

MINUTES OF MEETING OF BRIDGETON MUNICIPAL PORT AUTHORITY
NOVEMBER 26, 2012

After notice of meeting was published in the Atlantic City Press and in the South Jersey Times, a meeting of the Bridgeton Municipal Port Authority was held at 4:00 P.M. on November 26, 2012 at the Tourist Center. Those present were as follows: Jack Surrency, Albert Kelly, Robert Brewer, and Henry Murad. Gladys Lugardo-Hemple was not able to attend. Rebecca J. Bertram, Esq. also attended for the City of Bridgeton.

In addition to that, personnel from Henry Grove attended the meeting being Will Martin and his son.

A motion was duly made and seconded for the election of officers for the Bridgeton Municipal Port Authority and the following persons were unanimously elected to the following offices:

Jack Surrency – Executive Director
Robert Brewer – President
Henry Murad – Vice President
Gladys Lugardo-Hemple – Secretary
Gladys Lugardo-Hemple – Treasurer

It was then duly moved and seconded to have a resolution passed so that the Bridgeton Municipal Port Authority could be reinstated as a corporation in the State of New Jersey. A motion was made and seconded whereby Jack Surrency and Gladys Lugardo-Hemple would have the check signing powers for checks on the bank account of the Bridgeton Municipal Port Authority. Those resolutions were unanimously approved.

There was also a motion made and seconded and a resolution was unanimously adopted to have the Bridgeton Municipal Port Authority execute any and all documents necessary to make application to the Local Finance Board for the approval of the sale of the Port Authority property to Renewable Jersey once those documents have been fully reviewed and approved and to sign all papers necessary to get the approval of that transaction through the Local Finance Board as promptly as possible.

After those motions were duly adopted and approved and the resolutions of them were made, a motion was made and seconded to adjourn the meeting and the meeting was adjourned at approximately 5:15 P.M.


GLADYS LUGARDO-HEMPLE, Secretary

RESOLUTION OF BRIDGETON MUNICIPAL PORT AUTHORITY

BE IT RESOLVED that at a meeting of the Bridgeton Municipal Port Authority, it was unanimously decided that the proper officers of the Bridgeton Municipal Port Authority are hereby authorized to execute any and all documents when the Bridgeton Municipal Port Authority has reviewed them and the documents are ready to proceed to be filed through the Local Finance Board to approve a sale of the Bridgeton Municipal Port Authority property to Renewable Jersey; and

BE IT FURTHER RESOLVED that the proper officers of the Bridgeton Municipal Port Authority shall be empowered to execute any and all documents necessary to give full force and effect to this resolution.

I, Gladys Lugardo-Hemple, secretary of Bridgeton Municipal Port Authority, a corporation of New Jersey CERTIFY that the foregoing is a true copy of a Resolution as it appears in the records of the corporation and as was duly and legally adopted at a meeting of the Board of Directors of the corporation called for that purpose and held on November 26, 2012 pursuant to and in accordance with the Certificate of Incorporation and By-laws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Dated: November 26, 2012



GLADYS LUGARDO-HEMPLE, Secretary

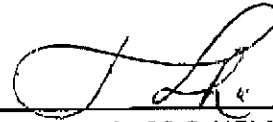
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RESOLUTION OF BRIDGETON MUNICIPAL PORT AUTHORITY

BE IT RESOLVED that at a meeting of the Bridgeton Municipal Port Authority, it was unanimously decided that the proper officers of the Bridgeton Municipal Port Authority are authorized to take any and all steps necessary to reinstate Bridgeton Municipal Port Authority as a corporation of the State of New Jersey.

I, Gladys Lugardo-Hemple, secretary of Bridgeton Municipal Port Authority, a corporation of New Jersey **CERTIFY** that the foregoing is a true copy of a Resolution as it appears in the records of the corporation and, as was duly and legally adopted at a meeting of the Board of Directors of the corporation called for that purpose and held on November 26, 2012 pursuant to and in accordance with the Certificate of Incorporation and By-laws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Dated: November 26, 2012



GLADYS LUGARDO-HEMPLE, Secretary

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RESOLUTION OF BRIDGETON MUNICIPAL PORT AUTHORITY

BE IT RESOLVED that at a meeting of the Bridgeton Municipal Port Authority, it was unanimously decided that Jack Surrency, the Executive Director of the Bridgeton Municipal Port Authority and Gladys Lugardo-Hemple, the Secretary-Treasurer of the Bridgeton Municipal Port Authority shall have the check signing powers for any and all checks of the Bridgeton Municipal Port Authority whereby both of their signatures will be required to be signed on the checks of the Bridgeton Municipal Port Authority until further resolution of this corporation.

I, Gladys Lugardo-Hemple, secretary of Bridgeton Municipal Port Authority, a corporation of New Jersey CERTIFY that the foregoing is a true copy of a Resolution as it appears in the records of the corporation and as was duly and legally adopted at a meeting of the Board of Directors of the corporation called for that purpose and held on November 26, 2012 pursuant to and in accordance with the Certificate of Incorporation and By-laws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Dated: November 26, 2012



GLADYS LUGARDO-HEMPLE, Secretary

RESOLUTION OF BRIDGETON MUNICIPAL PORT AUTHORITY

BE IT RESOLVED that at a meeting of the Bridgeton Municipal Port Authority, it was unanimously decided that the following parties would be the officers of the Bridgeton Municipal Port Authority until further meeting of the Bridgeton Municipal Port Authority to change any officers of the corporation and it was resolved that the following persons would be the officers of the Bridgeton Municipal Port Authority:

Jack Surrency – Executive Director
Robert Brewer – President
Henry Murad – Vice President
Gladys Lugardo-Hemple – Secretary
Gladys Lugardo-Hemple – Treasurer

I, Gladys Lugardo-Hemple, secretary of Bridgeton Municipal Port Authority, a corporation of New Jersey **CERTIFY** that the foregoing is a true copy of a Resolution as it appears in the records of the corporation and as was duly and legally adopted at a meeting of the Board of Directors of the corporation called for that purpose and held on November 26, 2012 pursuant to and in accordance with the Certificate of Incorporation and By-laws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Dated: November 26, 2012



GLADYS LUGARDO-HEMPLE, Secretary

MINUTES OF MEETING OF BRIDGETON MUNICIPAL PORT AUTHORITY
APRIL 8, 2013

After notice of meeting was published in the Atlantic City Press and in the South Jersey Times, a meeting of the Bridgeton Municipal Port Authority was held at 4:00 P.M. on April 8, 2013 at the Tourist Center. Those present were as follows: Jack Surrency, Albert Kelly, Robert Brewer, Henry Murad, and Gladys Lugardo-Hemple. Rebecca J. Bertram, Esq. also attended for the City of Bridgeton.

The minutes of the meeting of November 26, 2012 were reviewed and approved by all of the members.

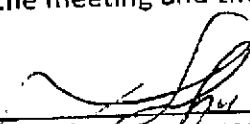
A motion was duly made by Albert Kelly and seconded by Gladys Lugardo-Hemple for a resolution of the Bridgeton Municipal Port Authority making application to the Local Finance Board with more particulars than the motion that was passed at the meeting on November 26, 2012. That resolution was unanimously approved and was signed by the Secretary, Gladys Lugardo-Hemple.

In addition, an appraisal of the Bluff's property was found and it was approved by the members of the Port Authority for John A. Casarow, Jr. to send a copy of that appraisal to Keith Bonchi, Esq., the attorney for Henry Grove Diversified Investments, LLP. It was also discussed that the charter of the Bridgeton Municipal Port Authority has been reinstated on January 9, 2013.

There was also a motion made by Albert Kelly and seconded by Gladys Lugardo-Hemple for the Bridgeton Municipal Port Authority to appoint Albert K. Marmero as special counsel for the Bridgeton Municipal Port Authority in order to address the pending application to the Local Finance Board and any other matter as necessary and directed by the Executive Director. That resolution was unanimously approved and was signed by the Secretary, Gladys Lugardo-Hemple.

The motion for application to the Local Finance Board supplements the approval and the resolution passed on November 26, 2012 with regard to that.

After the above motions were duly adopted and approved and the resolutions for them were made, a motion was made and seconded to adjourn the meeting and the meeting was adjourned at approximately 5:10 P.M.


GLADYS LUGARDO-HEMPLE, Secretary

RESOLUTION OF THE BRIDGETON MUNICIPAL PORT AUTHORITY TO APPOINT ALBERT K. MARMEO AS SPECIAL COUNCIL

WHEREAS, the Bridgeton Municipal Port Authority has made application to the Local Finance Board for its review and/or approval of the proposed sale of real property shown as Block 146, Lots 1 and 1.01 on the City of Bridgeton Tax Map (the "Property") pursuant to that certain purchase agreement and Redevelopment Agreement; and

WHEREAS, the Bridgeton Municipal Port Authority is desirous of appointing Special Council on behalf of the Bridgeton Municipal Port Authority to address the pending application and other matters on behalf of the Bridgeton Municipal Port Authority.

NOW THEREFORE, BE IT RESOLVED by the Bridgeton Municipal Port Authority that Albert K. Marmero, Esquire, is hereby appointed as Special Counsel for the Bridgeton Municipal Port Authority in order to address the pending application to the Local Finance Board and any other matter as necessary and directed by the Executive Director.

The foregoing is a true copy of a Resolution adopted by the Bridgeton Municipal Port Authority on April 8, 2013.


(signature)

*MOTION MADE BY KELLY
SECONDED BY HOMPLET*

Recorded Vote
AYE NO ABSTAIN ABSENT

SURRENCY X
BREWER X
MURAD X
HOMPLET X
KELLY X

**RESOLUTION OF THE BRIDGETON MUNICIPAL PORT AUTHORITY MAKING
APPLICATION TO THE LOCAL FINANCE BOARD**

WHEREAS, THE BRIDGETON MUNICIPAL PORT AUTHORITY desires to make application to the Local Finance Board for its review and/or approval of the proposed sale of real property by the Bridgeton Municipal Port Authority to the redeveloper, Renewable Jersey, LLC, which property is identified as Block 146, Lots 1 and 1.01 on the City of Bridgeton Tax Map (the "Property") pursuant to that certain purchase agreement and Redevelopment Agreement; and

WHEREAS, the Bridgeton Municipal Port Authority has reviewed the Redeveloper Agreement executed by the City of Bridgeton and the redeveloper, Renewable Jersey, LLC and believes that the terms and conditions of the agreement are in the best interests

WHEREAS, the Bridgeton Municipal Port Authority believes:

- (a) it is in the public interest to facilitate the sale of Block 146, Lots 1 and 1.01 to the Redeveloper, Renewable Jersey, LLC as the redeveloper intends to redevelop the space for use as a primary manufacturing facility for modular homes which could be used for local projects in the City of Bridgeton and in the surrounding communities;
- (b) said purpose or improvements are for the health, wealth, convenience or betterment of the inhabitants of the local unit or units as the project intends to revitalize an 80,000 square foot warehouse facility currently vacant in a state of disrepair;
- (c) the project intends to create approximately 100 or more jobs in the local economy;
- (d) the project has received preliminary approval from the New Jersey Redevelopment Authority (NJRA) for a \$10 million tax-exempt bond to Renewable Jersey, LLC for the development of a green modular manufacturing plant in the city of Bridgeton's Port District Redevelopment Area
- (e) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit or units and will not create an undue financial burden to be placed upon the local unit or units;

NOW THEREFORE, BE IT RESOLVED by the Bridgeton Municipal Port Authority as follows:

Section 1. The application to the Local Finance Board is hereby approved, and counsel for the Bridgeton Municipal Port Authority and any other representatives, are hereby authorized to prepare such applications and to represent the Bridgeton Municipal Port Authority in matters pertaining thereto.

Section 2. The Secretary of the Bridgeton Municipal Port Authority is hereby directed to prepare and file a copy of the required materials with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.

*MOTION MADE BY KELLY
SECONDED BY HEMPLE*

Recorded Vote

	<u>AYE</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<i>SUPREINLEY</i>	<i>X</i>			
<i>BROWNE</i>	<i>X</i>			
<i>MURAD</i>	<i>X</i>			
<i>HEMPLE</i>	<i>X</i>			
<i>KELLY</i>	<i>X</i>			

The foregoing is a true copy of a resolution adopted by the governing body of the Bridgeton Municipal Port Authority on *April 9, 2013*.



(signature)

MINUTES OF A SPECIAL MEETING OF THE
BRIDGETON MUNICIPAL PORT AUTHORITY
HELD September 30, 2013

After notice of meeting was published in the South Jersey Times, a special meeting of the Bridgeton Municipal Port Authority was held at 4:30 P.M. on Monday, September 30, 2013 at the Bridgeton Tourist Center. Attendance was as follows:

	<u>Present</u>	<u>Absent</u>
Robert Brewer	✓	
Albert B. Kelly	✓	
Gladys Lugardo-Hemple	✓	
Henry Murad	✓	
Jack Surrency	✓	

Albert K. Marmero, Esquire, Special Council to the Bridgeton Municipal Port Authority also attended.

The minutes of the meeting held April 8, 2013 were reviewed and approved by all of the Members.

A motion was duly made by Mr. Kelly and seconded by Mr. Brewer for a Resolution of the Bridgeton Municipal Port Authority to authorize the Executive Director to engage the services of an Auditor and to further authorize the Executive Director and Secretary to execute any necessary Contracts to effectuate the work as required by the Local Finance Board which is necessary to complete the filing and moving forward with the application before the Local Finance Board for approval of the sale of property currently under contract with the Redeveloper, Renewable Jersey, and including any necessary loan requests to the City of Bridgeton.

After the above motion was duly adopted and approved and the Resolution for it was made, a motion was and seconded to adjourn the meeting and the meeting was adjourned at approximately 7:42 P.M.



Gladys Lugardo-Hemple, Secretary

**RESOLUTION OF THE BRIDGETON MUNICIPAL PORT AUTHORITY
TO AUTHORIZE EXECUTIVE DIRECTOR TO ENGAGE
SERVICES OF AUDITOR**

WHEREAS, the Bridgeton Municipal Port Authority has made application to the Local Finance Board for its review and/or approval of the proposed sale of real property currently under contract with the Redeveloper, Renewable Jersey, pursuant to a certain Purchase Agreement and Redevelopment Agreement; and

WHEREAS, the Local Financial Board has required that the Bridgeton Municipal Port Authority have certain documentation prepared.

NOW, THEREFORE, BE IT RESOLVED by the Bridgeton Municipal Port Authority that the Executive Director is hereby authorized to engage the services of an Auditor to prepare work necessary to complete the filing and moving forward with the application to the Local Finance Board for approval of the above sale, including any necessary loan requests to the City of Bridgeton.

BE IT FURTHER RESOLVED that such services of an auditor are exempt from public bidding as professional services.

BE IT FURTHER RESOLVED that the Executive Director and Secretary are hereby authorized to execute any necessary Contracts to effectuate the intent of this Resolution.

The foregoing is a true copy of a Resolution adopted by the Bridgeton Municipal Port authority on September 30, 2013.



Gladys Eugardo-Hemple, Secretary

Motion made by Kelly

Seconded by Brewer

Recorded Vote:

	<u>AYE</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Brewer	✓			
Kelly	✓			
Lugardo-Hemple	✓			
Murad	✓			
Surrency	✓			

MINUTES OF A SPECIAL MEETING OF THE
BRIDGETON MUNICIPAL PORT AUTHORITY
HELD April 10, 2014

After notice of meeting was published in the South Jersey Times, a special meeting of the Bridgeton Municipal Port Authority was held at 4:30 P.M. on April 10, 2014 at the Bridgeton Tourist Center. Attendance was as follows:

	<u>Present</u>	<u>Absent</u>
Robert Brewer	✓	
Albert B. Kelly	✓	
Gladys Lugardo-Hemple	✓	
Henry Murad		✓
Jack Surrency	✓	

Douglas Long, Esquire, Special Council to the Bridgeton Municipal Port Authority also attended.

A motion was duly made by Mr. Kelly and seconded by Mr. Surrency for a Resolution of the Bridgeton Municipal Port Authority to authorize a resolution acknowledging responsibility for repayment of City funds used for engagement of an auditor.

A motion was duly made by Mr. Kelly and seconded by Mr. Surrency for a Resolution of the Bridgeton Municipal Port Authority certifying review of the Annual Report of Audit for Fiscal Year Ending June 30, 2013

After the above motion was duly adopted and approved and the Resolution for it was made, a motion was and seconded to adjourn the meeting and the meeting was adjourned at approximately 5:02 P.M.

Submitted,

Gladys Lugardo-Hemple, Secretary

RESOLUTION OF THE BRIDGETON MUNICIPAL PORT AUTHORITY CERTIFYING REVIEW OF THE ANNUAL REPORT OF AUDIT FOR THE FISCAL YEAR ENDING JUNE 30, 2013

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and

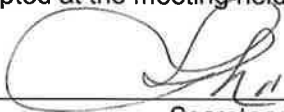
WHEREAS, the annual report of audit for the fiscal years ended June 30, 2013 for the Bridgeton Municipal Port Authority has been completed and will be filed with the Local Finance Board; and

WHEREAS, the members of the Bridgeton Municipal Port Authority have received the report of audit and have personally reviewed the report,

NOW THEREFORE BE IT RESOLVED, the members of the Bridgeton Municipal Port Authority, County of Cumberland, hereby certify to the Local Finance Board of the State of New Jersey that each member has personally reviewed the report of audit for the fiscal year ended June 30, 2013 and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

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

It is hereby certified that this is a true copy of the Resolution adopted at the meeting held on 4/10/14.



Secretary

Date:

RESOLUTION OF THE BRIDGETON MUNICIPAL PORT AUTHORITY
ACKNOWLEDGING RESPONSIBILITY FOR REPAYMENT OF CITY FUNDS USED FOR
ENGAGEMENT OF AUDITOR

WHEREAS, the Bridgeton Municipal Port Authority has previously authorized the hiring of an Auditor with the understanding that the Auditor would be paid through Urban Enterprise Zone funds from the City of Bridgeton; and

WHEREAS, the Bridgeton Municipal Port Authority has previously authorized the negotiation of a loan from the City of Bridgeton for this purpose; and

WHEREAS, at this date, there is not yet a final amount due payable to the Auditor; and

NOW, THEREFORE, BE IT RESOLVED by the Bridgeton Municipal Port Authority that the Bridgeton Municipal Port Authority acknowledges its obligation to repay the City of Bridgeton any funds expended by the City for the performance of this Audit.

The foregoing is a true copy of a Resolution adopted by the Bridgeton Municipal Port authority on April 10, 2014.



Gladys Lugardo-Hemple, Secretary

Motion made by Kelly

Seconded by Surrency

Recorded Vote:	<u>AYE</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Brewer	✓			
Kelly	✓			
Lugardo-Hemple	✓			
Murad				✓
Surrency	✓			

MINUTES OF A SPECIAL MEETING OF THE
BRIDGETON MUNICIPAL PORT AUTHORITY
HELD August 7, 2014

After notice of meeting was published in the South Jersey Times, a special meeting of the Bridgeton Municipal Port Authority was held at 4:30 P.M. on August 7, 2014 at the Bridgeton Tourist Center. Attendance was as follows:

	<u>Present</u>	<u>Absent</u>
Robert Brewer	✓	
Albert B. Kelly	✓	
Gladys Lugardo-Hemple	✓	
Henry Murad		✓
Jack Surrency	✓	

Albert K. Marmero, Esquire, Special Council to the Bridgeton Municipal Port Authority also attended.

A motion was duly made by Mr. Kelly and seconded by Mr. Brewer for a Resolution of the Bridgeton Municipal Port Authority to authorize the sale of property known as Block 146, Lots 1 and 1.01 and Block 132, Lots 1, 1.01, and 3 to Renewable Jersey.

After the above motion was duly adopted and approved and the Resolution for it was made, a motion was and seconded to adjourn the meeting and the meeting was adjourned at approximately 4:46 P.M.

Submitted,

Gladys Lugardo-Hemple, Secretary

**RESOLUTION OF THE BRIDGETON MUNICIPAL PORT AUTHORITY AUTHORIZING THE SALE OF
PROPERTY KNOWN AS BLOCK 146, LOTS 1 AND 1.01 AND BLOCK 132, LOTS 1, 1.01 AND 3 TO
RENEWABLE JERSEY, LLC**

WHEREAS, The Bridgeton Municipal Port Authority (the "Authority") owns property known as Block 146, Lots 1 and 1.01 and Block 132, Lots 1, 1.01, and 3 on the Tax Map of the City of Bridgeton (the "Property") , and

WHEREAS, the Property is the subject of a Redevelopment Agreement between the City of Bridgeton (the "City") and Renewable Jersey, LLC (the "Redeveloper") which calls for the City to transfer title of the Property to the Redeveloper; and

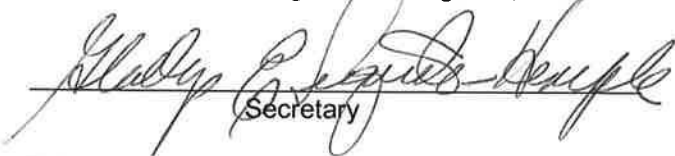
WHEREAS, the Authority has reviewed the Redevelopment Agreement between the City and Renewable and the Authority has found:

- 1) It is in the public interest and the best interest of the Authority to sell the Property to the Redeveloper as the Redeveloper intends to redevelop the Property to create a manufacturing facility; and
- 2) The Redeveloper intends to revitalize and rehabilitate a vacant, unutilized warehouse space; and
- 3) The Authority believes the Redeveloper's project will add 100 or more jobs to the local economy; and

NOW THEREFORE BE IT RESOLVED, by the members of the Bridgeton Municipal Port Authority that the Authority is authorized to sell the Property to the Redeveloper in accordance with the terms of the Redevelopment Agreement between the City and the Redeveloper and in accordance with all previously issued Orders from New Jersey's Superior Court; and

BE IT FURTHER RESOLVED, that the Chairman and Secretary of the Port Authority are hereby authorized to execute a Deed, and any other necessary documents to facilitate the sale of the Property.

It is hereby certified that this is a true copy of the Resolution adopted at the meeting held on August 6, 2014.


Secretary

Date:

Motion made by Kelly

Seconded by Brewer

Recorded Vote:

AYE NO ABSTAIN ABSENT

Brewer ✓

Kelly ✓

Lugardo-Hemple ✓

Murad

Surrency ✓