

**Newton Parking Authority
June 6, 2013 Special Meeting - Minutes**

Roll Call – meeting called to order at 8:45 a.m. by Chairman Edwards.

Present: Mr. Dudes, Mr. Mitchell, Mr. Leone, Chairman Edwards
Excused: Ms. Ochrym
Also Present: Thomas S. Russo, Jr., Newton Town Manager/Secretary
Jennifer Credidio, Esq., Town Redevelopment Counsel

Open Public Meetings Act Statement – read by Chairman Edwards.

Approval of Minutes

May 2, 2013 Meeting Minutes – Motion to Approve by Mr. Mitchell, Second by Mr. Dudes.
Approved 4-0.

Financial Reports

April 30, 2013 Treasurer’s Report.
Motion to Approve by Mr. Mitchell, Second by Mr. Dudes.
Approved 4-0.

Old Business

a) RPM Development Group – to be discussed later in the agenda.

New Business

a) **Review of Purchase Ledger for Parking Passes** – April 2013 – no discussion.

Approval of Bills

Motion to Approve all items as listed, by Mr. Leone, Second by Mr. Dudes.
Motion Approved 4-0.

a. TOWN OF NEWTON, CURRENT ACCOUNT _____	12,250.00
b. DIRECT ENERGY BUSINESS, INC. _____	498.16
c. FERRAIOLI, CERULLO & CUVA _____	1963.00
d. JCP&L _____	743.19
e. STAPLES BUSINESS ADVANTAGE INC. _____	9.30

Chairman Edwards inquired about the status of the JCP&L bills vis a vis the Town and the Parking Authority. Ms. Roth advised that she is working on same with the Town CFO.

Old Business

a) RPM Development Group –

Motion by Mr. Mitchell to add the following item to the agenda for discussion and vote:
Resolution F-2013 Authorization of Development Agreement with Newton Town Centre Urban Renewal LP, Second by Mr. Dudes.

Approved 4-0.

Resolution F-2013

“ Authorization of Development Agreement with Newton Town Centre Urban Renewal LP”

WHEREAS, the Authority is the owner of two parcels of land more particularly known and designated as Lots 8 and 9 in Block 8.05 on the Tax Map of the Town of Newton, which parcels are now used as municipal parking lots (collectively, the “Parcels”); and

WHEREAS, Newton Town Centre Urban Renewal Associates, LP (“NTCURA”) has been organized as an urban renewal entity pursuant to *N.J.S.A. 40A:20-5* for the express purpose of sponsorship of the development of a 65 unit age-restricted affordable housing project in the Town of Newton, together with approximately 1,600 square feet of retail space and approximately 82 parking spaces (collectively, the “Project”) which Project will be located, in part, upon the Parcels; and

WHEREAS, the Project is a “parking project” within the meaning of the Parking Authorities Law; and

WHEREAS, the Authority and NTCURA desire to set forth the parameters and pre-conditions for NTCURA’s development of the Project upon the Parcels;

NOW, THEREFORE BE IT RESOLVED, BY THE PARKING AUTHORITY OF THE TOWN OF NEWTON that the recitals hereto are hereby incorporated herein as if set forth at length;

BE IT FURTHER RESOLVED, the Chairman is hereby authorized to execute a Development Agreement in substantially the form attached hereto as Exhibit A, together with such modifications as may be necessary or desirable to effectuate the Project in consultation with counsel;

BE IT FURTHER RESOLVED, that upon execution of the Development Agreement by the Chairman, the Secretary of the Authority is hereby authorized to impress the seal of the Authority upon the Development Agreement and to attest to same.

Motion by Mr. Mitchell to add the following item to the agenda for discussion and vote:
Resolution G-2013 Authorization of Option Agreement with Newton Town Centre Urban Renewal LP, Second by Mr. Dudes.

Approved 4-0.

Resolution G-2013

" Authorization of Option Agreement with Newton Town Centre Urban Renewal LP"

WHEREAS, the Authority is the owner of two parcels of land more particularly known and designated as Lots 8 and 9 in Block 8.05 on the Tax Map of the Town of Newton, which parcels are now used as municipal parking lots (collectively, the "Parcels"); and

WHEREAS, Newton Town Centre Urban Renewal Associates, LP ("NTCURA") has been organized as an urban renewal entity pursuant to *N.J.S.A. 40A:20-5* for the express purpose of sponsorship of the development of a 65 unit age-restricted affordable housing project in the Town of Newton, together with approximately 1,600 square feet of retail space and approximately 82 parking spaces (collectively, the "Project") which Project will be located, in part, upon the Parcels; and

WHEREAS, the Project is a "parking project" within the meaning of the Parking Authorities Law; and

WHEREAS, the Authority and NTCURA desire to enter into an Option Agreement (the "Option Agreement") to grant to NTCURA an option to enter into a ground lease agreement with the Authority for the purpose of the development of the Project upon the Parcels;

NOW, THEREFORE BE IT RESOLVED, BY THE PARKING AUTHORITY OF THE TOWN OF NEWTON that the recitals hereto are hereby incorporated herein as if set forth at length;

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to execute an Option Agreement in substantially the form attached hereto as Exhibit A, together with such modifications as may be necessary or desirable to effectuate the Project in consultation with counsel;

BE IT FURTHER RESOLVED, that upon execution of the Option Agreement by the Chairman, the Secretary of the Authority is hereby authorized to impress the seal of the Authority upon the Option Agreement and to attest to same.

Mr. Russo presented information on Resolutions F and G related to the RPM project. Ms. Credidio reviewed same.

Motion by Mr. Mitchell, Second by Mr. Dudes, to approve Resolution F-2013 as presented. Approved 4-0.

Motion by Mr. Leone, Second by Mr. Mitchell, to approve Resolution G-2013 as presented. Approved 4-0.

Public to be Heard

No one came forward.

Next meeting will be on Thursday, September 5, 2013 at 8:45am.

Motion to Adjourn by Mr. Mitchell, Second by Mr. Dudes. Motion Approved 4-0.

ADJOURNED AT 9:15 a.m.

Respectfully submitted,

Thomas S. Russo, Jr.

/s/ THOMAS S. RUSSO, JR.

NEWTON PARKING AUTHORITY SECRETARY