

**RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING REIMBURSEMENT TO THE CITY OF PERTH AMBOY**

**WHEREAS**, Leigh Anne Hindenlang was appointed to the position of Executive Director of the Perth Amboy Redevelopment Agency for an indeterminate time effective July 1, 2014; and

**WHEREAS**, Ms. Hindenlang will serve in this capacity in addition to her duties as Director for the Office of Economic and Community Development; and

**WHEREAS**, Ms. Hindenlang's salary and benefits shall be paid by the City and PARA agrees to reimburse the City for her salary as Executive Director at the rate of \$30,000.00 per annum.

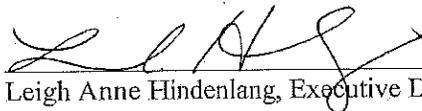
**NOW THEREFORE, BE IT RESOLVED** by the Perth Amboy Redevelopment Agency as follows:

1. PARA agrees to reimburse the City for the salary of Leigh Anne Hindenlang as set forth above.
2. This Resolution shall take effect July 12, 2016

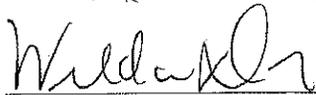
**CERTIFICATION**

I hereby certify that the foregoing Resolution was adopted by the Perth Amboy Redevelopment Agency at the Regular Meeting held on July 12, 2016.

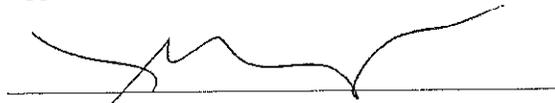
ATTEST:

  
 Leigh Anne Hindenlang, Executive Director

Perth Amboy Redevelopment Agency

By:   
 Wilda Diaz, Chairperson

Approved as to Form:

  
 Joseph Maraziti, Esq., Counsel to PARA

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			✓			
Comm. Giron					✓	
Comm. Jacobs	✓		✓			
Comm. Jasko		✓	✓			
Comm. Pabon					✓	
Comm. Rosa					✓	
Chairwoman Diaz			✓			

**RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY  
AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF COMPLETION TO  
GERDAU AMERISTEEL PERTH AMBOY, INC.**

**WHEREAS (#1)**, on May 28, 1997 the City of Perth Amboy ("City") by Ordinance adopted "Focus 2000 – The City of Perth Amboy's Redevelopment Plan" ("Redevelopment Plan") which has been amended from time to time, and which sets forth the plan for the redevelopment of the area within which the Project Site, as that term is defined herein, is located; and

**WHEREAS (#2)**, the Perth Amboy Redevelopment Agency, acting as a Redevelopment Entity pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (hereinafter "PARA"), and Gerdau Ameristeel Perth Amboy, Inc. ("Redeveloper") entered into a Redevelopment Agreement dated December 12, 2013; and

**WHEREAS (#3)**, Section 1.1 and 1.5 of the Redevelopment Agreement required Redeveloper to construct a 60' x 150' metal building utilized to fabricate/bend steel rebar, as further described in the Redevelopment Agreement, together with the associated Project Improvements (the "Project"), respectively, upon Block 13, Lot 1 in the City of Perth Amboy; and

**WHEREAS (#4)**, Section 11.1 of the Redevelopment Agreement required Redeveloper to remediate that portion of the Project site upon which the Project is situated (referred to in the Redevelopment Agreement as "AOC 28") and to obtain a Soils Response Action Outcome ("RAO") for AOC 28 accordingly; and

**WHEREAS (#5)**, Section 1.8 of the Redevelopment Agreement provides, *inter alia*, that a Certificate of Completion shall be issued upon the completion of the Project and the issuance of a Certificate of Occupancy and further, Section 11.2 of the Redevelopment Agreement established that the issuance of the Soils RAO would be an express precondition to the issuance of a Certificate of Completion for the Project; and

**WHEREAS (#6)**, PARA has received the fully executed Certification by Michael Woskey of Gerdau Ameristeel Perth Amboy, Inc., a copy of which is attached hereto as **Exhibit A**, setting forth, in summary, that (i) the Project and Project Improvements have been fully completed and paid for; and (ii) all public improvements associated with the Project have been dedicated to the City (curbing and street paving for the Project site frontage); and

**WHEREAS (#7)**, a Certificate of Occupancy for the Project was issued for the Project on January 21, 2015, a copy of which is attached hereto as **Exhibit B**; and

**WHEREAS (#8)**, a Soils RAO covering AOC 28, amongst others, was issued by a Licensed Site Remediation Professional ("LSRP") on June 21, 2016, a copy of which is attached hereto as **Exhibit C**; and

**WHEREAS (#9)**, in light of all of the above, PARA is willing to authorize the issuance of a Certificate of Completion for the Project, subject only to the conditions that: (i) all costs and fees incurred by PARA in connection with the issuance of the Certificate of Completion have been paid in full by Redeveloper; and (ii) all taxes for the Project Site that are payable to the City of Perth Amboy have been paid in full.

**NOW, THEREFORE**, it is hereby resolved by the Perth Amboy Redevelopment Agency as follows:

1. The Chairperson of PARA is authorized to deliver the Certificate of Completion to Gerdau Ameristeel Perth Amboy, Inc., in the form attached hereto as **Exhibit D**, upon the written confirmation from PARA and the City, respectively, that (i) all costs and fees incurred by PARA in connection with the issuance of the Certificate of Completion have been paid in full by Redeveloper; and (ii) all taxes for the Project Site that are payable to the City of Perth Amboy have been paid in full.
2. Such Certificate of Completion shall constitute a recordable, conclusive determination of the satisfaction and termination of the agreements and covenants within the Redevelopment Agreement and in the Redevelopment Plan with respect to the Redeveloper's obligation to construct the Project and the Project Improvements within the dates set forth in the Redevelopment Agreement for the commencement and completion of same.
3. Upon issuance of the Certificate of Completion for the Project, the conditions determined to exist at the time that portion of the Project site upon which the Project is located was determined to be an area in need of redevelopment shall be deemed to no longer exist and the land upon which the Project is situated shall no longer be subject to eminent domain by PARA.
4. The Executive Director, Staff and Consultants are hereby authorized and directed to take all actions as shall be deemed necessary or desirable to implement this Resolution.
5. This Resolution shall be effective immediately.

#### **CERTIFICATION**

I hereby certify that the foregoing Resolution was adopted by the Perth Amboy Redevelopment Agency at a Regular Meeting held on July 12, 2016.

PERTH AMBOY REDEVELOPMENT AGENCY

By: Wilda Diaz  
Wilda Diaz, Chairwoman

ATTEST:

Leigh Anne Hindenlang  
Leigh Anne Hindenlang, Executive Director

Approved as to Form:

Joseph J. Maraziti, Jr.  
Joseph J. Maraziti, Jr., Esq.  
Counsel to PARA

	Move	2 <sup>nd</sup>	In Favor	Opposed	Absent	Abstain
Comm. Bolanowski	✓		✓			
Comm. Giron					✓	
Comm. Jacobs		✓	✓			
Comm. Jasko			✓			
Comm. Pabon					✓	
Comm. Rosa					✓	
Chairwoman Diaz			✓			