

M: 06-25-19 :04

SOUTH AMBOY REDEVELOPMENT AGENCY


RESOLUTION

APPOINTING A CHAIRMAN

BE IT RESOLVED by the South Amboy Redevelopment Agency that Kevin F. Meszaros is hereby appointed as the Chairman for the year July 1, 2019 through June 30, 2020.

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 F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato			✓			
Camille Tooker			✓			
Tony Gonsalves			✓			
Frank Milatta						✓
Anthony Conrad			✓			

M: 06-25-19 :05

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPOINTING A VICE-CHAIRMAN

BE IT RESOLVED by the South Amboy Redevelopment Agency that
_ Camille Tooker is hereby appointed as the Vice-Chairman for the
year July 1, 2019 to June 30, 2020.

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 F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			<input checked="" type="checkbox"/>			
Zusette Dato	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
Camille Tooker			<input checked="" type="checkbox"/>			
Tony Gonsalves		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Frank Milatta						<input checked="" type="checkbox"/>
Anthony Conrad			<input checked="" type="checkbox"/>			

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 July 1, 2019-June 30, 2020:

- 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 F. Meszafoos, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

M: 06-25-19 :07

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 July 1, 2019-June 30, 2020:

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

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









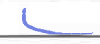

Kevin F. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros						
Zusette Dato						
Camille Tooker						
Tony Gonsalves						
Frank Milatta						
Anthony Conrad						

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

AUTHORIZING SALARIES FOR THE REDEVELOPMENT AGENCY

**EMPLOYEES TO BE REIMBURSED BY THE AGENCY
TO THE CITY OF SOUTH AMBOY**

WHEREAS, the City of South Amboy utilizes its payroll system to advance payment of the salaries of certain employees of the South Amboy Redevelopment Agency (the "Agency"), with the understanding that the Agency will reimburse said salaries.

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED by the South Amboy Redevelopment Agency, that the Agency authorizes the reimbursement to the City of the following employees' salaries plus fringe (i.e., applicable federal taxes):

- | | |
|---------------------|-------------|
| 1) Eric Chubenko | \$26,530.00 |
| 2) Kelly Wolff | \$ 7,126.00 |
| 3) Daniel Balka | \$ 5,306.00 |
| 4) Kathleen O'Grady | \$ 4,235.00 |



Kevin F. Meszaros, Chairman

Attested to:



Kelly Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			<input checked="" type="checkbox"/>			
Zusette Dato	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
Camille Tooker			<input checked="" type="checkbox"/>			
Tony Gonsalves		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Frank Milatta						<input checked="" type="checkbox"/>
Anthony Conrad			<input checked="" type="checkbox"/>			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

ADOPTING CASH MANAGEMENT AND CHECK WRITING POLICY

WHEREAS, the South Amboy Redevelopment Agency desires to adopt a formal cash management and check writing policy;

NOW THEREFORE BE AND IT HEREBY IS RESOLVED, by the South Amboy Redevelopment Agency that the following CASH MANAGEMENT AND CHECK WRITING POLICY is hereby adopted:

Policy:

The South Amboy Redevelopment Agency hereby establishes a cash management and check writing policy that outlines internal controls over our financial matters, specifically for receipts and deposits, and identifies the individuals who are authorized to sign checks on its behalf. This will be utilized to maintain appropriate internal controls as well as to offer instructions to depositories so that there is a clear understanding regarding this matter.

An approved Corporate Authorization Resolution shall be maintained at each designated financial institution bearing authorized check writing signatures and the number of signatures required. All deposits are required to be 100% secured and collateralized regardless of type (i.e. checking, savings, CD, etc.) as required by State and Federal Law. The Agency adheres to the practice of maintaining its deposits in only permitted investments, with the highest possible yield and the greatest liquidity.

Check Writing:

A check register shall be maintained at all times indicating the date, payee and amount of each check issued as well as a copy of each check voucher accompanied by full back up documentation such as authorized purchase orders, invoices, receipts, etc.

All checks shall bear two signatures, which may be the Executive Director, Treasurer, Chairman or Vice Chairman. The supporting data for each check shall be available for the signer to review at the time of signing.

The Board of Commissioners shall review the bill list each month and shall approve by verbal resolution their concurrence with the payment of such bills.

The South Amboy Redevelopment Agency may establish procedures for automated signatures.

Receipts and Deposits:

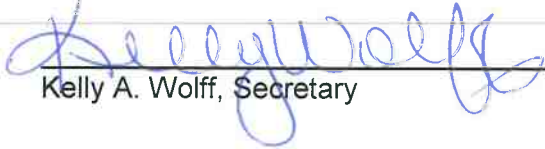
The South Amboy Redevelopment Agency will receive all payments pertaining to the Agency both over the counter and through the mail. No cash is allowed to be received without authorization of the Executive Director. The Agency bookkeeping staff will then endorse all checks and money orders with the Authority's designated bank deposit account number and deposit as soon as possible thereafter. The Agency bookkeeping staff will apply the receipts to the receipts ledger. A copy of the deposit tickets and payments are then filed in the Agency bookkeeping staff office and maintained in the receipts ledger. The bookkeeper will reconcile the receipts ledger against the bank statement.

This policy rescinds all previous authorization policies and shall become effective upon its adoption.

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


Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

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 Rainone Coughlin Minchello ("RCM") is the best qualified candidate for the position; and

WHEREAS, RCM has proposed to provide the services, described in the attached proposal 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 RCM 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 Rainone Coughlin Minchello shall be and is hereby retained to represent the Agency in the capacity of General Counsel for the period July 1, 2019 through June 30, 2020, and to perform the duties set forth in the attached proposal, at the rate of \$2,500.00 per month 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 Chairman 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 F. Meszaros, Chairman

Attested to:



Kelly Wolff, Secretary

Meeting Date: June 25, 2019

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

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; and accounting 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 is the best qualified candidate for the position; and

WHEREAS, Lerch, Vinci and Higgins has proposed to provide the auditing services, described in the attached agreement for a sum not to exceed \$ 9,100.00; and accounting support services on an individual engagement basis, in accordance with the rate schedule included in the proposal

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 \$ 9,100.00 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, and accounting support services, for the Agency for the period July 1, 2019 through June 30, 2020, and to perform the duties set forth in the attached engagement letter and limited in aggregate to an amount not to exceed \$ 9,100.00, 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 Lerch, Vinci and Higgins shall perform budget preparation services in accordance with the attached proposal.

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

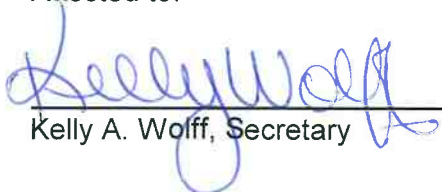
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

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 F. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

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

WHEREAS, the South Amboy Redevelopment Agency (the "AGENCY") has the need for consulting services to assist the Agency in various aspects of the redevelopment process and in the negotiations, management and oversight of the Agency's various redevelopment agreements; 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 Beacon Planning and Consulting Services, LLC, Colts Neck, New Jersey, Center State Engineering, Monroe Township, New Jersey and NW Financial Group, LLC, Hoboken, New Jersey are qualified for the position, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms 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 the Qualified Firms 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 Beacon Planning and Consulting, LLC NW Financial Group, LLC, and Center State Engineering: shall be and are hereby approved to represent the Agency in the capacity of Consulting for the period July 1, 2019 through June 30, 2020, 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. Meszaros, Chairman

Attested to:


Kelly A. Woff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-ENVIRONMENTAL 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 of Potomac Hudson Environmental, Inc., South Amboy, New Jersey, French and Parrello Associates Inc., Wall, New Jersey, TRC Environmental Corporation, New Providence, New Jersey and CME Associates, Monmouth Junction, New Jersey 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 Potomac Hudson Environmental, Inc, French and Parrello Associates Inc., TRC Environmental Corporation and CME Associates shall be and are hereby approved to represent the Agency in the capacity of Environmental Engineer for the period July 1, 2019 through June 30, 2020, 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. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM SERVICES AS A
FINANCIAL ADVISOR-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 financial advisory 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 Acacia Financial Group, Inc, Marlton, New Jersey and NW Financial Group LLC, Hoboken, New Jersey are 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 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 the Qualified Firm to provide the services set forth in their 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, Acacia Financial Group, Inc and N W Financial Group shall be and are hereby approved to represent the Agency in the capacity of financial advisors for the period July 1, 2019 through June 30, 2020, 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. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

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 Firm of McManimon, Scotland, and Baumann Roseland, New Jersey is a qualified candidate for the position, (the "Qualified Firm"); and

WHEREAS, the Qualified Firm has 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 Firm 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 Firm of McManimon, Scotland and Baumann is hereby retained to represent the Agency in the capacity of Special Counsel for the period July 1, 2019 through June 30, 2020, and to perform the duties as determined by the Agency from time to time, at 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. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

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 Beacon Planning and Consulting services, L.L.C., Colts Neck, New Jersey; (the "Qualified Firms"); are qualified to provide the services; and

WHEREAS, the Qualified Firms 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 the Qualified Firms 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 Beacon Planning and Consulting Services shall be and are hereby approved to represent the Agency in the capacity of Planner for the period July 1, 2019 through June 30, 2020, and to perform the duties as determined by the Agency in separately determined amounts.

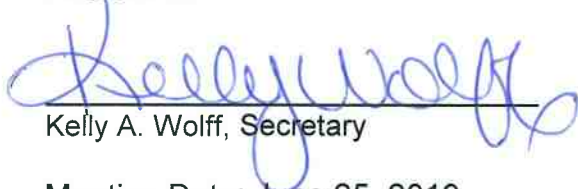
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

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. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM VALUATION
AND 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 firms of Sterling, DiSanto & Associates, LLC., Somerset, New Jersey and New Jersey Realty Advisory Group, LLC, Woodbridge, 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, at the rate 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 the Qualified Firms to provide the services set forth in their proposals 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, LLC and New Jersey Realty Advisory Group, LLC shall be and is hereby approved to represent the Agency in the capacity of assessor and valuation consultants for the period July 1, 2019 through June 30, 2020, 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. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES- SPECIAL ENGINEERING 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 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 of French and Parrello Associates, Wall, New Jersey, Center State Engineering Associates, Monroe Township, New Jersey and CME Associates, Parlin, 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 appoint the Qualified Firms as engineers to provide special services engineering 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 French and Parrello Associates, Center State Engineering Associates and CME Associates are hereby qualified to represent the Agency in the capacity of Special Services Engineer for the period July 1, 2019 through June 30, 2020, and to perform the duties as determined by the Agency from time to time, in separately determined amounts.

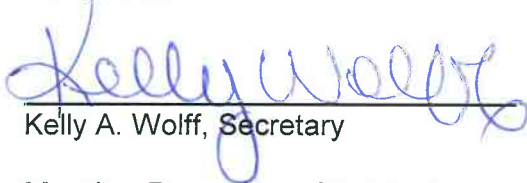
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

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. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM ARCHITECTURAL
ARCITECTURAL 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 USA Architects, Somerville, New Jersey and Michael V. Testa, Manalapan, New Jersey are qualified for the position, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms 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 the Qualified Firms 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 USA Architects. and Michael V. Testa, Architect; shall be and are hereby approved to represent the Agency in the capacity of Architect for the period July 1, 2019 through June 30, 2020, 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. Meszaros, Chairman

Attested to:



Kelly Wolff, Secretary

Meeting Date: June 25, 2019

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros			✓			
Zusette Dato	✓		✓			
Camille Tooker			✓			
Tony Gonsalves		✓	✓			
Frank Milatta						✓
Anthony Conrad			✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**CONFIRMING DESIGNATION OF SIGNATORIES FOR THE AGENCY'S CHECKING ACCOUNT,
APPOINTMENT OF AGENCY TREASURER**

WHEREAS, at the May 2019 meeting of the South Amboy Redevelopment Agency (the "Agency") the Agency Commissioners by verbal resolution, appointed Daniel Balka as the Agency's Treasurer and authorized Mr. Balka to be a signatory on the Agency's checking account(s); and

WHEREAS, the Agency wished to memorialize the action taken at the April 2019 meeting.

NOW THEREFORE BE IT RESOLVED, that Daniel Balka is hereby designated as the Agency's Treasurer and as signator to the Agency's checking accounts, until replaced by the Agency, and is further authorized to execute such bank documents as are necessary to accomplish the intended action contemplated herein.

BE IT FURTHER RESOLVED, that the Agency shall reimburse The City of South Amboy (the "City") the amount of \$5,000.00 annually, commencing with the year 2019, to compensate for a portion of his salary paid by the City to Dan Balka for services rendered on behalf of the Agency.

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


Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: May 2, 2019

Member:	Aye	Nay	Abstain	Absent
Kevin Meszaros	✓			
Zusette Dato (m)	✓			
Jack O'Connell				✓
Camille Tooker	✓			
Tony Gonsalves	✓			
Frank Milatta	✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AUTHORIZING EXECUTION
OF AN INTERIM COST AGREEMENT WITH
AMBOY MAIN STREET INDUSTRIAL URBAN RENEWAL AMBOY MAIN STREET
INDUSTRIAL URBAN RENEWAL, LLC**

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") has been contacted by Amboy Main Street Industrial Urban Renewal, L.L.C. ("AMSIUR") about the possibility of developing certain properties within the City of South Amboy, specifically referred to as a portion of lower Main Street (the "Property"); and

WHEREAS, the Agency is eager to discuss the possibility of developing the Property, and to negotiate a redevelopment agreement; and

WHEREAS, AMSIUR has agreed to enter into an interim cost agreement to cover the Agency's costs in connection with the negotiation.


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

1. The Agency hereby approves the Interim Cost Agreement substantially in the form of the attached hereto as Schedule 1.
2. The Chairman and the Agency secretary be and are hereby authorized to execute the Interim Cost Agreement, attached hereto as Schedule 1, on behalf of the Agency.



Kevin F. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: May 2, 2019

Member:	Aye	Nay	Abstain	Absent
Kevin Meszaros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INTERIM COST AGREEMENT (the "Interim Cost Agreement"), dated as of May 2, 2019, by and between:

THE SOUTH AMBOY REDEVELOPMENT AGENCY, a redevelopment agency of the City of South Amboy located at 140 North Broadway, South Amboy, New Jersey, acting in the capacity of a redevelopment entity pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Act") and its respective successors and assigns (the "Agency"),

and

AMBOY MAIN STREET INDUSTRIAL URBAN RENEWAL, a New Jersey limited liability company, its successors and assigns, with offices located at 100 Passaic Avenue, Fairfield, New Jersey ("Redeveloper"), collectively (the "Parties").

1. Definitions.

A. Interim Costs. Interim Costs shall include the Agency's reasonably incurred out-of-pocket fees, costs and expenses related to the negotiation of the terms and conditions of a redevelopment agreement, financial agreement and other documents related to the redevelopment of certain property within the City, commonly referred to as a portion of lower Main Street (the "Property") by the Redeveloper, including, but not limited to fees for legal, accounting engineering, planning and financial advisory services, including such fees, costs and expenses incurred prior to the execution of this Interim Costs Agreement.

B. Administrative Costs. Administrative Costs shall mean costs incurred by the Agency in connection with the day-to-day operations of the Agency, not directly related to the Redeveloper's project; included but not limited to consulting, legal, secretarial, administrative, accounting, utility and banking costs and fees.

2. Escrow Account.

Immediately upon the execution of this Interim Costs Agreement, the Redeveloper shall pay \$20,000.00 to the South Amboy Redevelopment Agency which the Agency shall deposit into an interest-bearing escrow account established by it for the payment of its Administrative and Interim Costs. Said funds shall be dispersed as follows:

- (a.) in connection with Interim Costs, prior to the Agency's withdrawal of funds from the escrow for the payment of its Interim Costs, the Agency shall provide the Redeveloper with a copy of each invoice reflecting Interim Costs to be paid. Unless the Redeveloper within 15 days of sending of any such copy, provides a written objection that any invoiced item is not an Interim Costs, the Agency shall be free to withdraw funds from the escrow for the payment of such invoiced services; and
- (b.) ~~in connection with Administrative Costs the Agency shall be authorized to deduct \$1000.00 per month, on or after the 15th day of each month, without prior approval of the Redeveloper.~~



If, when and as often as may occur the escrow account is drawn down to or below \$5,000.00, the Redeveloper, upon the Agency's request shall immediately replenish the account with an amount equal to the difference between the initial escrow amount and the balance at the time of the notice for use in accordance with these terms. In the event that this Interim Costs Agreement either expires or is cancelled by the Agency: then all escrow monies shall be returned to the Redeveloper following the payment from the fund of the Agency's Interim Costs incurred up to the time of said expiration or cancellation .

3. Interest Distribution.

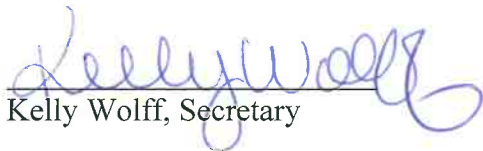
Interest earned on the escrowed funds shall be distributed as follows:

1. Any interest less than \$5,000.00 shall be paid to the Agency.
2. Interest over \$5,000.00 shall be paid (i) one-third (1/3) to the Agency for administrative costs and (ii) the balance to the Redeveloper.

IN WITNESS WHEREOF, the Parties hereto have caused this Interim Costs Agreement to be executed as of the date first above written.

ATTEST:

SOUTH AMBOY REDEVELOPMENT AGENCY


Kelly Wolff, Secretary

BY: 
Kevin Meszaros, Chairman

ATTEST:

**AMBOY MAIN STREET INDUSTRIAL
URBAN RENEWAL, L.L.C.**


Witness

BY: 
Steven Santola, Managing Member

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AUTHORIZING EXECUTION
OF A LEASE AGREEMENT FOR AN ADDITIONAL
PORTION OF 141 NORTH BROADWAY**

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") currently occupies a portion of 141 North Broadway, South Amboy, New Jersey (the "Property") for use as its main office, and

WHEREAS, the Agency has determined that it in the best interest of the community to lease an additional portion of the Property.

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

1. The Executive Director is hereby directed to negotiate lease terms with the Lessor's proposal which is attached as Schedule 1.
2. The Chairman and the Agency Secretary be and are hereby authorized to execute said lease agreement on behalf of the Agency, provided the Lease Agreement is generally consistent with Schedule 1 and such other terms and conditions are approved by the Agency's General Counsel.



Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: May 2, 2019

Member:	Aye	Nay	Abstain	Absent
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SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AUTHORIZING EXECUTION
OF AN INTERIM COST AGREEMENT WITH
JohnRose FM, LLC**

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") has been contacted by JohnRose, FM, LLC ("JohnRose") about the possibility of developing certain properties within the City of South Amboy, specifically referred to as Block 90, Lots 3 and 6, commonly known as 3630/3640 Highway 35, South Amboy, New Jersey (the "Property"); and

WHEREAS, the Agency is prepared to discuss the possibility of developing the Property, and to negotiate a redevelopment agreement; and

WHEREAS, JohnRose has agreed to enter into an interim cost agreement to cover the Agency's costs in connection with the negotiation.

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

1. The Agency hereby approves the Interim Cost Agreement substantially in the form of the attached hereto as Schedule 1.
2. The Chairman and the Agency secretary be and are hereby authorized to execute the Interim Cost Agreement, attached hereto as Schedule 1, on behalf of the Agency.


Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: May 2, 2019

Member:	Aye	Nay	Abstain	Absent
Kevin Meszaros	✓			
Zusette Dato (m)	✓			
Jack O'Connell				✓

INTERIM COSTS AGREEMENT (the "Interim Cost Agreement"), dated as of June ___, 2019, by and between:

THE SOUTH AMBOY REDEVELOPMENT AGENCY, a redevelopment agency of the City of South Amboy located at 140 North Broadway, South Amboy, New Jersey, acting in the capacity of a redevelopment entity pursuant to the provisions of the Local Redevelopment and Housing Law. N.J.S.A. 40A:12A-1 *et seq.* (the "Act") and its respective successors and assigns (the "Agency"),

and

JohnRose FM, LLC, a New Jersey limited liability company, its successors and assigns, with offices located at 238 Neptune Blvd., Suite 301, Neptune, New Jersey 07753 ("Redeveloper"), collectively (the "Parties").

I. Definitions.

A. Interim Costs. Interim Costs shall include the Agency's reasonably incurred out-of-pocket fees, costs and expenses related to the negotiation of the terms and conditions of a redevelopment agreement, financial agreement and other documents related to the redevelopment of certain property within the City, commonly referred to as 3630 and 3640 Highway 35, South Amboy, New Jersey and known on the Tax Map as Block 90, Lots 3 and 6 (the "Property") by the Redeveloper, including, but not limited to fees for legal, accounting engineering, planning and financial advisory services.

B. Administrative Costs. Administrative Costs shall mean costs incurred by the Agency in connection with the day-to-day operations of the Agency, that are directly related to the Redeveloper's project; included but not limited to consulting, legal, secretarial, administrative, accounting, utility and banking costs and fees.

2. Escrow Account.

Immediately upon the execution of this Interim Costs Agreement, the Redeveloper shall pay \$10,000.00 to the South Amboy Redevelopment Agency which the Agency shall deposit into an interest-bearing escrow account established by it for the payment of its Administrative and Interim Costs. Said funds shall be dispersed as follows:

- (a.) in connection with Interim Costs, prior to the Agency's withdrawal of funds from the escrow for the payment of its Interim Costs, the Agency shall provide the Redeveloper with a copy of each invoice reflecting Interim Costs to be paid. Unless the Redeveloper within 15 days of sending of any such copy, provides a written objection that any invoiced item is not an Interim Costs, the Agency shall be free to withdraw funds from the escrow for the payment of such invoiced services; and

If, when and as often as may occur the escrow account is drawn down to or below \$5,000.00, the Redeveloper, upon the Agency's request shall immediately replenish the account with an amount equal to the difference between the initial escrow amount and the balance at the

time of the notice for use in accordance with these terms. In the event that this Interim Costs Agreement is cancelled by the Agency or Redeveloper: then all escrow monies shall be returned to the Redeveloper following the payment from the fund of the Agency's Interim Costs incurred up to the time of said cancellation.

3. Interest Distribution.

Interest earned on the escrowed funds shall be distributed as follows:

1. Any interest less than \$5,000.00 shall be paid to the Agency; and
2. Interest over \$5,000.00 shall be paid (i) one-third (1/3) to the Agency for administrative costs and (ii) the balance to the Redeveloper.

IN WITNESS WHEREOF, the Parties hereto have caused this Interim Costs Agreement to be executed as of the date first above written.

ATTEST:

SOUTH AMBOY REDEVELOPMENT AGENCY

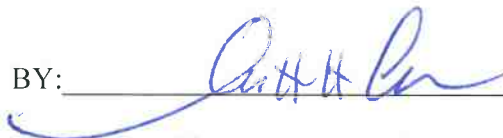

Kelly Wolff, Secretary

BY: 
Kevin Meszaros, Chairman

ATTEST:

JOHNROSE FM, LLC


Witness Mike Glackin

BY: 
Scott H. Caruso, Managing Member