidence of the Agency's action in this regard.

Agency's next meeting

[Signature]
Kevin F. Meszaros, Chairman

Unless Prior to

Attested to:

[Signature]
Madeline Bulman, Secretary

The effective date of this

Meeting Date: *01/06/11*

action set forth herein

AWAA owns

ROLL CALL:

- B. Block
- S. Dato
- ~~E. Henry~~
- K. Meszaros
- M. Rosado
- C. Tooker
- W. Schwarick

described in default
version. subject to
[Signature]
Agency

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE FEBRUARY 4, 2010 MEETING

Public Session

Vice-Chairperson Benjamin Block called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Vice-Chairperson Block certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilman Fred Henry,
Mayor John T. O'Leary, Melvin Rosado

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel

Upon review of the Agency Bill List, Mayor O'Leary asked 'who' McManimon & Scotland [Special Counsel] had been in contact with for the period(s) specified on the current bill list. Eric Chubenko stated that his [Chubenko] communication with McManimon & Scotland had been limited to a meeting held the prior day and one or two previous conversations. Mayor O'Leary suggested that McManimon & Scotland be instructed that everything (i.e., all work being performed) "must be run through and passed through the Executive Director". Mayor O'Leary stated that, if TRC is requesting the work to be performed, TRC should be reimbursing McManimon & Scotland for the work. As a result of the aforementioned discussion, the three (3) McManimon & Scotland invoices contained in the Bill List for this meeting were deleted.

Benjamin Block made a Motion to approve the Agency bill list, with the exclusion of the three (3) McManimon & Scotland invoices, for payment. (*Please refer to item nos. 7.B.1. and 2. contained in the February 4, 2010 Meeting Agenda annexed hereto.*)
Mayor O'Leary seconded the Motion.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – yes

Eric Chubenko stated that JCP&L has asked the Agency to authorized an easement for pole relocation near the Community Center, which they need the Mayor to sign off on right away. Mayor O'Leary explained that the poles are all located on City right-a-ways, but he [O'Leary] would sign off on behalf of both the City and the Agency. Since no Resolution had formally been prepared for the aforementioned action, Craig Coughlin suggested that the Commissioners take action through a voice resolution at this time authorizing the Mayor to sign on behalf of the Agency subject to Craig Coughlin's review and approval. Upon further discussion, Craig Coughlin suggested that the Agency authorize Eric Chubenko to sign off on behalf of the Agency.

A Motion to approve a Resolution authorizing Eric Chubenko, Agency Executive Director, to sign-off on the JCP&L easement for pole relocation on behalf of the Agency subject to review by the Agency's counsel was made by Councilman Henry.
Seconded by Melvin Rosado.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – yes

Upon review by the Commissioners of architectural renderings distributed at this meeting, Councilman Henry made a Motion to adopt the Resolution approving exterior façade options and pricing for the Aquatic/Community Center (*Agenda Item No. 12.A.*).
Mayor O'Leary seconded the Motion.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – yes

Eric Chubenko stated that Executive [closed] Session was necessary for the purpose of discussing pending potential legal matters, financial contract matters and contract negotiations. It was determined that Executive [closed] Session would continue for approximately fifteen (15) minutes.

Mayor O'Leary made a Motion to enter into Executive [closed] Session.

Councilman Henry seconded the Motion.

Voice Vote taken: all in favor

Return to Open [public] Session.

Mayor O'Leary made a Motion to amend the Bill List for this meeting (i.e., to include the McManimon & Scotland invoice in the amount of \$51,183.29 in conjunction with the Aquatic/Community Center and the Lerch, Vinci & Higgins invoice in the amount of \$5,115.00 in connection with the Aquatic/Community Center – subject to review by legal counsel).
Seconded by Councilman Henry.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – yes

A Motion to approve the professional services Resolution appointing SRM Consulting (*Agenda Item No. 12.B.*).

The Motion was seconded by Councilman Henry.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – yes

Melvin Rosado made a Motion to adopt the Resolution authorizing a request for proposal for replacement of redeveloper (Block 42, Lot Nos. 19, 20 and 21 [a/k/a corner of Broadway and Bordentown Avenue] – Ken Firpo, Owner) (*Agenda Item No. 12.C.*).

The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – yes

Mayor O'Leary explained that several underground storage tanks were found on the property and, as a result, Mr. Firpo has had problems securing financing for the project. Mayor O'Leary further explained that the tanks have been removed and that Mr. Firpo must supply/furnish a No Further Action letter to the City/Agency.

A Motion was made by Melvin Rosado to approve the Resolution determining eligibility and accepting the application for inclusion in the Broadway Façade Mini-Grant Program (105 South Broadway; Block 37, Lot 4 – SRB Realty, Inc., Applicant [a/k/a Broadway Bagels]) (*Agenda Item No. 12.D.*).

Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – yes

Councilman Henry made a Motion to approve the December 9, 2009 Agency Meeting Minutes (*Agenda Item No. 12.E.*)

Mayor O'Leary seconded the Motion.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – yes

A Motion to approve the January 7, 2010 Agency Meeting Minutes (*Agenda Item No. 12.F.*) was made by Councilman Henry.

Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Henry – yes; O'Leary – yes; Rosado – abstain

With no public in attendance at this meeting and no comments/questions from the Commissioners, the Agency Secretary requested a Motion to adjourn this meeting.

Mayor O'Leary made a Motion to adjourn the meeting.

Melvin Rosado seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

MADELINE C. BULMAN
Agency Secretary

RESOLUTION NO. M:02-03-11:01

**RESOLUTION CORRECTING RESOLUTION M: 12-02-10:03
AND RECOMMENDING REVIEW OF THE SOUTHERN
WATERFRONT REDEVELOPMENT AREA**

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") has designated Peron Development/ South Amboy II L.L.C. ("the "Redeveloper" or "Peron") as the redeveloper of a portion of the City of South Amboy's Southern Waterfront Redevelopment Area (the "Redevelopment Area"); and

WHEREAS Peron has identified a third-party developer, Venetian Healthcare, LLC, ("Venetian") who wishes to develop, a portion of the property for which Peron has been designated the redeveloper; specifically Block 23, Lot 1 and Block 24, Lot 2.01, as a skilled nursing facility; a summary description of the project is attached hereto as Exhibit 1; and

WHEREAS, the redevelopment plan for the Redevelopment Area does not permit the construction of a skilled nursing facility; and

WHEREAS, by resolution M:12-02-10:03 the Agency requested that the South Amboy City Council direct the South Amboy Planning Board to undertake a study to determine whether a "nursing home" should be permitted in the "Lower Broadway Redevelopment Area"; and

WHEREAS, the reference to the "Lower Broadway Redevelopment Area" was incorrect, and should have been the "Southern Waterfront Redevelopment Area"; and

WHEREAS, the description of the facility as a "nursing home" is more apply described as a "skilled nursing facility"; and

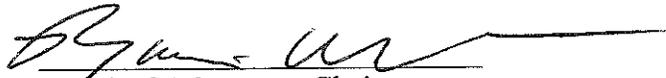
WHEREAS, the Agency wishes to correct resolution M:12-01-10:03 and to reiterate its' request.

NOW, THEREFORE, BE IT RESOLVED BY the Agency that resolution M: 12-02-10:03 is hereby corrected by replacing all references to the "Lower Broadway Redevelopment Area" with the "Southern Waterfront Redevelopment Area".

BE IT FURTHER RESEOLVED, that the Agency reiterates its' request to have the South Amboy Planning Board undertake a study to consider permitting a skilled nursing facility in the Southern Waterfront Redevelopment Area.

BE IT FURTHER RESOLVED, that the Agency urges the Council and the Planning Board to favorably consider an amendment of the Southern Redevelopment Plan to permit the inclusion of a skilled nursing facility.

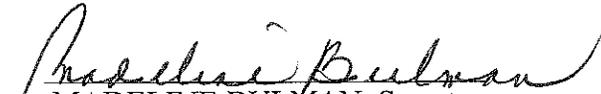
BE IT FURTHER RESOLVED, that the Agency requests the study and any amendment to the Southern Redevelopment Plan be completed as expeditiously as possible.



~~Kevin F. Meszaros, Chairman~~

BENJAMIN BLOCK
VICE CHAIR

Attested to:



MADELINE BULMAN, Secretary

Meeting Date: 02/03/11

ROLL CALL

B. Block	<u>✓</u>
S. Dato	<u>✓</u>
E. Henry	<u> </u>
K. Meszaros	<u>✓</u>
M. Rosado	<u>ABSENT</u>
W. Schwarick	<u>✓</u>
C. TOOKER	<u>ABSENT</u>

The Venetian Care and Rehabilitation Center Project Description

The project consist of a new four story skilled nursing facility and will offer care to 120 long term and 60 short term residents. The approximate square footage is 84,000 s.f. comprised of a three floors of resident rooms and a ground floor containing common areas spaces such as formal dining area, separate rehabilitation centers for long and short term care residents, administrative offices, and food/ central services support spaces. Each of the upper resident floors will accommodate 28 semi-private and 4 private resident rooms totaling 60 units per floor. The exterior of the building will be consistent with the general design objectives outlined in the Southern Waterfront Redevelopment Plan for South Amboy. The proposed 3 ¼ (+/-) acre site is located directly north of the future Townhomes at John t. O'Leary Boulevard Extension at the intersection of South Broadway Street and John O'Leary Boulevard.

No. M:02-03-11:02

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**RESCINDING RESOLUTION M: 01-06-11: 01 DE-DESIGNATING AMBOY
WATERFRONT ACQUISITION ASSOCIATES, L.P. AS REDEVELOPER**

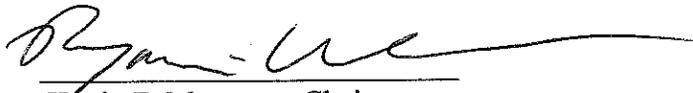
WHEREAS, the South Amboy Redevelopment Agency (the "Agency"), by resolution M:01-06-11: 01 de-designated Amboy Waterfront Acquisition Associates, L.P. ("AWAA") as the redeveloper of Block 161.02, Lot 20 (the "Property") unless AWAA complied with its obligation under an agreement to purchase the Property; and

WHEREAS, the Agency has negotiated a settlement, to be memorialized, which benefits the health, safety and welfare of the City of South Amboy; and

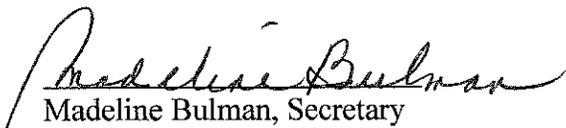
NOW THEREFORE BE IT RESOLVED by the South Amboy Redevelopment Agency that Resolution M: 01-06-11: 01 is hereby rescinded.

BE IT FURTHER RESOLVED, that the Agency Executive Director and Counsel are directed to prepare a settlement agreement between the Agency and AWAA for consideration by the Agency at its next regularly scheduled meeting.

BE, IT FURTHER RESOLVED that this Resolution shall take effect immediately.


~~Kevin F. Meszaros, Chairman~~
BENJAMIN BLOCK
VICE CHAIR.

Attested to:


Madeline Bulman, Secretary

Meeting Date: 02/03/11

ROLL CALL:

- B. Block ✓
- S. Dato ✓
- ~~F. Henry~~ ✓
- K. Meszaros ✓
- M. Rosado ABSENT
- W. Schwarick ✓
- C. TOOKER ABSENT

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MARCH 3, 2011 MEETING

Public Session

Vice-Chairperson Benjamin Block called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Vice-Chairperson Block certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Councilman William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

Please note that Vice-Chairperson Block participated in this meeting via telephone conference.

Craig Coughlin read the Executive [closed] Session Resolution aloud and explained that Executive [closed] Session would continue for approximately ten (10) minutes for the purpose of discussing litigation involving AAWA [Amboy Waterfront Acquisition Associates, L.P.] and F&P Contractors, Inc.

A Motion to recess into Executive [closed] Session was made by Councilman Schwarick. The Motion was seconded by Zusette Dato.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Public Session

Benjamin Block made a Motion to approve the payment of invoices (*Item Nos. 7.B.1. and 2. contained in the Agenda annexed hereto*) with the revision of the McManimon & Scotland invoice (i.e., actual amount of invoice being \$1,517.00 – not \$2,610.00 as listed on the March 3, 2011 Bill List).

The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes; Dato – yes; Schwarick – yes; Tooker – yes

A Motion to adopt the Resolution Establishing a Corrective Action Plan Policy (*Agenda Item No. 12.A.*) was made by Camille Tooker.

Zusette Dato seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Schwarick – yes; Tooker – yes

Councilman Schwarick made a Motion to adopt the Resolution Approving the Annual Audit (*Item No. 12.B. contained in the Agenda*).
The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes; Dato – yes; Schwarick – yes; Tooker – yes

A Motion to adopt the Resolution approving settlement with F & P Contractors, Inc. (*Agenda Item No. 12.C.*) was made by Councilman Schwarick.
Zusette Dato seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Schwarick – yes; Tooker – yes

Councilman Schwarick made a Motion to approve the February 3, 2011 Agency Meeting Minutes (*Agenda Item No. 12.D.*).
The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes; Dato – yes; Schwarick – yes; Tooker – abstain

A Motion to adopt the Resolution De-Designating Amboy Waterfront Acquisition Associates, L.P. [AWAA] as Redeveloper was made by Camille Tooker. *Note: The Resolution was distributed at this meeting and, therefore, does not appear on the attached Agenda. Craig Coughlin, Esq. read the Resolution aloud in its entirety for the benefit of Vice-Chairperson Block.*
Councilman Schwarick seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Schwarick – yes; Tooker – yes

Craig Coughlin requested comments from the Commissioners and, hearing none, requested comments/questions from the public. With no public in attendance, Mr. Coughlin asked for a Motion to adjourn this meeting.

Councilman Schwarick made Motion to adjourn the meeting.
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE C. BULMAN
Agency Secretary

RESOLUTION NO. M:03-03-11:01

**RESOLUTION ESTABLISHING A
CORRECTIVE ACTION PLAN POLICY**

BE IT RESOLVED BY the South Amboy Redevelopment Agency (the "Agency") that there is hereby adopted a "Corrective Action Plan Policy" which shall read in its entirety as follows:

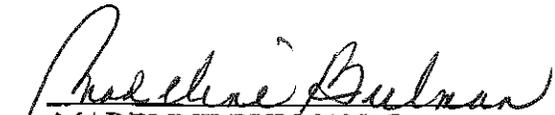
"Corrective Action Plan Policy"

When or if the Agency's Independent Auditor's Report shall include an audit comment requiring correction action, the Agency shall as soon as practical undertake such action as is necessary and proper to address the recommended corrective action."

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.


Kevin F. Meszaros, Chairman
BENJAMIN BLOCK,
VICE CHAIR

Attested to:


MADELINE BULMAN, Secretary

Meeting Date: 2/3/03/11

ROLL CALL

- B. Block ✓
- S. Dato ✓
- ~~F. Henry~~
- K. Meszaros ABSENT
- M. Rosado ABSENT
- W. Schwarick ✓
- C. TOOKER ✓

RESOLUTION NO. M:03-03-11:02

RESOLUTION APPROVING ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-A requires that the South Amboy Redevelopment Agency (the "Agency") have an audit performed annually by an Independent Auditor; and

WHEREAS, the Agency in compliance with statute has had an audit performed for the Fiscal Year ending June 30, 2010, by the firm of Lerch, Vinci & Higgins, LLP, (the "Firm"); and

WHEREAS, the Firm has certified the audit to the Agency.

NOW, THEREFORE, BE IT RESOLVED BY that the Agency accepts the audit prepared by the Firm for the Fiscal Year ending June 30, 2010.


Kevin F. Meszaros, Chairman
BENJAMIN BLOCK, Vice Chair.

Attested to:


MADELINE BULMAN, Secretary

Meeting Date: 03/03/11

ROLL CALL

- B. Block
- S. Dato
- ~~E. Henry~~
- K. Meszaros ABSENT
- M. Rosado ABSENT
- W. Schwarick
- C. TOOKER

RESOLUTION NO. M:03-03-11:03

**RESOLUTION APPROVING SETTLEMENT WITH
F & P CONTRACTORS, INC.**

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") awarded a contract to F & P Contracting, Inc. ("F & P") for site preparation work at the site of the Agency's Community Center (the "Project"); and

WHEREAS, F & P claims an outstanding amount due of \$39,626.00 (the "Final Payment") for the final work performed in connection with the project; and

WHEREAS, the Final Payment has been approved by the Agency's engineer; and

WHEREAS, the Agency disputes that the full amount of the Final Payment is due, based on certain organic materials discovered on the site which the Agency maintains were placed there improperly by F & P; and

WHEREAS, F & P disputes the Agency's position and has filed for mediation; and

WHEREAS, the Agency and F & P have agreed to settle the dispute.

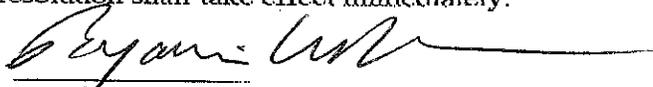
NOW, THEREFORE, BE IT RESOLVED BY the Agency that the Agency approves a payment of \$33,000 as settlement of the dispute over the Final Payment.

BE IT FURTHER RESEOLVED, that the Agency agrees to make said payment by April 1, 2011, provided a release acceptable to the Agency Counsel and Executive Director is agreed upon by F & P.

BE IT FURTHER RESOLVED, that the Agency's Executive Director is authorized to execute a release on behalf of the Agency.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Attested to:


~~Kevin F. Meszaros, Chairman~~
BENJAMIN BLOCK, VICE CHAIR.


MADELINE BULMAN, Secretary

Meeting Date: 03/03/11

ROLL CALL

B. Block	<u>✓</u>
S. Dato	<u>✓</u>
F. Henry	<u> </u>
K. Meszaros	<u>ABSENT</u>
M. Rosado	<u>ABSENT</u>
W. Schwarick	<u>✓</u>
C. TOOKER	<u>✓</u>

RESOLUTION NO. M:03-03-11:04

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

DE-DESIGNATING AMBOY WATERFRONT ACQUISITION ASSOCIATES, L.P. AS REDEVELOPER

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") has entered into an agreement dated September 24, 2010 with Amboy Waterfront Acquisition Associates, L.P. ("AWAA") to purchase Block 161.02, Lot 20 (the "Property") (the "Agreement"); and

WHEREAS, in furtherance of the Agreement the Agency has designated AWAA as the Redeveloper of the Property; and

WHEREAS, AWAA has failed to make the first required payment pursuant to the Agreement due on or before December 15, 2010, and had failed to meet its financial obligations under an Interim Cost Agreement with the Agency; and

WHEREAS, the Agency, by resolution M:01-06-11: 01 de-designated AWAA as the redeveloper of Property unless AWAA complied with its obligations under the agreement to purchase the Property; and

WHEREAS, the Agency negotiated a settlement, pursuant to which AWAA was to pay a fee to the Agency in return for the Agency granting a 30 day period in which to conclude a redevelopment agreement; and

WHEREAS, in order to facilitate the settlement agreement the Agency by resolution M: 02-03-11: 02 rescinded resolution M:01-06-11:01; and

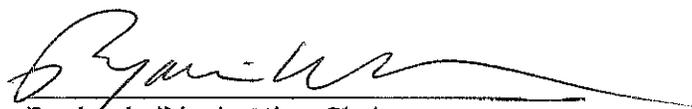
WHEREAS, the Agency has prepared an agreement setting forth the terms of the verbal agreement between the parties; and

WHEREAS, AWAA has refused to sign the agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Agency that AWAA be and is hereby de-designated as redeveloper of the Property.

BE IT FURTHER RESOLVED, that the Agency shall immediately undertake to market and sell the Property.

BE IT FURTHER RESOLVED, that notice of this action be forwarded to AWAA an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Executive Director/Secretary as evidence of the Agency's action in this regard.


Benjamin Block, Vice-Chairman

Attested to:


Madeline Bulman, Secretary

Meeting Date:

ROLL CALL:

B. Block	<input checked="" type="checkbox"/>
S. Dato	<input checked="" type="checkbox"/>
F. Henry	<input type="checkbox"/>
K. Meszaros	ABSENT
M. Rosado	ABSENT
W. Schwarick	<input checked="" type="checkbox"/>
C. TOOKER	<input checked="" type="checkbox"/>

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE APRIL 7, 2011 MEETING

Public Session

Commissioner Camille Tooker called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Commissioner Tooker certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Zusette Dato, Melvin Rosado, Councilman William Schwarick,
Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

A Motion to approve the bill list for this meeting (*Item nos. 7.A. and B. contained in the Agenda annexed hereto*) was made by Melvin Rosado.

Zusette Dato seconded the Motion.

ROLL CALL: Dato – yes; Rosado – yes; Schwarick – yes; Tooker – yes

Upon discussion of the Resolution approving professional appraisal services for a portion of Block 161, Lot 20 [a/k/a Restaurant Site] (*Agenda Item No. 12.A.*), Melvin Rosado made a Motion to amend the Resolution to reflect “+/- 1.1 acres”.

Councilman Schwarick seconded the Motion.

Voice Vote taken: all in favor

Councilman Schwarick made a Motion to adopt the aforementioned Resolution as amended. The Motion was seconded by Melvin Rosado.

ROLL CALL: Dato – yes; Rosado – yes; Schwarick – yes; Tooker – yes

A Motion to approve the Agency March 3, 2011 meeting minutes (*Item No. 12.B. in the attached Agenda*) was made by Councilman Schwarick.

Zusette Dato seconded the Motion.

ROLL CALL: Dato – yes; Rosado – abstain; Schwarick – yes; Tooker – yes

Commissioner Tooker read the Executive [closed] Session Resolution aloud and explained that Executive [closed] Session was necessary at this time for the purpose of discussing contract negotiations, potential litigation and potential de-designation of a redeveloper. Commissioner Tooker stated that Executive [closed] Session would continue for approximately twenty (20) minutes.

Melvin Rosado made a Motion to adjourn to Executive [closed] Session.
Councilman Schwarick seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Commissioner Tooker stated that there was no public in attendance and requested comments/questions from the Commissioners. Hearing no questions and/or comments from Commissioners, Commissioner Tooker request a Motion to adjourn the meeting.

A Motion to adjourn the meeting was made by Melvin Rosado.
Zusette Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE C. BULMAN
Agency Secretary

RESOLUTION NO. M:04-07-11:01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**PROFESSIONAL SERVICES
APPOINTMENT APPRAISER THROUGH A NON FAIR AND OPEN PROCESS
RESTAURANT/MARINA SITE**

WHEREAS, pursuant to N.J.S.A. 40A:11-5, the South Amboy Redevelopment Agency (the "Agency") may procure professional services without the necessity of advertising for bids pursuant to N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, the consulting to be provided by Michael E. Davey, (the "FIRM") are professional services within the definition contained in N.J.S.A. 40A:11-2; and

WHEREAS, the FIRM and Agency are prepared to enter into an agreement for appraisal and consulting services as set forth in the attached proposal which contains a schedule of rates and services as required by N.J.A.C. 5:34-4.5(c), which shall be the basis for payment for the appraisal and consulting services rendered by the FIRM; and

WHEREAS, the FIRM has proposed to provide the services set forth in the attached proposal for a sum not to exceed \$ 1,850.00; and

WHEREAS, the Agency is entitled to recover administrative costs from redevelopers pursuant to the various redevelopment agreements in place, and shall use said funds to satisfy the Agency's obligation with the Firm; and

WHEREAS, this Professional Services Agreement is being awarded through a non-fair and open process, and accordingly the Firm shall execute a certification that it has not made a

contribution that would bar it from being awarded the contract described herein by N.J.S.A.

19:44a-20.4 et seq.

NOW, THEREFORE, BE IT RESOLVED by the South Amboy Redevelopment Agency that Michael E. Davey, be and is hereby retained to perform an appraisal of the +/-1.1 acre portion of the waterfront commonly referred to as the Restaurant/Marina Site.

BE IT FURTHER RESOLVED, that the Agency Executive Director and Agency Secretary on behalf of the Agency are authorized to execute an agreement with the Firm.

BE IT FURTHER RESOLVED, that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.



~~Kevin F. Meszaros, Chairman~~

Camille Tooker Acting Chairwoman

Attested to:


Madeline Bulman, Secretary

Meeting Date: 04/07/11

ROLL CALL:

B. Block	<u>ABSENT</u>
S. Dato	<u>✓</u>
E. Henry	<u> </u>
K. Meszaros	<u>ABSENT</u>
M. Rosado	<u>✓</u>
W. Schwarick	<u>✓</u>
C. TOOKER	<u>✓</u>

Stanley Jay

REAL ESTATE APPRAISAL CONSULTANTS

ONE MORTON PLACE, COLONIA, NJ 07067

Phone (732)669-0606 ? Fax (732)669-0610

E-mail: mike.davey@verizon.net

Michael E. Davey, SCGREA

New Jersey State Certified
General Real Estate Appraisers

March 31, 2011

Mr. Eric Chubenko, Executive Director
SOUTH AMBOY REDEVELOPMENT AGENCY

**RE: APPRAISAL OF:
O'LEARY BOULEVARD
PART OF BLOCK 161, LOT 20
SOUTH AMBOY, NEW JERSEY**

Dear Mr. Chubenko:

It was a pleasure speaking with you and as per your request, enclosed please find our proposal to appraise the above captioned parcel of real estate located in South Amboy, New Jersey. The assignment consists of estimating the current market value of a predominantly vacant parcel of land containing approximately 1.03± acres per proposed subdivision you provided me with. At your instruction, we are to appraise the parcel strictly as an independent vacant parcel, with no inherent value or damages attributed to any surrounding parcels. We reserve the right to amend this proposal if scope of assignment changes.

Our appraisal will be a summary narrative in form, and will include the particular methodology and appraisal techniques prescribed by the Appraisal Institute. All data and conclusions will be documented, and will support a value reflective of current economic conditions.

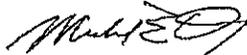
Where historical "market data" is available (sales/leases, listings, etc.), only such comparable sales which reflect reasonable comparability to the subject will be utilized.

A) OUR FEE NARRATIVE FORM TOTAL \$1,850

**B) COMPLETION DATE APPROXIMATELY 3 ± WEEKS AFTER RECEIPT
OF PERTINENT MATERIALS TO COMPLETE ASSIGNMENT**

I will wait to hear from you before proceeding with the appraisal. We look forward to being of service to you.

Respectfully submitted,



MICHAEL E. DAVEY, SCGREA
MED/kl

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MAY 5, 2011 MEETING

Public Session

Chairperson Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Zusette Dato, Kevin Meszaros, Councilman William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

A Motion to approve the bill list for this meeting (*Item nos. 7.A. and B. contained in the Agenda annexed hereto*) was made by Councilman Schwarick.

Camille Tooker seconded the Motion.

ROLL CALL: Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Camille Tooker made a Motion to approve the April 7, 2011 Agency Meeting Minutes (*Agenda item no. 12.A.*).

The Motion was seconded by Councilman Schwarick.

ROLL CALL: Dato – yes; Meszaros – abstain; Schwarick – yes; Tooker – yes

Craig Coughlin, Esq. reminded the Agency Commissioners that the lease for the Redevelopment Agency office located at 110 North Broadway expires on June 30, 2011 and the need to make a decision concerning the retention of that office space is imperative. Mr. Coughlin further advised that he [Coughlin] believes that title to the building has passed (i.e., building has been sold and there is a new owner), however, neither he [Coughlin] nor Eric Chubenko have been contacted by the new owner concerning the continuation of the lease agreement.

Eric Chubenko advised that the appraisal report for the 'restaurant site' is due any day and, once the report has been received, the Agency can begin aggressively marketing the property.

Chairman Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately thirty (3) minutes.

A Motion to enter into Executive [closed] Session for the purpose of discussing contract negotiation matters was made by Councilman Schwarick.

Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Public [open] Session

A Motion was made by Councilman Schwarick to approve a Resolution authorizing the Agency's Executive Director to execute a Redevelopment Agreement with Venetian Healthcare, LLC upon terms and conditions approved by Agency Counsel consistent with the prior Redevelopment Agreement between those parties.

Zusette Dato seconded the Motion.

ROLL CALL: Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

A Motion to adopt the Resolution De-Designating South Amboy Redevelopment Group and Louro Development Group, LLC as Redeveloper of Block 62, Lot 10, 11 and 12 was made by Zusette Dato.

Councilman Schwarick seconded the Motion.

ROLL CALL: Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Chairman Meszaros opened the Meeting to the public and, with no public in attendance, closed the public portion of the Meeting. Chairman Meszaros requested comments/questions from Agency Commissioners.

Camille Tooker took the opportunity to congratulate Craig Coughlin, Esq., Agency counsel, on his work in bringing about the agreement with Venetian Healthcare. Ms. Tooker advised, on behalf of the City Council, that the City has taken the initiative toward improving the quality of life within the City and that implementations have been approved in achieving that goal. Ms. Tooker stated that she [Tooker] is confident that the Redevelopment Agency will support those efforts.

A Motion to adjourn this meeting was made by Camille Tooker.

Councilman Schwarick seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO
Agency Secretary

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JUNE 2, 2011 MEETING

Public Session

Chairperson Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Kevin Meszaros,
Councilman William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

A Motion to approve the bill list for this meeting (*Item nos. 7.A. and B. contained in the Agenda annexed hereto*) was made by Councilman Schwarick.
Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

A Motion to adopt the Resolution de-designating Louro Development Group, LLC as Redeveloper of Block 62, Lot Nos. 10, 11 and 12 (*Agenda Item No. 11.A.*) was made by Zusette Dato.

The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Zusette Dato made a Motion to adopt the Resolution authorizing execution of a Redevelopment Agreement among the City of South Amboy, South Amboy Redevelopment Agency and Venetian Healthcare, LLC (*Agenda Item No. 12.B.*).

Councilman Schwarick seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Potential action by the Agency concerning the de-designation of Villas at South Amboy, LLC as Redeveloper of 119 and 131 South Broadway (*Agenda Item No. 12.A.*) was tabled for this meeting.

A Motion to approve the May 5, 2011 Agency Meeting Minutes was made by Councilman Schwarick.

Camille Tooker seconded the Motion.

ROLL CALL: Block – abstain; Dato – yes; Meszaros – yes; Schwarick – yes;
Tooker – yes

Craig Coughlin distributed a Resolution for adoption by the Agency for the delayed introduction of the Authority Budget and explained that the Resolution must accompany the Agency Budget when the Budget is submitted to the State for approval. Mr. Coughlin further explained that the Resolution is mandatory under State regulations.

Kevin Meszaros made a Motion to adopt the aforementioned Resolution.
Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Eric Chubenko distributed copies of the 2012 Agency Budget for review by Agency Commissioners. Mr. Chubenko provided an overview of the Budget figures (i.e., breakdown of expenditures included in the Budget), as well as anticipated revenue for the coming year.

Councilman Schwarick made a Motion to adopt the 2012 Agency Budget.
The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

A Motion designating Venetian Healthcare, LLC as Redeveloper of Block 23, Lot 1 and Block 24, Lot 2.01 was made by Councilman Schwarick. *(Please note that this Resolution was distributed at this meeting.)*

The Motion was seconded by Kevin Meszaros.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Chairman Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately fifteen (15) minutes for the purpose of discussing potential litigation and contract negotiation matters.

A Motion to enter into Executive [closed] Session was made by Councilman Schwarick.
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Public [open] Session.

Chairman Meszaros requested comments/questions from the public and, with no public in attendance, closed the public portion of the meeting.

Chairman Meszaros requested comments/question from the Commissioners and, hearing none, asked for a Motion to adjourn this meeting.

SARA
June 2, 2011 Meeting Minutes
Page 3 of 3

Benjamin Block made a Motion to adjourn the meeting.
Kevin Meszaros seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO
Agency Secretary

RESOLUTION NO. M106-02-11'01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**DE-DESIGNATING LOURO DEVELOPMENT GROUP, L.L.C. AS
REDEVELOPER**

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") was created by ordinance of the Council of the City of South Amboy (the "Council") for the purposes of organizing, directing and monitoring efforts to "redevelop" certain areas to be designated within the boundaries of the City of South Amboy (the "City"); and

WHEREAS, the Agency has previously designated the Louro Development Group, L.L.C. ("LDG") as Redeveloper of Block 62, Lots 10, 11 and 12 (the "Property"); and

WHEREAS, LDG has failed to develop the Property, and has failed to execute an interim cost agreement or redevelopment agreement with the Agency; and

WHEREAS, a significant period of time has elapsed since LDG's appointment; and

WHEREAS, the Agency has advised LDG of its need to move the development of the Property forward; and

WHEREAS, LDG has provide an inadequate, vague response to the Agency's request; and

WHEREAS, by motion adopted at the Agency's meeting of May 5, 2011 the Agency determined that LDG should be dedesignated as the Redeveloper of the Property; and

WHEREAS, this written resolution is intended to confirm the action taken by the

Agency by oral resolution at the meeting of May 5, 2011.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Agency that LDG be and is hereby de-designated as Redeveloper of the Property.

BE IT FURTHER RESOLVED, that notice of this action be forwarded to LDG an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Executive Director/Secretary as evidence of the Agency's action in this regard.



Kevin F. Meszaros, Chairman

Attested to:


Madeline Bulman, Secretary

Meeting Date: 06/02/11

ROLL CALL:

- B. Block
- Z. Dato
- K. Meszaros
- M. Rosado ABSENT
- W. Schwarick
- C. Tooker

No. M:06-02-1102

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
AGREEMENT AMONG THE CITY OF SOUTH AMBOY, THE
SOUTH AMBOY REDEVELOPMENT AGENCY AND
VENETIAN HEALTHCARE, L.L.C.**

WHEREAS, in accordance with the Redevelopment and Housing Law, N.J.S.A. 40:A12A-1, et seq., (the "Redevelopment Law") the City of South Amboy (the "City") and the South Amboy Redevelopment Agency (the "Agency") have undertaken a program for the clearance, reconstruction and rehabilitation of areas in need of redevelopment of the City; and

WHEREAS, the Agency has previously designated Peron Development/ South Amboy II L.L.C. ("Peron") as the redeveloper of a portion of the City's Southern Waterfront Redevelopment Area (the "Redevelopment Area"); and

WHEREAS Peron has identified a third-party developer, Venetian Healthcare, LLC, ("Venetian") who wishes to develop, a portion of the property for which Peron has been designated the redeveloper; specifically Block 23, Lot 1 and Block 24, Lot 2.01, as a skilled nursing facility (the "Redevelopment Project"); and

WHEREAS, the Agency believes that the Redevelopment Project is in the vital and best interests of the City and the health, safety, morals and welfare of its residents, and is in accord with the public purposes and provisions of the applicable Federal, State and local laws and requirements, pursuant to which the redevelopment plan for the Redevelopment Area has been undertaken; and

WHEREAS, the Agency and Venetian have previously agreed on a redevelopment agreement for a different redevelopment project; and

WHEREAS, the Agency and Venetian have agreed to a different financial arrangement than the one contained in the above mentioned predecessor redevelopment agreement; and

WHEREAS, in most other respects the redevelopment agreement for the predecessor redevelopment project and the Redevelopment Project are identical; and

WHEREAS, ^{BY} motion made at the Agency's meeting of May 5, 2011 the Agency approved the a redevelopment agreement with Venetian consistent with the prior redevelopment agreement and revised financial terms, upon the approval of the Agency's Executive Director and the Agency's Counsel, and further authorized the Agency's Executive Director to execute the redevelopment agreement; and

WHEREAS, this resolution is intended to confirm the Agency's actions at the May 5, 2010 meeting.

NOW, THEREFORE, BE IT RESOLVED, BY THE MEMBERS OF THE SOUTH AMBOY REDEVELOPMENT AGENCY, AS FOLLOWS:

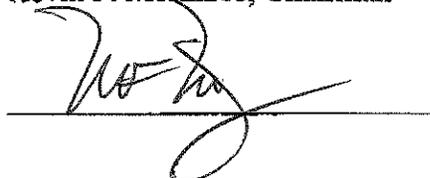
1. A redevelopment agreement, consistent with the prior redevelopment agreement and revised financial terms, is hereby approved with such additions, deletions and other modifications as determined necessary by the Agency's Executive Director, in consultation with the Agency's counsel.

2. The Agency Executive Director and Agency Secretary are authorized to execute the Redevelopment Agreement on behalf of the Agency.

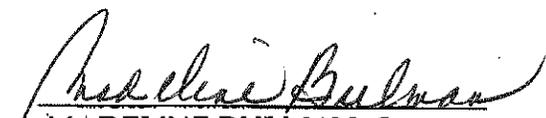
3. The Agency's action of May 5, 2011 relative to the herein described redevelopment agreement with Venetian is hereby ratified and confirmed.

BE IT FURTHER RESOLVED This resolution shall take effect immediately.

Kevin F. Meszaros, Chairman



Attested to:


MADELINE BULMAN, Secretary

Meeting Date: 06/02/11

ROLL CALL

- B. Block
- S. Dato
- K. Meszaros
- M. Rosado ABSENT
- W. Schwarick
- C. Tooker

RESOLUTION NO. M106-02-1103

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**DESIGNATING VENETIAN HEALTHCARE L.L.C. AS REDEVELOPER OF
BLOCK 23, LOT 1 AND BLOCK 24, LOT 2.01**

WHEREAS, in accordance with the Redevelopment and Housing Law, N.J.S.A. 40:A12A-1, et seq., (the "Redevelopment Law") the City of South Amboy (the "City") and the South Amboy Redevelopment Agency (the "Agency") have undertaken a program for the clearance, reconstruction and rehabilitation of areas in need of redevelopment of the City; and

WHEREAS, the Agency has previously designated Peron Development/ South Amboy II L.L.C. ("Peron") as the redeveloper of a portion of the City's Southern Waterfront Redevelopment Area (the "Redevelopment Area"); and

WHEREAS Peron has identified a third-party developer, Venetian Healthcare, LLC, ("Venetian") who wishes to develop, a portion of the property for which Peron has been designated the redeveloper; specifically Block 23, Lot 1 and Block 24, Lot 2.01, (the "Redevelopment Property") as a skilled nursing facility (the "Redevelopment Project"); and

WHEREAS, the Agency believes that the Redevelopment Project is in the vital and best interests of the City and the health, safety, morals and welfare of its residents, and is in accord with the public purposes and provisions of the applicable Federal, State and local laws and requirements, pursuant to which the redevelopment plan for the Redevelopment Area has been undertaken; and

WHEREAS, the Agency has previously designated Venetian Redeveloper for a different redevelopment property; and

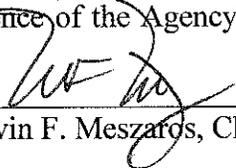
WHEREAS, based on Venetian's experience and the fact that Venetian will become the owner of the Redevelopment Property the Agency concludes that subject to the requirements set forth herein that Venetian has the skill, experience, and financial where-with-all to undertake the redevelopment of the Redevelopment Property.

NOW THEREFORE, BE IT RESOLVED, by the Commissioners of the Agency that Venetian is hereby designated as Redeveloper of the Redevelopment Property.

BE IT FURTHER RESOLVED, that said designation is conditioned upon Venetian concluding with the Agency an Interim Cost Agreement within ten (10) days of adoption of this

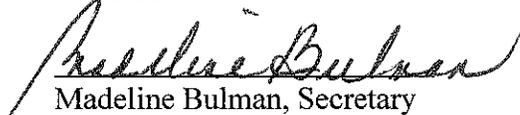
Resolution, posting any deposit required therein and concluding a redevelopment agreement within a reasonable time as determined by the Agency.

BE IT FURTHER RESOLVED, that an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Executive Director/Secretary as evidence of the Agency's action in this regard.



Kevin F. Meszaros, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 06/02/11

ROLL CALL:

- B. Block
- Z. Dato
- K. Meszaros
- M. Rosado **ABSENT**
- W. Schwarick
- C. Tooker

RESOLUTION NO. M:06-02-11:04

SOUTH AMBOY REDEVELOPMENT AGENCY

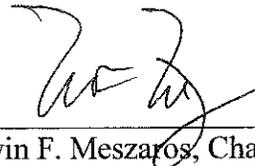
RESOLUTION

AUTHORITY BUDGET DELAYED INTRODUCTION

WHEREAS, the South Amboy redevelopment Agency is required to approve its annual budget at least 60 days prior to the end of its current fiscal year; and

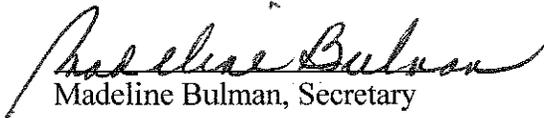
WHEREAS, in order to accurately prepare its budget for the fiscal year ending June 30, 2012, the Agency delayed the introduction of the budget for the purpose of verifying its available revenue sources; and

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Agency that this resolution be forwarded to the bureau of Authority Regulation, Division of Local Government Services, State of New Jersey.



Kevin F. Meszaros, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 06/02/11

ROLL CALL:

B. Block	<u>✓</u>
Z. Dato	<u>✓</u>
K. Meszaros	<u>✓</u>
M. Rosado	<u>ABSENT</u>
W. Schwarick	<u>✓</u>
C. Tooker	<u>✓</u>

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JULY 7, 2011 MEETING

Public Session

Chairperson Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Kevin Meszaros,
Councilman William Schwarick, Camille Tooker *

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

* Please note that Camille Tooker participated at this meeting via teleconference.

A Motion to approve the payment of invoices (*Item Nos. 7.B.1 and 2. contained in the Agenda annexed hereto*) was made by Benjamin Block.
Councilman Schwarick seconded the Motion.

ROLL CALL: Block – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

With regard to the Agency reorganization, Eric Chubenko, requested nominations for Chairperson. Camille Tooker nominated Kevin Meszaros and Benjamin Block seconded the nomination. Hearing no additional nominations, Mr. Chubenko closed the Chairperson nominations. The Commissioners unanimously voted affirmatively for the appointment of Kevin Meszaros as Chairman for the term July 1, 2011 to June 30, 2012.

Chair Meszaros requested nominations for Vice Chairperson and Councilman Schwarick nominated Benjamin Block. Kevin Meszaros seconded the nomination. A unanimous affirmative vote by the Commissioners appointed Benjamin Block in the capacity as Vice Chairman for the term July 1, 2011 to June 30, 2012.

Councilman Schwarick made a Motion to approve the following Resolutions (*Agenda Item Nos. 12.C. through 12.L.*): designation of official Agency Banks; designation of official news papers; Agency General Counsel professional appointment; Special Legal Counsel; Architect professional appointment; Assessor, Valuation and Consulting services professional appointment; Planner professional appointment; Environmental Engineering professional appointment; Special Services Engineering professional appointment, and professional appointment of Lerch, Vinci & Higgins for auditing services. Kevin Meszaros seconded the Motion.

ROLL CALL: Block – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

A Motion to approve the 2011 Adopted Budget Resolution was made by Councilman Schwarick.
Kevin Meszaros seconded the Motion.

ROLL CALL: Block – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

A Motion to approve the Minutes of the June 2, 2011 Agency Meeting (*Agenda Item No. 12.O.*)
was made by Councilman Schwarick.
Kevin Meszaros seconded the Motion.

ROLL CALL: Block – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

There was no one from the public in attendance at this meeting and no comments/questions from
Commissioners.

Kevin Meszaros made a Motion to adjourn this meeting.
Councilman Schwarick seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO
Agency Secretary

No. M:07-07-11:01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPOINTING A CHAIRMAN

BE IT RESOLVED by the South Amboy Redevelopment Agency that

KEVIN MESZAROS is hereby appointed as the Chairman for the year July 1, 2011 through June 30, 2012.

BE IT FURTHER RESOLVED, that the Chairman shall have all the responsibility and authority set forth in the Agency By-Laws and New Jersey statutes.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.


KEVIN MESZAROS, Chairman

Attested to:


Madeline Bulman, Secretary

Meeting Date: 07/04/11

ROLL CALL:

- B. Block ✓
- S. Dato ABSENT
- K. Meszaros ✓
- M. Rosado ABSENT
- W. Schwarick ✓
- C. Tooker ✓

No. M:07-07-11:02

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPOINTING A VICE-CHAIRMAN

BE IT RESOLVED by the South Amboy Redevelopment Agency that

BENJAMIN Block is hereby appointed as the Vice-Chairman for the year July 1, 2011 to June 30, 2012.

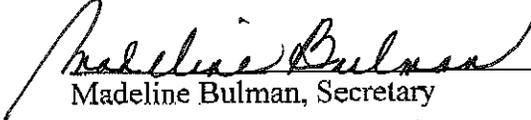
BE IT FURTHER RESOLVED, that the Vice-Chairman shall have all the responsibility and authority set forth in the Agency By-Laws and New Jersey statutes.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.



KEVIN MESZAROS, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 07/07/11

ROLL CALL:

- B. Block
- Z. Dato ABSENT
- K. Meszaros
- M. Rosado ABSENT
- W. Schwarick
- C. Tooker

RESOLUTION NO. 1107-07-1103

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

DESIGNATING OFFICIAL BANK

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") pursuant to N.J.S.A. 40A: 12A- 1 *et seq.* is a validly created municipal entity in the State of New Jersey; and

WHEREAS, the Agency has been charged by the South Amboy City Council with the responsibility of redeveloping the City's waterfront and related properties; and

NOW, THEREFORE, IT IS RESOLVED, by the South Amboy Redevelopment Agency that the following banks are designated as the Agency's official depositories of funds for the fiscal year 2012:

- 1) Amboy National Bank
- 2) The Provident Bank

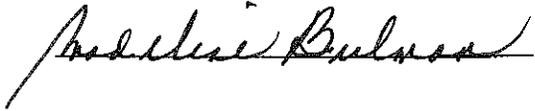
BE IT FURTHER RESOLVED, that this resolution shall be effective immediately.

BE IT FURTHER RESOLVED, that an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Secretary as evidence of the Agency's action in this regard.



KEVIN MESZARDOS, Chairman

Attested to:



MADELINE BULMAN, Secretary

Meeting Date: 07/07/11

ROLL CALL:

B. Block

✓

S. Dato

ABSENT

K. Meszaros

ABSENT

M. Rosado

✓

W. Schwarick

✓

C. Tooker

No. M:07-07-11:04

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

DESIGNATING OFFICIAL NEWSPAPERS

BE IT RESOLVED by the South Amboy Redevelopment Agency that the following newspapers are hereby designated the official newspapers of the Agency for the fiscal year 2012:

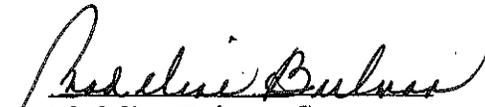
- (1) The Home News and Tribune
- (2) The Star Ledger

BE, IT FURTHER RESOLVED that this Resolution shall take effect immediately.



 KEVIN MESZAROS, Chairman

Attested to:


 Madeline Bulman, Secretary

Meeting Date: 07/07/11

ROLL CALL:

- B. Block
- S. Dato ABSENT
- K. Meszaros
- M. Rosado ABSENT
- W. Schwarick
- C. Tooker

RESOLUTION NO. M:07-07-11:05

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AWARDING OF A PROFESSIONAL SERVICES
CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of certain legal services to assist the Agency in connection with various legal matters; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidate(s), and determined in accordance with established criteria that Craig J. Coughlin, Attorney-at-Law ("Coughlin") is the best qualified candidate for the position; and

WHEREAS, Coughlin has proposed to provide the services, described in the attached agreement for a sum not to exceed \$30,600.00 (exclusive of separate specific engagements for special matters as determined by the Agency from time to time); and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to retain Coughlin to provide the services set forth in the proposal annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum

of \$ 30,600.00 therefore and a copy of said certification shall be attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Craig J. Coughlin shall be and is hereby retained to represent the Agency in the capacity of General Counsel for the period July 1, 2011 through June 30, 2012, and to perform the duties set forth in the attached proposal and limited in aggregate to an amount not to exceed \$ 30,600.00, (exclusive of separate specific engagements for special matters as determined by the Agency from time to time); **SUBJECT TO** the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

BE IT FURTHER RESOLVED, that, subject to the attachment of the certifications referred to above, the Chairwoman and the Agency Secretary are hereby authorized to execute the attached Agreement.

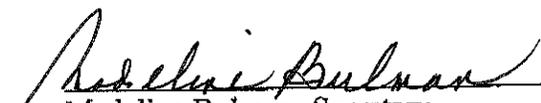
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.



KEVIN MESZAROS, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 07/07/11

ROLL CALL:

B. Block

✓
ABSENT

S. Dato

K. Meszaros

M. Rosado

ABSENT
✓

W. Schwarick

C. Tooker

✓

RESOLUTION NO. M:07-07-11:06

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-SPECIAL LEGAL COUNSEL PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of certain Special Legal Counsel services to assist the Agency in connection with specialized areas of the law including but not limited to financing in connection with redevelopment projects, litigation, and bonding; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of McManimon and Scotland, Newark, New Jersey and Maraziti, Falcon & Healy, L.L.P., Short Hills, New Jersey are qualified candidate for the position, together (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have each proposed to provide the services, described

in the attached proposals, at the rates set forth therein; and

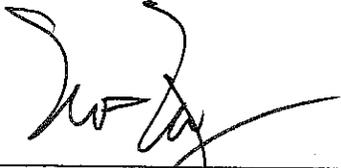
WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve McManimon and Scotland, and Maraziti, Falcon & Healy, L.L.P., as special counsel to provide the services set forth in the proposal annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that the firms of McManimon and Scotland; and Maraziti, Falcon & Healy, L.L.P. shall be and are hereby retained to represent the Agency in the capacity of Special Counsel for the period July 1, 2011 through June 30, 2012, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.



Kevin F. Meszados, Chairman

ADL

Attested to:

Madeline Bulman
Madeline Bulman, Secretary

Meeting Date: 07/07/11

ROLL CALL:

B. Block	<u>✓</u>
S. Dato	<u>ABSENT</u>
K. Meszaros	<u>✓</u>
M. Rosado	<u>ABSENT</u>
W. Schwarick	<u>✓</u>
C. Tooker	<u>✓</u>

RESOLUTION NO. M:07-07-1/07

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM ARCHITECTURAL SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of architectural services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm of Cerminara Architect, Hillsborough, New Jersey is qualified for the position, (the "Qualified Firm"); and

WHEREAS, the Qualified Firm has proposed to provide the services, described in the attached proposals, Schedule 1, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate Michael V. Testa, ALC as architects to provide the services set forth in the proposal annexed hereto and incorporated herein from time to time, as required; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any

services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Cerminara Architect shall be and is hereby approved to represent the Agency in the capacity of Architect for the period July 1, 2011 through June 30, 2012, and to perform the duties as determined by the Agency in separately determined amounts.

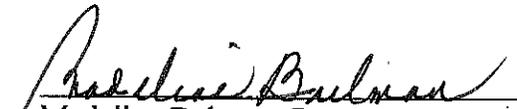
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.



KEVIN MESZAROS, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 07/04/11

ROLL CALL:

- B. Block
- S. Dato ABSENT
- K. Meszaros
- M. Rosado ABSENT
- W. Schwarick
- C. Looker

RESOLUTION NO. M:07-07-11:08

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANT TO PERFORM ASSESSOR, VALUATION
& CONSULTING SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of valuation and assessing services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm of Sterling, DiSanto & Associates, L.L.C., Somerset, New Jersey is qualified for the position, (the "Qualified Firm"); and

WHEREAS, the Qualified Firm has proposed to provide the services, described in the attached proposals, at the rate of \$125.00 per hour; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate Sterling, Di Santo & Associates, L.L.C. to provide the services set forth in the proposal annexed hereto and incorporated herein from time to time, as required; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any

services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Sterling, DiSanto & Associates, L.L.C. shall be and is hereby approved to represent the Agency in the capacity of assessor and valuation consultants for the period July 1, 2011 through June 30, 2012, and to perform the duties as determined by the Agency in separately determined amounts.

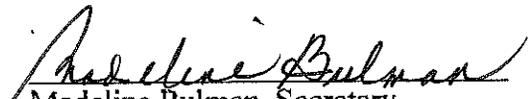
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.



KEVIN MESZAROS, Chairman

Attested to:


Madeline Bulman, Secretary

Meeting Date: 07/07/11

ROLL CALL:

- B. Block
- S. Dato ABSENT
- K. Meszaros
- M. Rosado ABSENT
- W. Schwarick
- C. Tooker

RESOLUTION NO. M:07-07-11:09

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM PLANNING
SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of planning services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of AJV Engineering, Inc., Woodbridge, New Jersey, and CME Associates, Parlin, New Jersey are qualified for the position, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have proposed to provide the services, described in the attached proposals, Schedule 1, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate AJV Engineering, Inc. and CME Associates as planners to provide the services set forth in the proposal annexed hereto and incorporated herein from time to time, as required; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that AJV Engineering, Inc. and CME Associates shall be and are hereby approved to represent the Agency in the capacity of Planner for the period July 1, 2011 through June 30, 2012, and to perform the duties as determined by the Agency in separately determined amounts.

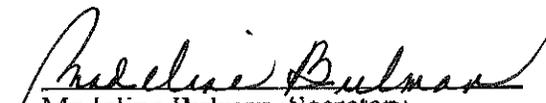
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.



KEVIN MESZAROS, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 07/07/11

ROLL CALL:

- B. Block
- S. Dato
- K. Meszaros

ABSENT

M. Rosado
W. Schwarick
C. Tooker

ABSENT
✓
✓

RESOLUTION NO. M:07-07-11:10

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-ENGINEERING PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of environmental engineering services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms set forth on the attached Schedule 1 are qualified candidate for the position of environmental engineer, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve the Qualified Firms as environmental engineers to provide the services set forth in their respective proposals annexed hereto and incorporated herein; and

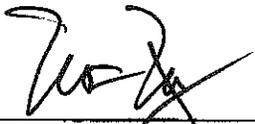
WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any

services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that the Qualified Firms shall be and are hereby approved to represent the Agency in the capacity of Environmental Engineer for the period July 1, 2011 through June 30, 2012, and to perform the duties as determined by the Agency in separately determined amounts.

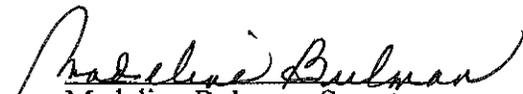
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.



KEVIN MESZAROS, Chairman

Attested to:


Madeline Bulman, Secretary

Meeting Date: 07/07/11

ROLL CALL:

- B. Block
- S. Dato ABSENT
- K. Meszaros
- M. Rosado ABSENT
- W. Schwarick
- C. Tooker

Environmental Engineering

- 1) **Najarian Associates**
One Industrial Way
Eatontown, NJ 07724

- 2) **CME Associates**
3141 Bordentown Ave
Parlin, NJ 08859

- 3) **JM Sorge, Inc**
57 Fourth St
Somerville, NJ 08876

- 4) **H2M Architects & Engineers**
119 Cherry Hill Rd, Suite 200
Parsippany, NJ 07054

- 5) **Yu & Associates Inc.**
200 Riverfront Blvd
Elmwood Park, NJ 07407

- 6) **Hatch Mott Macdonald**
3 Paragon Way
Freehold, NJ 07728

- 7) **Birdsall Services Group**
65 Jackson Drive
Cranford, NJ 07016

- 8) **Potomac-Hudson Environmental, Inc.**
207 South Stevens Ave
PO Box 7
South Amboy, NJ 08879

- 9) **LAN Associates**
445 Goodwin Ave
Midland Park, NJ 07432

- 10) **GZA Geoenvironmental, Inc**
55 Lane Rd, Suite 407
Fairfield, NJ 07004

RESOLUTION NO. M:07-07-11:11

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-ENGINEERING PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of special engineering services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms set forth on the attached Schedule 1 are qualified candidate for the position of special engineer, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve the Qualified Firms as special engineers to provide the services set forth in their respective proposals annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any

services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that the Qualified Firms shall be and are hereby approved to represent the Agency in the capacity of Special Engineer for the period July 1, 2011 through June 30, 2012, and to perform the duties as determined by the Agency in separately determined amounts.

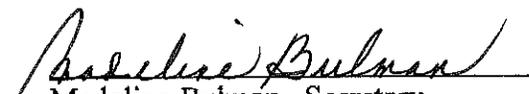
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.



KEVIN MESZAROS, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 07/07/11

ROLL CALL:

- R. Block
- S. Dato ABSENT
- K. Meszaros
- M. Rosado ABSENT
- W. Schwarick
- C. Tooker

Special Services Engineer

- 1) **CME Associates**
3141 Bordentown Ave
Parlin, NJ 08859

- 2) **Hatch Mott Macdonald**
3 Paragon Way
Freehold, NJ 07728

- 3) **Birdsall Services Group**
611 Industrial Way West
Eatontown, NJ 07724

- 4) **Feist Engineering**
481 Spotswood Englishtown Rd
Monroe Township, NJ 08831

- 5) **Carr Engineering Associates, PA**
461 New Brunswick Ave
Perth Amboy, NJ 08862

- 6) **Najarian Associates**
One Industrial Way West
Eatontown, NJ 07724

- 7) **AJV Engineering Inc**
424 Amboy Ave
PO Box 548
Woodbridge, NJ 07095

- 8) **Grotto Engineering Associates, LLC**
137 South Broadway
Suite A-3
South Amboy, NJ 08879

RESOLUTION NO. M:07-07-11:12

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AWARDING OF A PROFESSIONAL SERVICES-AUDITING
CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of auditing services to the Agency in connection with the annual budget and various matters; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidate, and determined in accordance with established criteria that Lerch, Vinci and Higgins, Fairlawn, New Jersey is the best qualified candidate for the position; and

WHEREAS, Lerch, Vinci and Higgins has proposed to provide the services, described in the attached agreement for a sum not to exceed \$ 7,700.00; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to retain Lerch, Vinci and Higgins to provide the services set forth in the proposal annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum

of \$ 7,700.00 therefore and a copy of said certification shall be attached to this resolution.

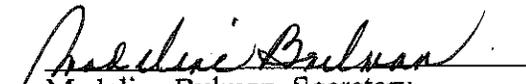
NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Lerch, Vinci and Higgins shall be and is hereby retained to perform auditing services for the Agency for the period July 1, 2011 through June 30, 2012, and to perform the duties set forth in the attached proposal and limited in aggregate to an amount not to exceed \$7,700.00, SUBJECT TO the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

BE IT FURTHER RESOLVED, that, subject to the attachment of the certifications referred to above, the Chairwoman and the Agency Secretary are hereby authorized to execute the attached Agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.

Attested to:


Madeline Bulman, Secretary



KEVIN MESZAROS, Chairman

Meeting Date: 07/07/11

ROLL CALL:

B. Block

✓

S. Dato

ABSENT

K. Meszaros

✓

M. Rosado

ABSENT

W. Schwarick

✓

C. Tooker

✓

2011 ADOPTED BUDGET RESOLUTION

South Amboy Redevelopment Agency

AUTHORITY

FISCAL YEAR: FROM: July 1, 2011 TO: June 30, 2012

WHEREAS, the Annual Budget and Capital Budget/Program for the South Amboy Redevelopment Agency Authority for the fiscal year beginning July 1, 2011 and ending, June 30, 2012 has been presented for adoption before the governing body of the South Amboy Redevelopment Agency Authority at its open public meeting of July 7, 2011; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$138,792, Total Appropriations, including any Accumulated Deficit, if any, of \$ 416,657 and Total Unrestricted Net Assets utilized of \$ 277,865; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$-0- and Total Unrestricted Net Assets planned to be utilized of \$-0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of South Amboy Redevelopment Agency Authority, at an open public meeting held on July 7, 2011 that the Annual Budget and Capital Budget/Program of the South Amboy Redevelopment Agency Authority for the fiscal year beginning, July 1, 2011 and, ending, June 30, 2012 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

Andres C. Bulana
(Secretary's Signature)

07/07/11
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Meszaros	X			
Block	X			
Dato				X
Rosado				X
Schwarick	X			
Tooker	X			

*SCHWARICK

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE AUGUST 4, 2011 MEETING

Public Session

Vice-Chairperson Benjamin Block called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Vice-Chairperson Block certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Melvin Rosado,
Councilman William Schwarick

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

A Motion to approve the Consent Agenda for this meeting was made by Councilman Schwarick. *(Please refer to copy of August 4, 2011 Meeting Agenda annexed hereto – item nos. 7.B.1. and 2.)*

Zusette Dato seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Rosado – yes; Schwarick – yes

Melvin Rosado made a Motion to adopt the Resolution approving Amendment No. 2 to the Redevelopment Agreement with Peron Development/South Amboy II, LLC and authorizing execution of said Amendment. *(Agenda item no. 12.A.)*

The Motion was seconded by Councilman Schwarick.

ROLL CALL: Block – yes; Dato – yes; Rosado – yes; Schwarick – yes

A Motion to approve the July 7, 2011 Agency Meeting Minutes was made by Councilman Schwarick. *(Item no. 12.B. contained in the attached Agenda.)*

Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Dato – abstain; Rosado – abstain; Schwarick – yes

After a brief discussion concerning Resolution no. M:06-02-11:03, it was determined that the Resolution should be amended to delete the following language: “BE IT FURTHER RESOLVED, that said designation is conditioned upon Venetian concluding with the Agency an Interim Cost Agreement within ten (10) days of adoption of this Resolution . . .”

Councilman Schwarick made a Motion to amend the aforementioned Resolution.

Zusette Dato seconded the Motion

ROLL CALL: Block – yes; Dato – yes; Rosado – yes; Schwarick – yes

SARA
August 4, 2011 Meeting Minutes
Page 2 of 2

Hearing no questions/comments from Commissioners and no public in attendance at this meeting, Vice Chairman Block closed the public portion of the meeting.

A Motion to adjourn this meeting was made by Benjamin Block.
Melvin Rosado seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO

No. M:08-04-11:01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING AMENDMENT NUMBER 2 TO REDEVELOPMENT AGREEMENT WITH PERON DEVELOPMENT/SOUTH AMBOY II, L.L.C. AND AUTHORIZING EXECUTION OF SAID AMENDMENT

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") and Peron Development, L.L.C. (the "Redeveloper") are parties to a redevelopment agreement for the development of a portion of the southern redevelopment area (the "Redevelopment Agreement"); and

WHEREAS, the Agency and the Redeveloper wish to amend the agreement regarding the nature of the units permitted to be constructed under the Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the South Amboy Redevelopment Agency that the Amendment Number 2 to the Redevelopment Agreement, attached hereto as Schedule A, with the Redeveloper is hereby approved.

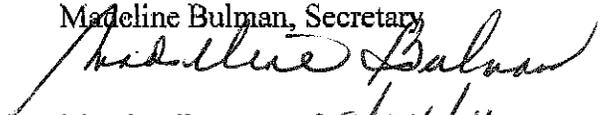
BE IT FURTHER RESOLVED, that the Chairman and Agency Secretary are hereby authorized and directed to execute the same on behalf of the Agency.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately and shall be advertised as prescribed by law.


~~Kevin F. Meszaros, Chairman~~
BENJAMIN BLOCK,
VICE CHAIR.

Attested to:

Madeline Bulman, Secretary



Meeting Date: 08/04/11

ROLL CALL:

- B. Block
- S. Dato
- K. Meszaros ~~ABSENT~~
- M. Rosado
- W. Schwarick
- C. Tooker ~~ABSENT~~

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE SEPTEMBER 1, 2011 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Kevin Meszaros,
Councilman William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

A Motion to approve the Consent Agenda for this meeting was made by Camille Tooker. *(Please refer to copy of September 1, 2011 Meeting Agenda annexed hereto – item nos. 7.B.1. and 2.)*

Councilman Schwarick seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Chairman Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately fifteen (15) minutes for the purpose of discussing contract negotiation matters.

A Motion to enter into Executive [closed] Session was made by Councilman Schwarick. Zusette Dato seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Councilman Schwarick made a Motion to amend the Resolution awarding a professional services contract to McManimon & Scotland, LLC (i.e., special counsel for the Agency in an amount not-to-exceed \$40,000.00) pursuant to a fair and open process (*Agenda Item No. 12.A.*). *Please note that due to discussion that took place during Executive [closed] Session, the Resolution was amended to include specific language concerning the strict enforcement of the not-to-exceed amount set forth in the contract, as well as preventing the Agency and/or the City from incurring liability for service costs in excess of the not-to-exceed amount unless specifically authorized in advance by the Agency.*

Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

A Motion to adopt the aforementioned Resolution awarding a professional services contract to McManimon & Scotland, LLC, as amended, was made by Councilman Schwarick.

The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

A Motion to approve the August 4, 2011 Agency Meeting Minutes (*Agenda Item No. 12.B.*) was made by Zusette Dato.

Councilman Schwarick seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – abstain; Schwarick – yes;
Tooker – abstain

Chairman Meszaros requested comments/question from the Commissioners and Camille Tooker took the opportunity to thank the Agency Commissioners and professionals in attendance for their patience is discussing the aforementioned McManimon & Scotland contract at length and further stated that she [Tooker] has very strong feelings concerning professional appointments.

With no public in attendance, Chairman Meszaros closed the public portion of the meeting.

Camille Tooker made a Motion to adjourn the meeting.

Councilman Schwarick seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO
Agency Secretary

RESOLUTION NO. M:09-01-11:01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AWARDING OF A PROFESSIONAL SERVICES
CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") has appointed McManimon & Scotland, L.L.C. ("McManimon & Scotland") as special counsel pursuant to a fair and open process as defined in statute to obtain candidates to provide said services; and

WHEREAS, the Agency is in need of certain legal services to assist the Agency in connection with a redevelopment project, specifically the drafting, negotiations and related matters attendant to a redevelopment agreement with Amboy Waterfront Acquisition Associates, L.P. ("AWAA"); and

WHEREAS, McManimon & Scotland has proposed to provide the services in accordance with a fee schedule attached as Schedule 1; and

WHEREAS, the fees for the services provided by McManimon & Scotland shall not exceed forty thousand (\$40,000.00) dollars without separate and prior approval by the Agency; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum of \$ 40,000.00 in an escrow account funded by AWAA, and a copy of said certification shall be attached to this resolution; and

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY

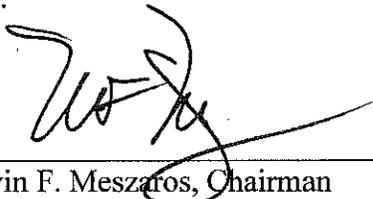
REDEVELOPMENT AGENCY that McManimon & Scotland shall be and is hereby retained to represent the Agency in the capacity of Special Counsel and to perform the duties hereinabove described in an aggregate amount not to exceed \$ 40,000.00, SUBJECT TO the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

BE IT FURTHER RESOLVED, that, subject to the attachment of the certifications referred to above, the Executive Director and the Agency Secretary are hereby authorized to execute the an agreement for the provision of said services..

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Agency Secretary is hereby authorized and directed to cause notice of this resolution as required by N.J.S.A. 40A:11-5(1)(a) to be published in an appropriate newspaper.

BE IT FURTHER RESOLVED that the Agency Counsel and Executive Director are directed to conclude a professional services agreement with McManimon & Scotland which shall strictly enforce the “not to exceed” amount set forth herein, and shall prevent the Agency and/or the City from incurring liability for service costs in excess of the “not to exceed” amount unless specifically authorized in advance by the Agency.



Kevin F. Meszaros, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 09/01/11

ROLL CALL:

B. Block	<u>✓</u>
Z. Dato	<u>✓</u>
K. Meszaros	<u>✓</u>
M. Rosado	<u>ABSENT</u>
W. Schwarick	<u>✓</u>
C. Tooker	<u>✓</u>

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE OCTOBER 6, 2011 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Kevin Meszaros,
Councilman William Schwarick

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

A Motion to adopt the Consent Agenda for this meeting was made by Councilman Schwarick. (*Item Nos. 7.A. and B. contained in the Agenda annexed hereto.*) Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes

Craig Coughlin, Esq. explained that the purpose of the Resolution acknowledging compliance with conditions and designating Venetian Healthcare, LLC as Redeveloper of Block 23, Lot 1 and Block 24, Lot 2.01 (*Agenda Item No. 12.A.*) removes one of the conditions contained in the original June, 2011 Resolution and acknowledges that Venetian Healthcare has satisfied the conditions. Mr. Coughlin further advised that John Wisniewski, Esq., attorney for Venetian Healthcare, has prepared an Agreement for execution by his [Wisniewski] client and has forwarded same onto Venetian Healthcare. Eric Chubenko explained the payment schedule contained in the Agreement. Zusette Dato and Benjamin Block requested that certain language be inserted into the Resolution concerning conditions set forth in the Agreement (i.e., “BE IT FURTHER RESOLVED, that Venetian is hereby designated as Redeveloper of the Redevelopment Property without herein above referred to conditions.”)

Benjamin Block made a Motion to adopt the aforementioned Resolution as amended. Zusette Dato seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes

Concerning the Resolution authorizing the release of a Performance Bond and partial release of a cash Bond to South Amboy Real Estate Development Group, LLC for on site improvements to Block 161.04, Lot 20.08 (a/k/a Parcel “A”) (*Agenda Item No. 12.B.*), Zusette Dato inquired as to whether the balance of \$43,037.66 would be held for maintenance purposes. Commissioner Dato explained that there have been numerous complaints from residents in the neighborhoods located nearby the property referred to in the aforementioned Resolution concerning dry dirt and dust blowing onto neighboring properties. Craig Coughlin stated that the money would be held as a maintenance bond, although he [Coughlin] did not know how Angelo Valetutto, City

Engineer, calculated the figure/amount of \$43,037.66 for use as a Property Maintenance Bond. After discussion, it was determined that the Resolution would be amended to state that \$43,037.66 would be held as a Property Maintenance Cash Bond.

Zusette Dato made a Motion to adopt the aforementioned Resolution as amended. The Motion was seconded by Councilman Schwarick.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes

Eric Chubenko, Executive Director, advised that the hill stabilization (i.e., located behind the Community Center) is proceeding as scheduled. Eric Chubenko, along with Mayor Henry, explained that the Venetian Healthcare project should commence by mid-November as long as the weather remains favorable. Mr. Chubenko further advised that another party has expressed interest in developing the restaurant site but there has been no firm commitment to date.

Chairman Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately ten (10) minutes for the purpose of discussing contract negotiation matters.

A Motion to enter into Executive [closed] Session was made by Councilman Schwarick. Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Chairman Meszaros requested comments/questions from Commissioner and, hearing none with no public in attendance, closed the public portion of the meeting.

Councilman Schwarick made a Motion to adjourn the meeting. Zusette Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO
Agency Secretary

RESOLUTION NO. M:10-06-11:01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**ACKNOWLEDGING COMPLIANCE WITH CONDITIONS AND
DESIGNATING VENETIAN HEALTHCARE L.L.C. AS REDEVELOPER OF
BLOCK 23, LOT 1 AND BLOCK 24, LOT 2.01**

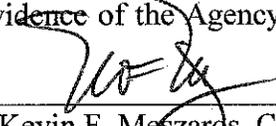
WHEREAS, by resolution M:06-02-11:03 (the "Resolution") the South Amboy Redevelopment Agency (the "Agency") designated Venetian Healthcare, LLC, ("Venetian") as the redeveloper of Block 23, Lot 1 and Block 24, Lot 2.01, (the "Redevelopment Property") as a skilled nursing facility (the "Redevelopment Project"); conditioned upon the conclusion of certain agreements; and

WHEREAS, the Agency and Venetian have concluded a redevelopment agreement in a timely manner and have included therein such obligations as would have been included in the interim cost agreement referred to in the Resolution.

NOW THEREFORE, BE IT RESOLVED, by the Commissioners of the Agency that all of the conditions set forth in the Resolution for the designation of Venetian as the redeveloper of the Redevelopment Property are satisfied.

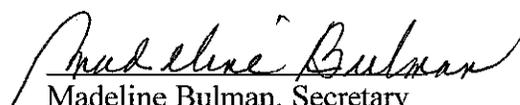
BE IT FURTHER RESOLVED, that Venetian is hereby designated as Redeveloper of the Redevelopment Property without herein above referred to conditions.

BE IT FURTHER RESOLVED, that an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Executive Director/Secretary as evidence of the Agency's action in this regard.



Kevin F. Meszards, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 10/06/11

ROLL CALL:

B. Block	<u>✓</u>
Z. Dato	<u>✓</u>
K. Meszaros	<u>✓</u>
M. Rosado	<u>ABSENT</u>
W. Schwarick	<u>✓</u>
C. Tooker	<u>ABSENT</u>

RESOLUTION NO. M:10-06-1/02

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AUTHORIZING THE RELEASE OF PERFORMANCE
BOND AND PARTIAL RELEASE OF CASH BOND TO SOUTH AMBOY
REAL ESTATE DEVELOPMENT GROUP, LLC FOR ON SITE
IMPROVEMENTS TO BLOCK 161.04, LOT 20.08, A/K/A PARCEL "A"**

WHEREAS, the Developer, South Amboy Real Estate Development Group, LLC (the "Developer") has provided a Performance Bond and a Cash Bond for site improvements to the real property known on the City of South Amboy Tax Map as Block 161.04, Lot 20.08, a/k/a Parcel "A"; and,

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is currently holding said Cash Bond in the amount of \$77,171.00 and Performance Bond in the amount of \$695,541.00; and,

WHEREAS, the Developer has requested a release of the Performance Bond and a partial release of the Cash Bond; and,

WHEREAS, the Developer has made some site improvements and, at this time, does not intend to proceed with the Project; and,

WHEREAS, the Developer is seeking a partial Cash Bond release and a full release of the Performance Bond; and,

WHEREAS, the Developer is seeking to use the Cash Bond as the Agency's means to maintain the property in the event the Developer does not proceed with the development; and,

WHEREAS, the Developer, pursuant to the City of South Amboy's (the "City") request, constructed both a concrete sidewalk and a gravel parking lot; and,

WHEREAS, Angelo J. Valetutto, P.E., City Engineer Designate for the Project, certified that both items had been completed to his satisfaction; and,

WHEREAS, the parking lot is at a temporary location and provides a central location for the school athletic fields, the County park and the Community Center; and,

WHEREAS, the current location of the gravel parking lot will continue to be maintained by the Developer and stay open until the final location of the gravel parking lot across the street is constructed; and,

WHEREAS, the Developer has completed the two items requested by the City to release the Performance Bond and to partially release the Cash Bond;

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the South Amboy Redevelopment Agency, as follows:

1. The Performance Bond in the amount of \$695,541.00 is hereby released;
2. The Cash Bond in the current amount of \$77,171.00 is hereby reduced, in part, to \$43,037.66;
3. The remaining Property Maintenance Cash Bond shall be \$43,037.66;
4. The Developer will continue to maintain the site and there will be no further site improvements until the Developer files replacement Performance and the balance of the Cash Bond, in amounts to be determined by the City or Agency Engineer and/or his designee for the Project;

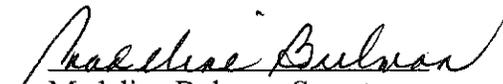
BE IT FURTHER RESOLVED, that the Agency Secretary shall serve certified true copies of this Resolution upon Angelo J. Valetutto, P.E., City Engineer Designate for the Project, Terrance O'Neill, C.P.A. and C.F.O. and the Developer, South Amboy Real Estate Group, LLC.

BE IT FURTHER RESOLVED, that an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Executive Director/Secretary as evidence of the Agency's action in this regard.



Kevin F. Meszaros, Chairman

Attested to:



Madeline Bulman, Secretary

Meeting Date: 10/06/11

ROLL CALL:

B. Block

Z. Dato	<u>✓</u>
K. Meszaros	<u>✓</u>
M. Rosado	<u>ABSENT</u>
W. Schwarick	<u>✓</u>
C. Tooker	<u>ABSENT</u>

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE NOVEMBER 3, 2011 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Kevin Meszaros,
Councilman William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

A Motion to adopt the Consent Agenda for this meeting was made by Benjamin Block. (*Item Nos. 7.A. and B. contained in the Agenda annexed hereto.*)
Councilman Schwarick seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes;
Tooker – absent

A Motion to adopt the September 1, 2011 Agency Meeting Minutes (*Agenda Item No. 12.A.*) was made by Councilman Schwarick.
The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes;
Tooker – absent

Councilman Schwarick made a Motion to adopt the October 6, 2011 Agency Meeting Minutes (*Agenda Item No. 12.B.*).
Zusette Dato seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes;
Tooker – absent

Please note: Commissioner Tooker arrived at the meeting at 6:50 p.m. due to a scheduling conflict.

Eric Chubenko, Executive Director, provided the following updates:

- AWAA/O'Neill Properties project is on track. The closing on the property is currently scheduled to take place sometime during the summer of 2012. Escrow account has been funded.

- Venetian Healthcare project contract has been signed and a check has been received. A press conference will be scheduled.
- The developer for the John and Henry Streets Broadway Redevelopment site has been unresponsive and, although the Agency has considered de-designating that entity, there is a contract purchaser for the site. It is contingent upon NJ Transit cooperating with the Agency concerning a property swap. Eric Chubenko is awaiting a meeting with NJ Transit to discuss the property exchange.
- The work on the retaining wall for the YMCA/Community Center was scheduled to commence earlier in the week (i.e., by November 1st) but the contractor is running behind schedule and should begin work within a week or two.

Eric Chubenko advised the Agency Commissioners that the YMCA/Community Center had made a request concerning a 'day care' facility in an effort to enlarge its' membership and bring in more revenue. Eric further explained that, although the Agency is not in the business of arranging things like 'day care', it was suggested that with the planned development adjacent to the Community Center there might be an opportunity to partner up with a developer that would potentially contribute space to such a facility. Commissioner Dato stated that the 'day care' facility was her [Dato] idea and not the suggestion of the Community Center. Commissioner Dato explained that there is a definite need for Community Center income and believes that 'day care' would enhance the membership. The Community Center will be offering after school 'day care' but does not have the space to offer all day 'day care', explained Commissioner Dato. A suggestion was made that the planned Venetian Healthcare facility might be willing to devote an area (e.g., a room) to be used as a 'day care' facility and Eric Chubenko stated that it be worthwhile to pursue the idea.

Chairman Meszaros requested comments/questions from Commissioners and, hearing none with no public in attendance, closed the public portion of the meeting.

Councilman Schwarick made a Motion to adjourn the meeting.
Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE DECEMBER 1, 2011 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Kevin Meszaros,
Councilman William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel
Mayor Fred Henry

A Motion to adopt the Consent Agenda for this meeting was made by Councilman Schwarick. *(Item Nos. 7.A. and B. contained in the Agenda annexed hereto.)*
Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Meszaros – yes; Schwarick – yes; Tooker - yes

Councilman Schwarick made a Motion to approve the FY 2011 Audit Resolution/Certification. *(Please note that Executive Director Eric Chubenko presented/distributed the documents at the meeting.)*

The Motion was seconded by Benjamin Block

ROLL CALL: Block – yes; Meszaros – yes; Schwarick – yes; Tooker - yes

Camille Tooker made a Motion to approve the 2012 Agency Meeting Schedule Resolution *(Agenda Item No. 12.A.)*.

The Motion was seconded by Councilman Schwarick.

ROLL CALL: Block – yes; Meszaros – yes; Schwarick – yes; Tooker - yes
Tooker – absent

Eric Chubenko, along with Craig Coughlin, provided the following updates:

- Representatives for the Venetian Healthcare project will be providing a copy of the Venetian press release prior to publication. The Agency, along with the City, will make arrangements for a press release and groundbreaking ceremony.
- Concerning the John and Henry Streets Broadway Redevelopment site - NJ Transit is prepared to move forward with some type of land sale and has been in contact with the property developer.

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December 1, 2011 Meeting Minutes

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- AWAA/O'Neill Properties is very anxious to move their [AWAA] project moving along and have been in contact with Eric Chubenko.
- The work on the retaining wall for the YMCA/Community Center has commenced.

Chairman Meszaros requested comments/questions from Commissioners and, hearing none with no public in attendance, closed the public portion of the meeting.

Councilman Schwarick made a Motion to adjourn the meeting.
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO

RESOLUTION NO. M:12-01-11:02

CITY OF SOUTH AMBOY

RESOLUTION

WHEREAS, the City of South Amboy Redevelopment Agency (the "Agency") was created by Ordinance of the Council of the City of South Amboy for the purposes of organizing, directing and monitoring efforts to "redevelop" certain areas to be designated within the boundaries of the City; and

WHEREAS, it is necessary for the Agency to hold regularly scheduled meetings at the South Amboy City Hall located at 140 North Broadway, South Amboy, New Jersey;

THEREFORE, BE IT RESOLVED by the City of South Amboy Redevelopment Agency on this first day of December, 2011, that the following list of dates and times for the City of South Amboy Redevelopment Agency's 2012 Meetings is hereby approved:

DATE	TIME
Thursday, January 5, 2012	6:30 P.M.
Thursday, February 2, 2012	6:30 P.M.
Thursday, March 1, 2012	6:30 P.M.
Thursday, April 5, 2012	6:30 P.M.
Thursday, May 3, 2012	6:30 P.M.
Thursday, June 7, 2012	6:30 P.M.
Thursday, July 5, 2012	6:30 P.M.
Thursday, August 2, 2012	6:30 P.M.
Thursday, September 6, 2012	6:30 P.M.
Thursday, October 4, 2012	6:30 P.M.
Thursday, November 1, 2012	6:30 P.M.
Thursday, December 6, 2012	6:30 P.M.



KEVIN MESZAROS, Chairman

ATTESTED TO:


MADELINE BULMAN PIRRO, Secretary

ROLL CALL:

Block	<u>✓</u>
Dato	<u>ABSENT</u>
Meszaros	<u>✓</u>
Rosado	<u>ABSENT</u>
Schwarick	<u>✓</u>
Tooker	<u>✓</u>

Meeting Date: December 1, 2011