RDA 20-01

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Henry Haidacher be and hereby elected Chairperson of the Redevelopment Agency of the Township of Woodbridge for a one (1) year term, commencing January 1, 2020 and terminating on December 31, 2020

ADOPTED : January 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-02

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Robert Gillespie be and hereby elected Vice-Chairperson of the Redevelopment Agency of the Township of Woodbridge for a one (1) year term, commencing January 1, 2020 and terminating on December 31, 2020.

ADOPTED: JANUARY 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-03

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Heather LaMotta be and hereby appointed Custodian of Record for the Redevelopment Agency of the Township of Woodbridge, commencing January 1, 2020.

ADOPTED: January 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on January 21, 2020.

Caroline Ehrlich,
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-04

RESOLUTION

BE IT RESOLVED by the Redevelopment Agency of the Township of Woodbridge that the following named banks be designated as Depositories for Agency funds for the year 2020.

PNC	1190 St. Georges Avenue Avenel, NJ 07001
WELLS FARGO	17 Woodbridge Center Drive Woodbridge, NJ 07095
BANK OF AMERICA	378 Amboy Avenue Woodbridge, NJ 07095
COLUMBIA SAVINGS BANK	604 Amboy Avenue Woodbridge, NJ 07095
PROVIDENT BANK	325 Amboy Avenue Woodbridge, NJ 07095
SANTANDERBANK	587 Main Street Woodbridge, NJ 07095
TD BANK	900 St. Georges Avenue Woodbridge, NJ 07095
NORTHFIELD BANK	1410 St. Georges Avenue Avenel, NJ 07001
AMBOY NATIONAL BANK	3590 US Route 9 South Old Bridge, NJ 08857
VALLEY NATIONAL BANK	540 Rahway Avenue Woodbridge, NJ 07095
BCB COMMUNITY BANK	34 Main Street, Suite 1 Woodbridge, NJ 07095
RSI BANK	1500 Irving Street Rahway, NJ 07065

INVESTORS BANK

575 Main Street
Woodbridge, NJ 07095

ADOPTED: JANUARY 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-05

RESOLUTION

BE IT RESOLVED by the Redevelopment Agency of the Township of Woodbridge that the following be approved as permitted investments according to N.J.S.A. 40A:5-15.1(a)

Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America. This includes instruments such as Treasury bills, notes and bonds

Government money market mutual funds

Any federal agency or instrumentality obligation authorized by Congress that matures within 397 days from the date of purchase, and has a fixed rate of interest not dependent on any index or external factors. This eliminates derivatives, indexed rate, or rate reset obligations

Bonds or other obligations of the local unit or school districts of which the local unit is a part

Any other obligations with maturities not exceeding 397 days, as permitted by the Division of Investments

Local government investment pools, such as New Jersey CLASS, and the New Jersey Arbitrage Rebate Management Program

New Jersey State Cash Management Fund

Repurchase agreements (repos) of fully collateralized securities, subject to conditions discussed in 40A:5-15.1(8)(e)

ADOPTED: JANUARY 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their regular meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-06

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE that the following are hereby designated as the official newspapers of the Woodbridge Township Redevelopment Agency for the year 2020, for the purposes of publication of all legal notices, to the extent permitted by law, and to the extent each publication complies with the legal requirements for official newspapers for municipalities:

Home News Tribune, P.O. Box 787, Neptune, NJ 07754

Newark Star Ledger, Star Ledger Plaza, Newark, NJ 07102

ADOPTED: JANUARY 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-07

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for December 12, 2019 through January 9, 2020, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

Bill List date	Amount
January 9, 2020	$ 298,721.90
Total	$ 298,721.90

ADOPTED: JANUARY 21, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-08

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Lerch, Vinci & Higgins LLP be hired for the preparation of the Agency's budget for the fiscal year ending June 30, 2021 at their standard hourly rates at a cost not to exceed $3,500.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Marie Ruvolo

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: JANUARY 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on January 21, 2020.

Caroline Ehrlich

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-09

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Lerch, Vinci & Higgins LLP be and hereby appointed General Auditors of the Redevelopment Agency of the Township of Woodbridge for the fiscal year ending June 30, 2020 at a cost not to exceed $12,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: JANUARY 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS, the Former Premier Die Casting Property, 1177 Rahway, Avenel, New Jersey, also known as Block 867, Lot 1.06 on the Woodbridge Township Tax Map, is located within the Silver Oaks Redevelopment Plan, and;

WHEREAS, Morris Avenel Urban Renewal, LLC has been named redeveloper and will redevelop the area in accordance with the Silver Oaks Redevelopment Plan, and;

WHEREAS, the area has a need for licensed site remediation professionals and consulting services associated with the above-referenced property.

WHEREAS, the Woodbridge Redevelopment Agency has previously received proposal # P19750 dated, January 6, 2020, pursuant to a fair and open process for such professional site remediation and consulting services from Excel Environmental Resources, Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Excel Environmental Resources, Inc for professional services related to the investigation and remediation of ormer Premier Die Casting Property, 1177 Rahway, Avenel, New Jersey, also known as Block 867, Lot 1.06 on the Woodbridge Township Tax Map, at a cost not to exceed $ 6,763.00 to be paid by the Morris Avenel Urban Renewal, LLC escrow account as stated in their Proposal # P19750, dated January 6, 2020, in the form substantially similar to that attached hereto.

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ADOPTED: JANUARY 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-11

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS, the Township of Woodbridge has a need for preferred real estate brokerage services for various transactions in the downtown and surrounding areas,

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional and consulting services from Transwestern. As part of these services, Transwestern will assist in the real estate brokerage traffic along Main Street and the downtown area, in the Township of Woodbridge. In addition, Transwestern will utilize their expertise and market knowledge for the benefit of Woodbridge Township.

WHEREAS, the Woodbridge Redevelopment Agency will provide Transwestern, as a preferred provider, appropriate contacts or inquiries from property owners, or other brokers or sales agents, relating to potential purchase or leasing transactions.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Transwestern for professional services related to the preferred real estate brokerage of the downtown and surrounding areas of Woodbridge, New Jersey for an initial term of six (6) months days beginning January 21, 2020.

ADOPTED: JANUARY 1, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-12

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

REDEVELOPER	***AMOUNT***
Quick Chek Woodbridge, LLC	$8479.70

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow accounts and authorize the issuance of checks as indicated above.

ADOPTED: JANUARY 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on January 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-13

2020 (2020-2021) AUTHORITY BUDGET RESOLUTION
Woodbridge Redevelopment Agency
(Name)

FISCAL YEAR: FROM: July 1, 2020 **TO:** June 30, 2021

WHEREAS, the Annual Budget and Capital Budget for the Woodbridge Redevelopment Agency Authority for the fiscal year beginning, July 1, 2020 and ending, June 30, 2021 has been presented before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of April 21, 2020; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of $700,100, Total Appropriations, including any Accumulated Deficit, if any, of $700,100 and Total Unrestricted Net Position utilized of $-0-; and

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

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Woodbridge Redevelopment Agency, at an open public meeting held on April 21, 2020 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2020 and ending, June 30, 2021 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Woodbridge Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on May 19, 2020.

(Secretary's Signature) April 21, 2020
(Date)

Governing Body — Recorded Vote

Member:	Aye	Nay	Abstain	Absent
Henry Haidacher	✓			
Robert Gillespie	✓			
Cory Spillar	✓			
Brian Small	✓			
John Ur	✓			
Laura Kohut				✓
Hope Kondrk				✓

RDA 20-14

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

REDEVELOPER	***AMOUNT***
Sansone Realty, LLC	$4,403.70

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow accounts and authorize the issuance of checks as indicated above.

ADOPTED: APRIL 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on April 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-15

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT WITH CAROLINE EHRLICH RETAINING HER TO SERVE AS EXECUTIVE DIRECTOR OF THE AGENCY

WHEREAS, the Woodbridge Redevelopment Agency ("Agency") has been duly created as a public body corporate and politic of the State of New Jersey by Ordinance 96-66, duly adopted on September 3, 1996 by the Township Council of the Township of Woodbridge, New Jersey, pursuant to and in accordance with all applicable laws, including the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the "Act"), and the Agency has continued and conforms to the provisions of the Act; and

WHEREAS, Caroline Ehrlich ("Employee") currently serves as the Executive Director of the Agency; and

WHEREAS, Employee has performed her duties to the satisfaction of the Agency, and the Agency has determined to retain Employee to continue to serve as Executive Director; and

WHEREAS, in order to implement the retention of Employee as Executive Director, the Agency desires to enter into an employment agreement with Employee (the "Agreement," in the form attached hereto as Exhibit A), specifying the rights and responsibilities of the parties with respect to the employment.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. Commissioner Hank Haidacher is hereby authorized to execute the Agreement, attached hereto as Exhibit A, on behalf of the Agency.

2. Upon execution of the Agreement, and so long as the Agreement remains in full force and effect in accordance with its terms, Employee is hereby retained as Executive Director of the Agency.

3. This Resolution shall take effect immediately.

ADOPTED: APRIL 21, 2020

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on April 21, 2020 by the Woodbridge Redevelopment Agency.

Caroline Ehrlich

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

AGREEMENT

RDA 20-16

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT WITH HEATHER LaMOTTA RETAINING HER TO SERVE AS DEPUTY DIRECTOR OF THE AGENCY

WHEREAS, the Woodbridge Redevelopment Agency ("Agency") has been duly created as a public body corporate and politic of the State of New Jersey by Ordinance 96-66, duly adopted on September 3, 1996 by the Township Council of the Township of Woodbridge, New Jersey, pursuant to and in accordance with all applicable laws, including the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the "Act"), and the Agency has continued and conforms to the provisions of the Act; and

WHEREAS, Heather LaMotta ("Employee") currently serves as the Deputy Director of the Agency; and

WHEREAS, Employee has performed her duties to the satisfaction of the Agency, and the Agency has determined to retain Employee to continue to serve as Deputy Director; and

WHEREAS, in order to implement the retention of Employee as Deputy Director, the Agency desires to enter into an employment agreement with Employee (the "Agreement," in the form attached hereto as Exhibit A), specifying the rights and responsibilities of the parties with respect to the employment.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. Commissioner Hank Haidacher is hereby authorized to execute the Agreement, attached hereto as Exhibit A, on behalf of the Agency.

2. Upon execution of the Agreement, and so long as the Agreement remains in full force and effect in accordance with its terms, Employee is hereby retained as Deputy Director of the Agency.

3. This Resolution shall take effect immediately.

ADOPTED: APRIL 21, 2020

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on April 21, 2020 by the Woodbridge Redevelopment Agency.

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

AGREEMENT

RDA 20-17

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional appraisal services;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional appraisal services from Sockler Realty Associates, Inc. Sockler will provide appraisal services in order to estimate the "as is" fee simple market value of 1177 Rahway, Avenel, New Jersey, also known as Block 867, Lot 1.06 and 1233 Rahway, Avenel, New Jersey, also known as Block 867, Lot 3 on the Woodbridge Township Tax Map;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Sockler Realty Associates., for professional appraisal services related to 1177 Rahway, Avenel, New Jersey, also known as Block 867, Lot 1.06 and 1233 Rahway, Avenel, New Jersey, also known as Block 867, Lot 3 on the Woodbridge Township Tax Map at a cost not to exceed $6,250.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: APRIL 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on April 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-18

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for January 9, 2020 to April 13, 2020, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

Bill List date	Amount
April 13, 2020	$ 237,016.20.
Total	$ 237,016.20.

ADOPTED: APRIL 21, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on April 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS, the Former Premier Die Casting Property, 1177 Rahway, Avenel, New Jersey, also known as Block 867, Lot 1.06 on the Woodbridge Township Tax Map, is located within the Silver Oaks Redevelopment Plan, and;

WHEREAS, Morris Avenel Urban Renewal, LLC has been named redeveloper and will redevelop the area in accordance with the Silver Oaks Redevelopment Plan, and;

WHEREAS, the area has a need for licensed site remediation professionals and consulting services associated with the above-referenced property.

WHEREAS, the Woodbridge Redevelopment Agency received proposal # P19750 dated, January 6, 2020, pursuant to a fair and open process for such professional site remediation and consulting services from Excel Environmental Resources, Inc.;

WHEREAS, the Redevelopment Agency on January 21, 2020 at its regularly scheduled meeting, adopted Resolution RDA 20-10, which authorized the Executive Director to enter into an agreement with Excel Environmental Resources, Inc.; and

WHEREAS, additional services were necessary in association with 1177 Rahway, Avenel, New Jersey; and

WHEREAS, the total value of the additional services increases the initial dollar value of the Agreement as stated in the amended proposal # P19750 dated, April 16, 2020; and

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

The Executive Director of the Redevelopment Agency is hereby authorized and directed to amend the agreement with Excel Environmental Resources, Inc for professional services related to the investigation and remediation of former Premier Die Casting Property, 1177 Rahway, Avenel, New Jersey, also known as Block 867, Lot 1.06 on the Woodbridge Township Tax Map, at a cost not to exceed $ 9,628.00 to be paid by the Morris Avenel Urban Renewal, LLC escrow account as stated in their amended Proposal # P19750, dated April 16, 2020, in the form substantially similar to that attached hereto.

ADOPTED: APRIL 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on April 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-20

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

REDEVELOPER	***AMOUNT***
Quick Chek Realty, LLC	$ 8,479.85

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow accounts and authorize the issuance of checks as indicated above.

ADOPTED: APRIL 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on April 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-21

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Woodbridge Redevelopment Agency has a need for athletic landscape services for the Cedar Meadows Soccer field;

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such athletic landscape services from Advanced Athletic Services. AAS will provide services for the Cedar Meadows Soccer Field. These services will include, cleaning the site of stone and debris, improve seed bed and seeding, seed the field with appropriate athletic field turf seed, insure adequate growth, and top dress the field with additional topsoil to assure seed to soil contact.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Advanced Athletic Services, LLC, for athletic landscape services related to the Cedar Meadows Soccer Field at a cost not to exceed $11,355.00 as stated in their Proposal AAS-20-032, dated March 19, 2020, in the form substantially similar to that attached hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: APRIL 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on April 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-22

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR BLOCK 356.02, LOTS 12 COOO1 & C0002 BETWEEN HPFVII METROPARK II, LLC AND THE WOODBRIDGE REDEVELOPMENT AGENCY

WHEREAS, the Woodbridge Redevelopment Agency (the "**Agency**") and HPFVII Metropark, LLC (the "**Original Redeveloper**") entered into that certain Redevelopment Agreement, dated November 24, 2014, (the "**Original Redevelopment Agreement**") pursuant to which, among other things, the Original Redeveloper agreed to undertake the construction, on the Property (as defined in the Original Redevelopment Agreement), of a project consisting of a mixed use development including office, hotel, retail/restaurant and residential uses (the "**Project**"); and

WHEREAS, the Original Redevelopment Agreement was amended, and the Original Redeveloper's rights thereunder were assigned, pursuant to the Assignment and Amendment of Redevelopment Agreement, dated April 2015 (the "**First Amendment**"); and

WHEREAS, Redeveloper was designated by the Agency as the redeveloper of the Project, in place of the Original Redeveloper, pursuant to the March 10, 2015 Resolution of the Agency (Resolution No. 15-20); and

WHEREAS, the Original Redevelopment Agreement and the First Amendment were further amended by the Agency and Redeveloper by the Second Amendment of Redevelopment Agreement dated February 16, 2017 (the **"Second Amendment")** and the Third Amendment of Redevelopment Agreement dated March 19, 2019 (the **"Third Amendment"); and**

WHEREAS, the Redeveloper and Agency desire to further amend the Original Redevelopment Agreement (said Original Redevelopment Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment, and this Fourth Amendment, being hereafter referred to as the "**Redevelopment Agreement**"); and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency now desires to enter into the Fourth Amendment of Redevelopment Agreement for the Project, a form of which amended redevelopment agreement is attached hereto as **Exhibit A**, and which amended redevelopment agreement specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Redeveloper with respect to the Project; and

WHEREAS, to the extent the Original Redevelopment Agreement is not amended by the First Amendment, the Second Amendment, the Third Amendment, and/or this Fourth Amendment the terms of the Original Redevelopment Agreement shall apply.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Fourth Amendment of Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. To the extent the Original Redevelopment Agreement is not amended by the First Amendment, the Second Amendment, the Third Amendment and/or this Fourth Amendment, the terms of the Original Redevelopment Agreement shall apply.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **APRIL 21, 2020** by the Woodbridge Redevelopment Agency.

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

FOURTH AMENDMENT OF REDEVELOPMENT AGREEMENT

RDA 20-23

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY NAMING A REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 867, LOT 5 ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the Township Council of the Township of Woodbridge (the "**Township Council**") authorized the Planning Board of the Township of Woodbridge (the "**Planning Board**") to conduct a preliminary investigation pursuant to *N.J.S.A.* 40A:12A-6 of the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the "**Act**"), to determine whether certain parcels of land in the Township of Woodbridge (the "**Township**") constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the properties commonly known as Block 867, Lot 5 and Block 868, Lot 1 on the tax maps of the Township ("**Study Area**") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

WHEREAS, on March 5, 2019, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the "**Redevelopment Area**"); and

WHEREAS, in accordance with the Act, a redevelopment plan prepared by the Township's Department of Planning and Development entitled 'PQ Corporation (Paddock Street West) Redevelopment Plan' (the "**Redevelopment Plan**") for the Redevelopment Area was adopted by ordinance of the Township Council on April 2, 2019; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-4, the Township Council has designated the Woodbridge Redevelopment Agency (the "**Agency**") to act as the "Redevelopment Entity" (as such term is defined at *N.J.S.A.* 40A:12A-3) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, Duke Realty Paddock Street Urban Renewal, LLC (the "**Entity**") seeks to undertake the financing, design, construction and completion of an approximately 267,575 square foot warehouse, including approximately 125 car parking spaces ("**Project**") consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper, specifically, upon Block 867, Lot 5 on the tax maps of the Township; and

WHEREAS, the Agency has entered into an Agreement by and between the Agency and the Entity which shall establish the Entity as the redeveloper of the Redevelopment Area pending the negotiation and completion of a redevelopment agreement with the Agency in satisfaction of the Act; and

WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity, which shall establish the Entity as the redeveloper of the Redevelopment Area, specifically, Block 867, Lot 5 on the tax maps of the Township, and the terms and conditions for the development of the Project (the "**Redevelopment Agreement**").

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Agency hereby designates Duke Realty Paddock Street Urban Renewal, LLC as Redeveloper of Block 867, Lot 5 and the Project.

2. The Executive Director is hereby authorized to execute the Redevelopment Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on April 21, 2020 by the Woodbridge Redevelopment Agency.

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

RDA 20-24

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the "Agency"), is an agency of the Township of Woodbridge in the State of New Jersey (the "Township") established pursuant to N.J.S.A. 40A:12A-1, *et seq*., having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on April 21, 2020, heard a presentation in regards to an application submitted by Duke Paddock Urban Renewal, LLC for a proposed project in the PQ Paddock Street West Redevelopment Area; and

WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the PQ Paddock Street West Redevelopment Plan; and

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

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:

   a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;

   b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the PQ Paddock Street West Redevelopment Plan;

   c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: APRIL 21, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted on **April 21, 2020** by the Woodbridge Redevelopment Agency.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-25

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE ACQUISITION OF THE PROPERTY COMMONLY KNOWN AS BLOCK 867, LOTS 1.011 AND 4, AND BLOCK 872, LOT 4 ON THE TAX MAPS OF THE TOWNSHIP FROM THE TOWNSHIP OF WOODBRIDGE AND AUTHORIZING THE EXECUTION OF ANY DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSFER

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.*, as amended from time to time (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment;

WHEREAS, the municipal council of the Township of Woodbridge (the "**Municipal Council**") authorized the planning board of the Township of Woodbridge (the "**Planning Board**") to conduct a preliminary investigation of the former Woodbridge Developmental Center, then known as Block 867, Lot 1.01 and Block 872, Lot 4 on the Tax Maps of the Township (the "**Initial Study Area**"), and to make recommendations to the Municipal Council to determine whether the Initial Study Area constituted an area in need of redevelopment under the Redevelopment Law, and based upon that investigation, on September 1, 2015, the Municipal Council determined that the Initial Study Area satisfied the criteria set forth in the Redevelopment Law and should be designated an area in need of redevelopment (non-condemnation) ("**Original Redevelopment Area**");

WHEREAS, at the Township's direction, the Township Department of Planning & Development prepared a redevelopment plan entitled the "Silver Oaks Redevelopment Plan," dated November 2015 (the "**Original Redevelopment Plan**") and after review and recommendation by the Planning Board, the Municipal Council adopted the Original Redevelopment Plan for the Original Redevelopment Area;

WHEREAS, the Municipal Council subsequently directed the Planning Board to conduct an investigation with respect to Block 867, Lot 4 on the Official Tax Map of the Township ("**Additional Study Area**") to determine whether the Additional Study Area satisfied the criteria set forth in the Redevelopment Law, specifically *N.J.S.A.* 40A:12A-5, and should be designated as a non-condemnation area in need of redevelopment;

WHEREAS, on October 7, 2019, the Additional Study Area was designated as an area in need of redevelopment (non-condemnation) (the Original Redevelopment Area and the Additional Study Area, together, the "**Redevelopment Area**");

WHEREAS, the Original Redevelopment Plan was amended to incorporate the Additional Study Area and to provide for the development of an industrial warehouse logistics facility, amongst other uses for the Redevelopment Area (the "**Redevelopment Plan**");

WHEREAS, on April 23, 2019, by deed from the State of New Jersey (the "**State**") to the Township, the State transferred Block 867, Lot 1.011 (formerly known as a part of Block 867, Lot 1.01) and Block 872, Lot 4 to the Township;

WHEREAS, on October 18, 2019, by quitclaim deed from Consolidated Rail Corporation ("**Conrail**") to the Township, Conrail transferred Block 867, Lot 4 to the Township;

WHEREAS, on November 12, 2019, pursuant to Ordinance No. 19-111, the Township subdivided Block 867, Lot 4 into two (2) separate lots, thereafter designated as Lot 4.01 and Lot 4.02, and a Subdivision Deed was subsequently recorded in the Office of the Clerk of Middlesex County on December 13, 2019; and

WHEREAS, Morris Avenel Associates Urban Renewal, LLC and Morris Rahway Avenue Associates, LLC (collectively, the "**Morris Companies**") propose to develop and construct an approximately 1,200,000 square foot industrial warehouse logistics facility on the property known as Block 867, Lots 1.011 (formerly known as a part of Block 867, Lot 1.01) and 4.02, and Block 872, Lot 4; (the "**Project**");

WHEREAS, pursuant to *N.J.S.A.* 40A:l2A-4, the Township Council has designated the Woodbridge Redevelopment Agency (the "**Agency**") to act as the "Redevelopment Entity" (as such term is defined at *N.J.S.A.* 40A:12A-3) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein);

WHEREAS, on December 24, 2019, the Agency and the Morris Companies (together, the "**Parties**") entered into that certain Redevelopment Agreement which set forth the rights and responsibilities of the Parties, for the development of the Project;

WHEREAS, pursuant to the Redevelopment Law and in furtherance of the Project, the Township, by adoption of Ordinance No. 19-105, dated October 7, 2019, authorized the transfer of the properties designated on the Tax Maps of the Township as Block 867, Lots 1.011 and 4.02, and Block 872, Lot 4, (the "**Properties**") to the Agency; and

WHEREAS, in furtherance of the transfer of the Properties from the Agency to the Redeveloper, as more fully set forth in that certain Purchase and Sale Agreement between the Parties and dated December 24, 2019, and as amended on February 26, 2020, it is necessary for the Agency to the transfer of the Properties from the Township, in accordance with its purposes as Redevelopment Entity and in furtherance of the Project; and

WHEREAS, pursuant to Township Ordinance No. 19-105, the Agency and the Township must enter into an agreement to formalize the procedure for the Agency to turn over to the Township the proceeds of said sale to the Township, less an amount of One Hundred

Thousand Dollars ($100,000.00), which sum shall represent the Agency's fee for administration of this transaction (the "Conveyance Agreement").

WHEREAS, in furtherance of the transfer of the Properties from the Agency to the Redeveloper, as more fully set forth in that certain Purchase and Sale Agreement between the Parties and dated December 24, 2019, and as amended on February 26, 2020, the Agency has determined that it is necessary to accept the transfer of the Properties from the Township, and enter into the Conveyance Agreement with the Township, in accordance with its purposes as Redevelopment Entity and in furtherance of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Agency is hereby authorized to accept the transfer of the Properties from the Township.

2. The Agency is authorized to retain $100,000.00 of the proceeds of the sale of the Properties and to turn over the remainder to the Township, which fee shall represent the Agency's fee for administration of the transaction.

3. The Executive Director is further authorized to take all other necessary and appropriate action including, without limitation executing any documents, including the Conveyance Agreement, needed to effectuate this transfer.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on APRIL 21, 2020 by the Woodbridge Redevelopment Agency.

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

RDA 20-26

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional engineering services including environmental investigation in connection with the investigation and remedial action plan of the Stern Tower Redevelopment Project, located at 55 Brook Street, Woodbridge, NJ, also known as, Block 543.01, Lot 5, and;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from T&M Associates. T&M will perform environmental investigation and remedial action plan and report findings to the Woodbridge Redevelopment Agency as stated in the proposal associated with Project # WOOD00484.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with T&M Associates, for professional engineering services related to the investigation and remedial action plan of the Stern Tower Redevelopment Project, located at 55 Brook Street, Woodbridge, NJ, also known as, Block 543.01, Lot 5, at a cost not to exceed $34,619.00 as proposed in the proposal associated with Project #WOOD00484, dated April 9, 2020.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: APRIL 21, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on April 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-27

2020 (2020-2021) ADOPTION CERTIFICATION

Woodbridge Redevelopment Agency
(Name)

AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2020 **TO:** June 30, 2021

Note: This is filled on for Adoption of the Budget Don't fill in for Introduction of the Budget

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Woodbridge Redevelopment Agency, pursuant to N.J.A.C. 5:31-2.3, on the 19th day of, May, 2020.

Officer's Signature:			
Name:	Heather LaMotta		
Title:	Secretary		
Address:	Woodbridge Redevelopment Agency One Main Street Woodbridge, NJ 07095		
Phone Number:	732-602-6006	Fax Number:	732-602-6016
E-mail address	Heather.lamotta@twp.woodbridge.nj.us		

RDA 20-27

2020 (2020-2021) ADOPTED BUDGET RESOLUTION

Woodbridge Redevelopment Agency
(Name)
AUTHORITY

FISCAL YEAR: FROM: July 1, 2020 **TO:** June 30, 2021

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2020 and ending, June 30, 2021 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of May 19, 2020; 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 $700,100, Total Appropriations, including any Accumulated Deficit, if any, of $700,100 and Total Unrestricted Net Position utilized of $-0-; and

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of Woodbridge Redevelopment Agency, at an open public meeting held on May 19, 2020 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2020 and, ending, June 30, 2021 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.

(Secretary's Signature) (Date) May 19, 2020

Governing Body Member: Recorded Vote Aye Nay Abstain Absent

Member:	Aye	Nay	Abstain	Absent
Henry Haidacher	✓			
Robert Gillespie	✓			
Cory Spillar	✓			
Brian Small	✓			
John Ur	✓			
Laura Kohut	✓			
Hope Kondrk				✓

RDA 20-28

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for April 13, 2020 to May 14, 2020, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

Bill List date	Amount
May 14, 2020	$ 3,879.92
Total	$ 3,879.92

ADOPTED: May 19, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on May 19, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-29

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

REDEVELOPER	***AMOUNT***
326 Main Holdings, LLC	$3206.24

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow accounts and authorize the issuance of checks as indicated above.

ADOPTED: May 19 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on May 19, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-30

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE TRANSFER OF CERTAIN INTEREST IN THE REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 367, LOT 1.04 (FORMERLY LOT 1-D) ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended from time to time (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, the Municipal Council of the Township of Woodbridge (the "Municipal Council"), pursuant to N.J.S.A. 40A:12A-6(a), authorized the Planning Board of the Township of Woodbridge (the "**Planning Board**") to determine whether certain parcels of land in the Township of Woodbridge ("**Township**") met the statutory criteria for designation as an "area in need of redevelopment" pursuant to the provisions of the Redevelopment Law; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, thereafter the Planning Board found that, among others, the property commonly known as Block 367, Lot 1.04 (formerly Lot 1-D) on the tax maps of the Township (the "**Property**") satisfied certain statutory criteria and thus constituted an area in need of redevelopment in accordance with N.J.S.A.40A:12A-5 and N.J.S.A. 40A:12-6; and

WHEREAS, on November 3, 1999 the Municipal Council accepted the findings of the Planning Board and designated the Property as an area in need of redevelopment (the "**Redevelopment Area**") and prepared and adopted, in accordance with the Redevelopment Law, a redevelopment plan entitled the "Route One Corridor Redevelopment Plan" (the "**Original Redevelopment Plan**") for the Redevelopment Area; and

WHEREAS, by ordinance adopted February 3, 2015, the Municipal Council adopted a new redevelopment plan for the Redevelopment Area entitled the "Route 1 Area 16 Redevelopment Plan" (the "**Redevelopment Plan**"), superseding the Original Redevelopment Plan; and

WHEREAS, pursuant to Section 4 of the Redevelopment Law, the Township designated the Woodbridge Redevelopment Agency ("**Agency**") as the "Redevelopment Entity," as such term is defined at N.J.S.A. 40A:12A-3, for the Redevelopment Area, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the Redevelopment Area; and

WHEREAS, in order to set forth the terms and conditions under which the Redeveloper and the Agency were to carry out their respective obligations with respect to the Redevelopment Area, and to ensure that the redevelopment was to occur in a manner that corrects the conditions of the Redevelopment Area that led to the determination by the Township that the Redevelopment Area constituted an area in need of redevelopment, 3 Ronson, LLC and the Agency executed a Redevelopment Agreement dated March 18, 2015 pursuant to the provisions of the Redevelopment Plan and Redevelopment Law which Redevelopment Agreement was approved by the Agency pursuant to a resolution adopted on March 10, 2015 (the "**Original Redevelopment Agreement**"); and

WHEREAS, the Redeveloper and Agency entered into and executed a first amendment to the Redevelopment Agreement as approved by Resolution by the Agency on December 15, 2015 (the "**First Amended Redevelopment Agreement**,") and;

WHEREAS, the Agency authorized a second amendment to the redevelopment agreement by way of Agency Resolution 16-02 (the "**Second Amended Redevelopment Agreement**," the Second Amended Redevelopment Agreement, together with the Original Redevelopment Agreement and the First Amended Redevelopment Agreement, the "**Redevelopment Agreement**") authorizing the transfer of the Redevelopment Agreement from 3 Ronson, LLC to SAMTD Acquisitions Woodbridge LLC ("**SAMTD**"); and

WHEREAS, pursuant to Article 13 of the Redevelopment Agreement, SAMTD has advised the Agency that there will be a transfer in interest in SAMTD, and has requested the Agency to approve the transfer of certain interest in SAMTD; and

WHEREAS, as particularly set forth in Original Redevelopment Agreement at Section 13.03, the Agency agrees to give its consent to transfers of ten percent (10%) or greater interest in SAMTD, provided that the transfer is: 1) less than a majority controlling interest in Redeveloper and 2) the representations set forth in Section 6.1(k)-(n) of the Original Redevelopment Agreement are true with respect to the transferee; and

WHEREAS, Gated Investments Woodbridge LLC, having a forty percent (40%) interest in The Grande Woodbridge LLC, will transfer its interest to GSAHIB LLC (the "**Transferee**"), as more fully set forth at Exhibit A, and the representations set forth in Section 6.1(k)-(n) of the Original Redevelopment Agreement are true with respect to Transferee; and

WHEREAS, the Agency has determined that it is appropriate to approve the transfer of interest in SAMTD, as more fully set forth at Exhibit A.

NOW THEREFORE BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Agency hereby approves the transfer of interest in SAMTD from Gated Investments Woodbridge LLC to Transferee, as more fully set forth at Exhibit A.

3. The Agency acknowledges that the representations set forth in Section 6.1(k)-(l) of the Original Redevelopment Agreement are true with respect to Transferee.

4. The Executive Director is hereby authorized to execute any document to approve the transfer of interested in SAMTD as described in this Resolution, in consultation with Redevelopment Counsel.

ADOPTED: May 19, 2020

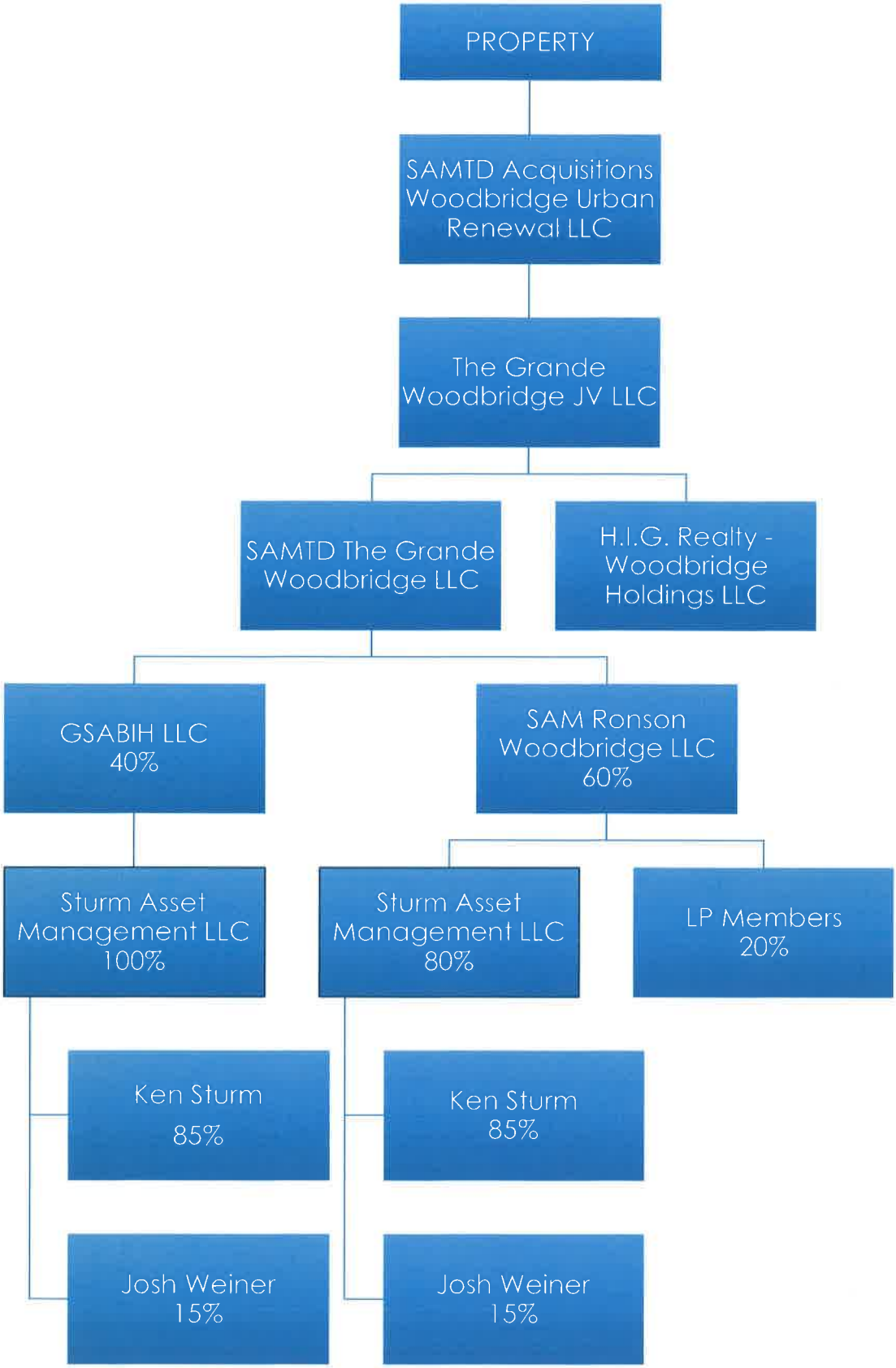
I hereby certify the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their regular meeting held on May 19, 2020.

Caroline Ehrlich

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

ORGANIZATIONAL STRUCTURE OF SAMTD ACQUISITIONS WOODBRIDGE LLC


PROPERTY
SAMTD Acquisitions Woodbridge Urban Renewal LLC
The Grande Woodbridge JV LLC
SAMTD The Grande Woodbridge LLC
H.I.G. Realty - Woodbridge Holdings LLC
GSABIH LLC 40%
SAM Ronson Woodbridge LLC 60%
Sturm Asset Management LLC 100%
Sturm Asset Management LLC 80%
LP Members 20%
Ken Sturm 85%
Ken Sturm 85%
Josh Weiner 15%
Josh Weiner 15%

RDA 20-31

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for May 15, 2020 to June 19, 2020, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

Bill List date	Amount
June 19, 2020	$ 21,859.00
Total	$ 21,859.00

ADOPTED: JUNE 23, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 23, 2020.

Caroline Ehrlich

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-32

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY NAMING A REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 845.02, LOTS 1.01 AND 9.02 ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the Township Council of the Township of Woodbridge (the "**Township Council**") authorized the Planning Board of the Township of Woodbridge (the "**Planning Board**") to conduct a preliminary investigation pursuant to *N.J.S.A.* 40A:12A-6 of the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq*. (the "**Act**"), to determine whether certain parcels of land in the Township of Woodbridge (the "**Township**") constituted areas in need of redevelopment; and

WHEREAS, on November 20, 2007, by Resolution #17, the municipal council of the Township ("**Municipal Council**") directed the Township planning board ("**Planning Board**") to investigate whether that certain area of the Township commonly known as Block 845.02, Lots 1.01 and 9.02 on the tax maps of the Township, constitutes as an "area in need of redevelopment, non-condemnation" as defined in the Redevelopment Law ("**Study Area**"); and

WHEREAS, on December 19, 2007, the Planning Board conducted an investigation and prepared a study and map of the boundaries of the Township and made a recommendation to the Municipal Council to designate the Study Area as an "area in need of redevelopment, non-condemnation"; and

WHEREAS, based upon the recommendation of the Planning Board, the Municipal Council on January 15, 2008 adopted a resolution to designate the Study Area as an "area in need of redevelopment, non-condemnation" in accordance with the Redevelopment Law (the "**Redevelopment Area**"); and

WHEREAS, in accordance with the Redevelopment Law, a redevelopment plan prepared by the Township's Department of Planning and Development entitled "Route 1 Redevelopment Plan Redevelopment Area 1," dated March 4, 2008 (the "**Original Redevelopment Plan**") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Municipal Council; and

WHEREAS, in accordance with the Redevelopment Law, the Planning Board of the Township reviewed the Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board's recommendation, the Municipal Council adopted the Redevelopment Plan by Ordinance No. 08-22 on March 4, 2008; and

WHEREAS, on December 19, 2017, the Municipal Council adopted Ordinance 17-136 amending the Original Redevelopment Plan, following referral and review by the Planning Board (the "**Redevelopment Plan**"); and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-4, the Township Council has designated the Woodbridge Redevelopment Agency (the "**Agency**") to act as the "Redevelopment Entity" (as such term is defined at *N.J.S.A.* 40A:12A-3) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, Suburban Development, LLC (the "**Entity**") seeks to undertake the financing, design, construction and completion of two (2), commercial buildings on the Property which will contain a total of three (3) restaurants: one (1) building will be approximately 3,000 square feet with two (2) equal sized units to contain restaurant tenants adjacent to Tappen Street; and one (1) building will be approximately 2,223 square feet to be constructed in the center of the Property and will contain one (1) restaurant tenant with a drive-through lane and window that will be located between the building and Route 1 – there will be no direct access to Route 1 to the Property ("**Project**") consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper, specifically, upon Block 845, Lots 1.01 and 9.02 on the tax maps of the Township; and

WHEREAS, the Agency has entered into an Agreement by and between the Agency and the Entity which shall establish the Entity as the redeveloper of the Redevelopment Area pending the negotiation and completion of a redevelopment agreement with the Agency in satisfaction of the Act; and

WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity, which shall establish the Entity as the redeveloper of the Redevelopment Area, specifically, Block 845, Lots 1.01 and 9.02 on the tax maps of the Township, and the terms and conditions for the development of the Project (the "**Redevelopment Agreement**").

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Agency hereby designates Avenel 906, LLC as Redeveloper of Block 845.02, Lots 1.01 and 9.02 and the Project.

2. The Executive Director is hereby authorized to execute the Redevelopment Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **JUNE 23, 2020** by the Woodbridge Redevelopment Agency.

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

RDA 20-33

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the "Agency"), is an agency of the Township of Woodbridge in the State of New Jersey (the "Township") established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on June 23, 2020, heard a presentation in regards to an application submitted by Avenel 906 US1, LLC for a proposed project in the Route 1 Redevelopment Plan Redevelopment Area 1; and

WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Route 1 Redevelopment Plan Redevelopment Area 1 Plan; and

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

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:

   a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;

   b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Route 1 Redevelopment Plan Redevelopment Area 1 Plan;

   c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: JUNE 23, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted on **June 23, 2020** by the Woodbridge Redevelopment Agency.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-34

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that the budget that was introduced on April 21, 2020 included the following personnel and salaries:

Executive Director	153,800
Public Inspector	27,664
Bookkeeper	11,492
Administrative Assistant	4,108
Secretary	19,786

ADOPTED: June 23, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Meeting held on June 23, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-35

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, McManimon, Scotland & Baumann LLC be and hereby appointed General Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2020 and terminating on June 30, 2021 at a cost not to exceed $ 50,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2021 Budget, funds will be committed and encumbered for the above items under Account # 1-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 23, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on June 23, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-36

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, DeCotiis, Fitzpatrick, Cole & Giblin, LLP be and hereby appointed Special Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2020 and terminating on June 30, 2021 at a cost not to exceed $ 15,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2021 Budget, funds will be committed and encumbered for the above items under Account # 1-22-850-8000-0000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 23, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on June 23, 2020

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge desires to have designated redevelopment properties or other areas of the municipality evaluated regarding the feasibility and implementation of energy, environmental, or other activities; and

WHEREAS the Township of Woodbridge also desires an advisory level of such services including review of key documents, energy related issues including energy aggregation, facilitation of meetings with key stakeholders, and oversight of specific actions of the Township's Climate Action Plan such as the Green Office Competition; and

WHEREAS, the Woodbridge Redevelopment Agency on June 13, 2011, at its regularly scheduled meeting, adopted Resolution RDA 11 – 23 which authorized the Executive Director to enter into an agreement with Greener by Design, LLC, a leading Environmental Asset Management and Energy Investment Company, at rates specified in their submitted proposal for said professional services; and

WHEREAS, the Woodbridge Redevelopment Agency on June 11, 2019, at its regularly scheduled meeting, adopted Resolution RDA 19-35, which authorized the Executive Director to renew the agreement with Greener by Design, LLC; and

WHEREAS, it is necessary to encumber the funds necessary to cover the basic monthly stipend for the new year per the subject agreement

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber funds of $21,000.00 to cover the basic monthly stipend per the subject agreement with Greener by Design, LLC.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2021 Budget, funds will be committed and encumbered for the above items under Account # 1-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 23, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on June 23, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS, the Former Premier Die Casting Property, 1177 Rahway, Avenel, New Jersey, also known as Block 867, Lot 1.06 on the Woodbridge Township Tax Map, is located within the Silver Oaks Redevelopment Plan, and;

WHEREAS, Morris Avenel Urban Renewal, LLC has been named redeveloper and will redevelop the area in accordance with the Silver Oaks Redevelopment Plan, and;

WHEREAS, the area has a need for licensed site remediation professionals and consulting services associated with the above-referenced property.

WHEREAS, the Woodbridge Redevelopment Agency received proposal # P19750 dated, January 6, 2020, pursuant to a fair and open process for such professional site remediation and consulting services from Excel Environmental Resources, Inc.;

WHEREAS, the Redevelopment Agency on January 21, 2020 at its regularly scheduled meeting, adopted Resolution RDA 20-10, which authorized the Executive Director to enter into an agreement with Excel Environmental Resources, Inc.; and

WHEREAS, additional services were necessary in association with 1177 Rahway, Avenel, New Jersey; and

WHEREAS, the total value of the additional services increases the initial dollar value of the Agreement as stated in the amended proposal # 20695, Ext.2 dated, June 17, 2020; and

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

The Executive Director of the Redevelopment Agency is hereby authorized and directed to amend the agreement with Excel Environmental Resources, Inc for professional services related to the investigation and remediation of former Premier Die Casting Property, 1177 Rahway, Avenel, New Jersey, also known as Block 867, Lot 1.06 on the Woodbridge Township Tax Map, at a cost not to exceed $ 9,628.00 to be paid by the Morris Avenel Urban Renewal, LLC escrow account as stated in their amended Proposal # # 20695, Ext.2, dated June 17, 2020, in the form substantially similar to that attached hereto.

ADOPTED: JUNE 23, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on June 23, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-39

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the governing body of the Township designated the property identified on the Tax Maps of the Township as Block 670; Lots 1, (the "Property") as an area in need of redevelopment; and

WHEREAS, Wick Redevelopment Group Woodbridge, LLC, (the "Redeveloper"), seeks to develop and construct a 60 residential, senior unit development (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, September 3, 2019 for Block 670 Lot 1 also known as Red Oak Senior Apartment Complex; and

WHEREAS, the Project has now come to a satisfactory conclusion with regard to the Red Oak Senior Apartment Complex; and

WHEREAS, any remaining funds in the Red Oak Construction Account can be considered surplus and transferred to a new project account;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes the remaining funds to be transferred to a new project account.

ADOPTED: JUNE 23, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on June 23, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-40

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional appraisal services;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional appraisal services from Sockler Realty Associates, Inc. Sockler will provide appraisal services in order to estimate the "as is" fee simple market value of properties on Port Reading Avenue, New Jersey, also known as Block 1079.15, Lot 11 and Block 1079.15, Lot 11; Block 1079.06, Lot 1 and Portion of Daniel Place on the Woodbridge Township Tax Map;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Sockler Realty Associates., for professional appraisal services related to properties on Port Reading Avenue, New Jersey, also known as Block 1079.15, Lot 11 and Block 1079.15, Lot 11; Block 1079.06, Lot 1 and Portion of Daniel Place on the Woodbridge Township Tax Map at a cost not to exceed $4,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2021 Budget, funds will be committed and encumbered for the above items under Account # 1-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: JUNE 23, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on June 23, 2020

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-41

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR BLOCK 541, LOTS 9.01, 10.01 AND 11 AND BLOCK 540.07, LOT 10 BETWEEN SEI PENNVAL URBAN RENEWAL LLC AND THE WOODBRIDGE REDEVELOPMENT AGENCY

WHEREAS, the Woodbridge Redevelopment Agency (the "**Agency**") and SEI Cutters Dock Urban Renewal LLC (f/k/a SEI Cutters Dock, LLC) ("**Initial Redeveloper**" or "**Cutters Dock**") entered into that certain Redevelopment Agreement, dated January 8, 2020, with the Agency (the "**Redevelopment Agreement**"), in connection with the redevelopment of property in the Township of Woodbridge, Middlesex County, New Jersey identified in the Redevelopment Agreement as the "Property" for which Cutters Dock was named Redeveloper; and

WHEREAS, a portion of the Property included in the Redevelopment Agreement consists of Lots 9.01, 10.01 and 11 in Block 541 and Lot 10 in Block 540.07, identified in the Redevelopment Agreement as a portion of the "Ancillary Property" ("**Assignment Property**"); and

WHEREAS, Initial Redeveloper, pursuant to a Partial Assignment of Redevelopment Agreement dated May 28, 2020, a copy of which attached hereto as **Exhibit A** ("**Partial Assignment**"), as permitted pursuant to Section 13.2(g) and Section 13.2(h) of the Redevelopment Agreement, transferred its interest under the Redevelopment Agreement with respect to the Assignment Property to SEI Pennval Urban Renewal LLC ("**Pennval**"), an urban renewal entity which is an Affiliate of Initial Redeveloper; and

WHEREAS, Paragraph 3.2 of the Redevelopment Agreement provides for the amendment of the Redevelopment Agreement to add parcels to the Redevelopment Agreement that comprise the Ancillary Property; and

WHEREAS, the parties hereto desire to amend the Redevelopment Agreement to add Pennval as a party and to include the Assignment Property under the Redevelopment Agreement; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Assignment Property, the Agency now desires to enter into the First Amendment to the Redevelopment Agreement with Pennval, a form of which is attached hereto as **Exhibit B**, and specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Pennval with respect to the Assignment Property.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the First Amendment to the Redevelopment Agreement substantially in the form as attached hereto as Exhibit B, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on JUNE 23, 2020 by the Woodbridge Redevelopment Agency.

Caroline Ehrlich

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

PARTIAL ASSIGNMENT

EXHIBIT B

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT

RDA 20-42

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for June 19, 2020 to July 15, 2020, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

Bill List date	Amount
July 15, 2020	$ 240,188.93
Total	$ 240,188.93

ADOPTED: JULY 21, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on July 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE TRANSFER OF CERTAIN INTEREST IN THE REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 367, LOT 1.04 (FORMERLY LOT 1-D) ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended from time to time (the **"Redevelopment Law"),** provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, the Municipal Council of the Township of Woodbridge (the "Municipal Council"), pursuant to NJ .S.A. 40A:12A-6(a), authorized the Planning Board of the Township of Woodbridge (the **"Planning Board")** to determine whether certain parcels of land in the Township of Woodbridge **("Township")** met the statutory criteria for designation as an "area in need of redevelopment" pursuant to the provisions of the Redevelopment Law; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, thereafter the Planning Board found that, among others, the property commonly known as Block 367, Lot 1.04 (formerly Lot 1-D) on the tax maps of the Township (the **"Property")** satisfied certain statutory criteria and thus constituted an area in need of redevelopment in accordance with N.J.S.A.40A:12A-5 and N.J.S.A. 40A:12-6; and

WHEREAS, on November 3, 1999 the Municipal Council accepted the findings of the Planning Board and designated the Property as an area in need of redevelopment (the **"Redevelopment Area")** and prepared and adopted, in accordance with the Redevelopment Law, a redevelopment plan entitled the "Route One Corridor Redevelopment Plan" (the **"Original Redevelopment Plan")** for the Redevelopment Area; and

WHEREAS, by ordinance adopted February 3, 2015, the Municipal Council adopted a new redevelopment plan for the Redevelopment Area entitled the "Route 1 Area 16 Redevelopment Plan" (the **"Redevelopment Plan"),** superseding the Original Redevelopment Plan; and

WHEREAS, pursuant to Section 4 of the Redevelopment Law, the Township designated the Woodbridge Redevelopment Agency **("Agency")** as the "Redevelopment Entity," as such

term is defined at N.J.S.A. 40A:12A-3, for the Redevelopment Area, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the Redevelopment Area; and

WHEREAS, in order to set forth the terms and conditions under which the Redeveloper and the Agency were to carry out their respective obligations with respect to the Redevelopment Area, and to ensure that the redevelopment was to occur in a manner that corrects the conditions of the Redevelopment Area that led to the determination by the Township that the Redevelopment Area constituted an area in need of redevelopment, 3 Ronson, LLC and the Agency executed a Redevelopment Agreement dated March 18, 2015 pursuant to the provisions of the Redevelopment Plan and Redevelopment Law which Redevelopment Agreement was approved by the Agency pursuant to a resolution adopted on March 10, 2015 (the **"Original Redevelopment Agreement");** and

WHEREAS, the Redeveloper and Agency entered into and executed a first amendment to the Redevelopment Agreement as approved by Resolution by the Agency on December 15, 2015 (the **"First Amended Redevelopment Agreement");** and

WHEREAS, the Agency authorized a second amendment to the redevelopment agreement by way of Agency Resolution 16-02 (the **"Second Amended Redevelopment Agreement,"** the Second Amended Redevelopment Agreement, together with the Original Redevelopment Agreement and the First Amended Redevelopment Agreement, the **"Redevelopment Agreement")** authorizing the transfer of the Redevelopment Agreement from 3 Ronson, LLC to SAMTD Acquisitions Woodbridge LLC **("SAMTD")**; and

WHEREAS, pursuant to Article 13 of the Redevelopment Agreement, SAMTD previously advised the Agency that there would be a transfer in interest in SAMTD in connection with a restructuring of SAMTD The Grande Woodbridge LLC (**"The Grande Woodbridge"**), such that Gated Investments Woodbridge LLC, having a forty percent (40%) interest in The Grande Woodbridge LLC, would transfer its interest to GSAHIB LLC (**"GSABIH"**), following which GSABIH would be the managing member of The Grande Woodbridge; and

WHEREAS, SAMTD having requested that the Agency approve the transfer described above, the Agency did approve such transfer on May 19, 2020, as memorialized by that certain RDA 20-30: Resolution of the Woodbridge Township Redevelopment Agency, Township of Woodbridge, County of Middlesex, New Jersey Authorizing the Transfer of Certain Interest in the Redeveloper for the Property Commonly Known as Block 367, Lot 1.04 (Formerly Lot 1-D) on the Tax Map of the Township and Authorizing the Execution of a Redevelopment Agreement; and

WHEREAS, prior to the consummation of the above-described transfer, there has been a change in the proposed form of the restructuring of The Grande Woodbridge, such that The Grande Woodbridge will redeem the forty percent (40%) interest of Gated Investment Woodbridge LLC in The Grande Woodbridge and simultaneously issue interests collectively representing forty percent (40%) of the interests in The Grande Woodbridge to GSABIH and to REC Woodbridge LLC, as more fully set forth at Exhibit A, following which GSABIH will be the managing member of The Grande Woodbridge; and

WHEREAS, pursuant to Article 13 of the Redevelopment Agreement, SAMTD has advised the Agency of the above-described change in restructuring of The Grande Woodbridge and transfer in interest in SAMTD, and has requested that the Agency approve the above-described transfer; and

WHEREAS, as particularly set forth in Original Redevelopment Agreement at Section 13.03, the Agency agrees to give its consent to transfers of ten percent (10%) or greater interest in SAMTD, provided that the transfer is: 1) less than a majority controlling interest in Redeveloper and 2) the representations set forth in Section 6.1(k)-(n) of the Original Redevelopment Agreement are true with respect to the transferee; and

WHEREAS, Gated Investments Woodbridge LLC, having a forty percent (40%) interest in The Grande Woodbridge LLC, will have its interest in The Grande Woodbridge redeemed by The Grande Woodbridge and The Grande Woodbridge will simultaneously issue interests collectively representing forty percent (40%) of the interests in The Grande Woodbridge to GSABIH and to REC Woodbridge LLC (each a "**Transferee**"), as more fully set forth at Exhibit A, and the representations set forth in Section 6.1(k)-(n) of the Original Redevelopment Agreement are true with respect to each Transferee; and

WHEREAS, the Agency has determined that it is appropriate to approve the transfer of interest in SAMTD, as more fully set forth at Exhibit A.

NOW THEREFORE BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

1. The foregoing recitals are incorporated herein as if set forth in full.

2. The Agency hereby approves the transfer of interest in SAMTD via the redemption of Gated Investment Woodbridge LLC's forty percent (40%) interest in SAMTD The Grande Woodbridge LLC and the simultaneous issuance by SAMTD The Grande Woodbridge LLC to Transferees of interests collectively representing forty percent (40%) of the interest in SAMTD The Grande Woodbridge LLC, as more fully set forth at Exhibit A.

3. The Agency acknowledges that the representations set forth in Section 6.1(k)-(1) of the Original Redevelopment Agreement are true with respect to each Transferee.

4. The Executive Director is hereby authorized to execute any document to approve the transfer of interested in SAMTD as described in this Resolution, in consultation with Redevelopment Counsel.

ADOPTED: July 21, 2020

I hereby certify the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their regular meeting held on July 21, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

ORGANIZATIONAL STRUCTURE OF SAMTD ACQUISITIONS WOODBRIDGE LLC

RDA 20-44

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for July 15, 2020 to August 28, 2020, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

Bill List date	Amount
August 28, 2020	$ 99,499.41
Total	$ 99,499.41

ADOPTED: September 1, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on September 1, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-45

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS, Woodbridge Township has various sites that need evaluation and completion of preliminary assessments, and;

WHEREAS the Township of Woodbridge has a need for licensed environmental professional consulting services associated with the above-referenced properties.

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal #P20907, dated, August 3, 2020, pursuant to a fair and open process for such professional site remediation and consulting services from Excel Environmental Resources, Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Excel Environmental Resources, Inc for professional services related to the investigation and remediation of various sites in Woodbridge Township, New Jersey, for a cost not to exceed $ 22,975 as stated in proposal #P20907.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2021 Budget, funds will be committed and encumbered for the above items under Account # 1-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: SEPTEMBER 1, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on September 1, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-46

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the governing body of the Township designated the property identified on the Tax Maps of the Township as Block 26; Lot 10.02, (the "Property") as an area in need of redevelopment; and

WHEREAS, RC&S Urban Renewal, LLC, (the "Redeveloper"), seeks to develop and construct a concrete plant (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, March 21, 2019 for Block 26; Lot 10.02 also known RC&S Urban Renewal, LLC; and

WHEREAS, the Project has now come to a satisfactory conclusion with regard to the concrete plant;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to execute the Certificate of Completion.

ADOPTED: SEPTEMBER 1, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on September 1, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-47

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

REDEVELOPER
RC&S Urban Renewal, LLC

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow accounts and authorize the issuance of checks as indicated above.

ADOPTED: September 1, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on SEPTEMBER 1, 2020

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-48

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR BLOCK 670, LOTS 1 AND 1.01 AND BLOCK 543.01, LOT 5 BETWEEN THE TOWNSHIP OF WOODBRIDGE, WOODBRIDGE REDEVELOPMENT AGENCY, HOUSING AUTHORITY OF THE TOWNSHIP OF WOODBRIDGE AND THE WICK REDEVELOPMENT GROUP WOODBRIDGE LLC

WHEREAS, the Woodbridge Redevelopment Agency (the "**Agency**") and Woodbridge Redevelopment Agency (the "**Redeveloper**"), entered into that certain Redevelopment Agreement, dated April 13, 2018, (the "**Original Redevelopment Agreement**") pursuant to which, among other things, the Redeveloper agreed to undertake the construction, on the Property (as defined in the Redevelopment Agreement); and

WHEREAS, the Redevelopment Agreement was amended to further clarify the authorization to approve Change Orders ("**First Amendment**"); and

WHEREAS, Redeveloper was designated by the Agency as the redeveloper of the Project, pursuant to the March 6, 2018 Resolution of the Agency (Resolution No. 18-17); and

WHEREAS, the Redeveloper and Agency desire to further amend the Original Redevelopment Agreement (said Original Redevelopment Agreement as amended by the First Amendment, and by this Second Amendment, being hereafter referred to as the "**Redevelopment Agreement**"); and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency now desires to enter into the Second Amendment to the Redevelopment Agreement for the Project, a form of which amended redevelopment agreement is attached hereto as **Exhibit A**, and which amended redevelopment agreement specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Redeveloper with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **SEPTEMBER 1, 2020** by the Woodbridge Redevelopment Agency.

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

RDA 20-49

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE FOURTH AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR BLOCK 867, LOT 1.011 AND 4 AND BLOCK 872, LOT 4 BETWEEN MORRIS AVENEL ASSOCIATES URBAN RENEWAL, LLC AND THE WOODBRIDGE REDEVELOPMENT AGENCY

WHEREAS, the Woodbridge Redevelopment Agency (the "**Agency**") and Morris Avenel Associates Urban Renewal, LLC (the "**Redeveloper**") entered into a certain Redevelopment Agreement dated December 24, 2019 (the "**Original Redevelopment Agreement**") in connection with the redevelopment of property in the Township of Woodbridge, Middlesex County, New Jersey identified in the Redevelopment Agreement as the "Property"; and

WHEREAS, pursuant to the Redevelopment Agreement, The Morris Companies proposes to, among other things, develop and construct an industrial warehouse logistics facility on the property known as Block 867, Lot 1.011 and 4 and Block 872, Lot 4 on the Official Tax Map of the Township which is currently owned by the Township, (the "**Property**"), and to deliver to the Township the parcel adjacent thereto known as Block 867, Lot 1.06 on the Official Tax Map of the Township (the "**School Site**"), for the construction of a school; and

WHEREAS, the terms of the purchase and sale of the Property are set forth in the Purchase and Sale Agreement dated January 2, 2020, as amended by First Amendment dated February 26, 2020, Second Amendment dated May 4, 2020, and Third Amendment dated June 18, 2020 (as amended, the "**Development Property PSA**"); and

WHEREAS, the terms of the purchase and sale of the School Site are set forth in the Purchase and Sale Agreement dated January 2, 2020, as amended by First Amendment dated February 26, 2020, Second Amendment dated May 4, 2020, and Third Amendment dated June 18, 2020, (as amended, the "**School Site PSA**"); and

WHEREAS, the Parties have determined to amend the Development Property PSA and the School Site PSA to change certain provisions including the conveyance of the Property to Redeveloper, which shall occur before the conveyance of the School Site to the Township; and

WHEREAS, Agency and the Redeveloper desire to further amend the Purchase and Sale Agreements by this Amendment (being hereafter referred to as the "**Fourth Amendment**"); and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency now desires to enter into the Fourth Amendment for the Project, a form of which is attached hereto as **Exhibit A** and **Exhibit B** and which amended agreements specify the rights and responsibilities of the Agency and specifies the rights and responsibilities of Redeveloper with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Fourth Amendment substantially in the form as attached hereto as Exhibit A and Exhibit B, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **SEPTEMBER 1, 2020** by the Woodbridge Redevelopment Agency.

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

FOURTH AMENDMENT TO THE DEVELOPMENT PROPERTY PSA

EXHIBIT B

FOURTH AMENDMENT TO THE SCHOOL SITE PSA

RDA 20-50

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR BLOCK 867, LOT 1.011 AND 4 AND BLOCK 872, LOT 4 BETWEEN MORRIS AVENEL ASSOCIATES URBAN RENEWAL, LLC AND THE WOODBRIDGE REDEVELOPMENT AGENCY

WHEREAS, the Woodbridge Redevelopment Agency (the "**Agency**") and Morris Avenel Associates Urban Renewal, LLC (the "**Redeveloper**") entered into a certain Redevelopment Agreement dated December 24, 2019 (the "**Original Redevelopment Agreement**") in connection with the redevelopment of property in the Township of Woodbridge, Middlesex County, New Jersey identified in the Redevelopment Agreement as the "Property"; and

WHEREAS, pursuant to the Redevelopment Agreement, The Morris Companies proposes to, among other things, develop and construct an industrial warehouse logistics facility on the property known as Block 867, Lot 1.011 and 4 and Block 872, Lot 4 on the Official Tax Map of the Township which is currently owned by the Township, (the "**Property**"), and to deliver to the Township the parcel adjacent thereto known as Block 867, Lot 1.06 on the Official Tax Map of the Township (the "**School Site**"), for the construction of a school; and

WHEREAS, the terms of the purchase and sale of the Property are set forth in the Purchase and Sale Agreement dated January 2, 2020, as amended by First Amendment dated February 26, 2020, Second Amendment dated May 4, 2020, and Third Amendment dated June 18, 2020 (as amended, the "**Development Property PSA**"); and

WHEREAS, the terms of the purchase and sale of the School Site are set forth in the Purchase and Sale Agreement dated January 2, 2020, as amended by First Amendment dated February 26, 2020, Second Amendment dated May 4, 2020, and Third Amendment dated June 18, 2020, (as amended, the "**School Site PSA**"); and

WHEREAS, the Redevelopment Agreement currently provides that the Property will be conveyed to Redeveloper simultaneously with the conveyance of the School Site to the Township; and

WHEREAS, the Parties have determined to amend the Redevelopment Agreement so that the conveyance of the Property to Redeveloper shall occur before the conveyance of the School Site to the Township; and

WHEREAS, Agency and the Redeveloper desire to amend the Original Redevelopment Agreement by this First Amendment (being hereafter referred to as the "**Redevelopment Agreement**"); and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency now desires to enter into the First Amendment to the Redevelopment Agreement for the Project, a form of which amended redevelopment agreement is attached hereto as **Exhibit A**, and which amended redevelopment agreement specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Redeveloper with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on SEPTEMBER 1, 2020 by the Woodbridge Redevelopment Agency.

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT

RDA 20-51

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the governing body of the Township designated the property identified on the Tax Maps of the Township as Block 396.02; Lot 1, (the "Property") as an area in need of redevelopment; and

WHEREAS, Chick-Fil-A, Inc, (the "Redeveloper"), seeks to develop and construct a restaurant with drive-thru (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, September 22, 2015 for Block 396.02 Lot 1 also known Chick-Fil-A, Inc ; and

WHEREAS, the Project has now come to a satisfactory conclusion with regard to the Chick-Fil-A restaurant with drive-thru;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to execute the Certificate of Completion.

ADOPTED: SEPTEMBER 1, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on September 1, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-52

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for August 28, 2020 to October 16, 2020, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

Bill List date	Amount
October 16, 2020	$ 19,081.43
Total	$ 19,081.43

ADOPTED: OCTOBER 20, 2020

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on October 20, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-53

RESOLUTION

WHEREAS, The Redevelopment Agency Of The Township Of Woodbridge, appointed DeCotiis, FitzPatrick, Cole & Giblin, LLC, as Special Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2020 and terminating on June 30, 2021 at a cost not to exceed $ 15,000.00; and

WHEREAS, the Woodbridge Redevelopment Agency on June 23, 2020 at its regularly scheduled meeting, adopted Resolution RDA 20-36, which authorized the Executive Director to enter into an agreement with DeCotiis, FitzPatrick, Cole & Giblin,, LLC,

WHEREAS, the volume of work for the Agency has exceeded the original agreement amount, increasing total dollar value

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE THAT

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber additional funds not to exceed the amount of $15,000.00, and to take all such other actions necessary and proper to carry out the purpose and intent of this resolution.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2021 Budget, funds will be committed and encumbered for the above items under Account # 1-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: OCTOBER 20, 2020

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on October 20, 2020.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 20-54

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR BLOCK 531.01 , LOT 1 AND BLOCK 531.02, LOTS 1.21 AND LOT 1.022 BETWEEN SEI PENNVAL II URBAN RENEWAL LLC AND THE WOODBRIDGE REDEVELOPMENT AGENCY

WHEREAS, the Agency and Cutters Dock entered into a Redevelopment Agreement dated January 8, 2020 (the "**Redevelopment Agreement**") in connection with the redevelopment of property in the Township of Woodbridge, Middlesex County, New Jersey identified in the Redevelopment Agreement as the "Property" for which Cutters Dock was named Redeveloper; and

WHEREAS, Cutters Dock assigned a portion of the Property included in the Redevelopment Agreement consisting of Lots 9.01, 10.01 and 11 in Block 541 and Lot 10 in Block 540.07, identified in the Redevelopment Agreement as a portion of the "Ancillary Property" ("**Initial Assignment Property**") to SEI Pennval Urban Renewal, LLC ("**Pennval**"), by Partial Assignment of Redevelopment Agreement, dated May 28, 2020 ("**Pennval Assignment**"); and

WHEREAS, the Agency, Cutters Dock and Pennval executed a First Amendment to the Redevelopment Agreement, dated June 24, 2020 (the "**First Amendment**"), to acknowledge the Pennval Assignment of the Initial Assignment Property and to add the Initial Assignment Property to the Redevelopment Agreement; and

WHEREAS, Paragraph 3.2 of the Redevelopment Agreement provides for the amendment of the Redevelopment Agreement to add parcels to the Redevelopment Agreement that comprise the Ancillary Property; and

WHEREAS, Cutters Dock is permitted pursuant to Section 13.2(g) of the Redevelopment Agreement to transfer its interest under the Redevelopment Agreement to an Affiliate of Initial Redeveloper, and is further permitted pursuant to Section 13.2(h) of the Redevelopment Agreement to transfer its interest to an urban renewal entity created or controlled by Initial Redeveloper or an Affiliate of Initial Redeveloper ("**Permitted Transfers**"); and

WHEREAS, Initial Redeveloper desires to transfer its rights under the Redevelopment Agreement with respect to a Portion of the Property included in the RDA consisting of Lot 1 in Block 531.01 and Lots 1.021 and 1.022 in Block 531.02 ("**Assignment Property**") to Pennval II, an Affiliate of Initial Redeveloper and an urban renewal entity, pursuant to the Partial Assignment of Redevelopment Agreement,

between Cutters Dock and Pennval II, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the parties hereto desire to amend the Redevelopment Agreement to add Pennval II as a party and to include the Assignment Property under the Redevelopment Agreement; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Assignment Property, the Agency now desires to enter into the Second Amendment to the Redevelopment Agreement with Pennval II, a form of which is attached hereto as **Exhibit B**, and specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Pennval II with respect to the Assignment Property.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Second Amendment to the Redevelopment Agreement substantially in the form as attached hereto as Exhibit B, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **OCTOBER 20, 2020** by the Woodbridge Redevelopment Agency.

Caroline Ehrlich

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

PARTIAL ASSIGNMENT

EXHIBIT B

SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT