

**NEWARK LEGAL AND COMMUNICATIONS CENTER
URBAN RENEWAL CORPORATION**

MINUTES

Thursday, November 30, 2000

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MINUTES of the Meeting of the Newark Legal and Communications Center Urban Renewal Corporation held Thursday, November 30, 2000, at One World Trade Center, City, County and State of New York.

PRESENT:

NEW JERSEY

Hon. Lewis M. Eisenberg, Chairman
Hon. Kathleen A. Donovan
Hon. Alan G. Philibosian
Hon. Anthony J. Sartor
Hon. James Weinstein

Robert E. Boyle, President
Jeffrey S. Green, Counsel
Daniel D. Bergstein, Assistant Secretary

Bruce D. Bohlen
John D. Brill
Gregory G. Burnham
Ernesto L. Butcher
William DeCota
Michael P. DePallo
John J. Drobny
Karen E. Eastman
Michael Glassner
Edward Jackson
Howard G. Kadin
Walter A. Kristlibas
Louis J. LaCapra
Richard M. Larrabee
Francis J. Lombardi
Stephen Marinko
Charles F. McClafferty
James E. McCoy
Allen M. Morrison
Joanne A. Paternoster
Catherine F. Pavelec
Kenneth P. Philmus
Alan L. Reiss
Paul D. Segalini
Douglas L. Smith
Gregory J. Trevor
Robert E. Van Etten
Christopher O. Ward
Angela F. Wood
Peter Yerkes
Margaret R. Zoch

Guest

Carolyn Laney

NEW YORK

Hon. Charles A. Gargano, Vice-Chairman
Hon. Michael J. Chasanoff
Hon. Peter S. Kalikow
Hon. David S. Mack
Hon. Bradford J. Race, Jr.
Hon. Anastasia M. Song

The public meeting was called to order by Chairman Eisenberg at 2:31 p.m. and ended at 2:36 p.m. The Board met in executive session prior to the public meeting.

Action on Minutes

The Assistant Secretary submitted for approval Minutes of action taken at the Board's meeting of October 26, 2000. He reported that copies of these Minutes were sent to all of the Directors and to the Governors of New York and New Jersey. He reported further that the time for action by the Governors of New York and New Jersey has expired.

Whereupon, the Board of Directors unanimously approved the Minutes.

**NEWARK LEGAL AND COMMUNICATIONS CENTER – ROBERTSON, FREILICH,
BRUNO & COHEN, LLC - LEASE AMENDMENT**

It was recommended that the Board of the Newark Legal and Communications Center Urban Renewal Corporation (Corporation) authorize the President of the Corporation to enter into a lease amendment with Robertson, Freilich, Bruno & Cohen, LLC (Robertson) covering the letting of approximately 2,695 rentable square feet (rsf) of additional office space on the third floor in the Newark Legal and Communications Center (Legal Center) substantially in accordance with the terms and conditions outlined to the Board, or on such other terms as the President deems appropriate; provided that if the term of the letting and/or the gross effective rent are not substantially in accordance with those outlined to the Board, the terms of the lease amendment will be subject to the approval of the Committee on Operations.

Robertson, a law firm specializing in environmental, insurance and general commercial litigation, currently occupies approximately 7,800 rsf of office space on the third and fourth floors of the Legal Center under a lease agreement that expires on December 31, 2007. Robertson will now expand its premises by adding additional office space on the third floor. The letting of this additional space will also expire on December 31, 2007. The aggregate basic rental over the term will be approximately \$600,000. Robertson's right under the lease to extend the term of the letting under the lease for a single five-year period at 95 percent of fair market rental value will apply to the additional space.

Pursuant to the foregoing report, the following resolution was adopted with Directors Chasanoff, Donovan, Eisenberg, Gargano, Kalikow, Mack, Philibosian, Race, Sartor, Song and Weinstein voting in favor; none against:

RESOLVED, that the President be and he hereby is authorized, for and on behalf of the Newark Legal and Communications Center Urban Renewal Corporation, to enter into a lease amendment with Robertson, Freilich, Bruno & Cohen, LLC covering the letting of approximately 2,695 rentable square feet of additional office space on the third floor of the Newark Legal and Communications Center, substantially in accordance with the terms and conditions outlined to the Board, subject to the conditions set forth in the following delegation; the form of the agreement shall be subject to the approval of Counsel or his authorized representative; and it is further

RESOLVED, that the Committee on Operations be and it hereby is authorized to approve the final terms of the lease amendment in the event the gross effective rent and/or the terms of the letting of the additional office space are not substantially in accordance with those outlined to the Board.

Whereupon, the meeting was adjourned.

Assistant Secretary