

PERTH AMBOY REDEVELOPMENT AGENCY

MONDAY, JUNE 21, 2010

Rescheduled Regular Meeting Agenda

Pursuant to the Open Public Meetings Act, please take notice that the regular public meeting of the Perth Amboy Redevelopment Agency will take place on Monday, June 21, 2010 at 6:00 pm in the Council Chambers of the Perth Amboy City Hall Building, at 260 High Street, Perth Amboy, New Jersey 08861. Notices of this meeting have been sent to the Home News Tribune, the Star Ledger, and the Amboy Beacon and posted in the City Clerk's Office.

1. Salute to the Flag

2. Roll Call

	Present	Absent
Comm Bolanowski	X	
Comm. Jacobs	X	
Comm. James-Waldon	X	
Comm. Jasko	X	
Comm. Piatkowski		X
Comm. Rabbi Zalma		X
Chairwoman Diaz	X	

3. Meeting Minutes, May 2010

	Move	2 nd	Aye	Opposed	Absent	Abstain
Comm Bolanowski		X	X			
Comm. Jacobs			X			
Comm. James-Waldon			X			
Comm. Jasko	X		X			
Comm. Piatkowski					X	
Comm. Rabbi Zalma					X	
Chairwoman Diaz			X			

4 Bill List - TOTAL \$21,664.12

	Move	2 nd	Aye	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Jacobs	X		X			
Comm. James-Waldon			X			
Comm. Jasko		X	X			
Comm. Piatkowski					X	
Comm. Rabbi Zalma					X	
Chairwoman Diaz			X			

5. Presentations

Chairwoman Diaz stated that as part of our desire to better educate ourselves and the general public, the commissioners agreed last month that we would start having a short education series during some of our meetings. Tonight is the first of what I hope to be many of these opportunities. Tonight we have a presentation by Mr. Jim Zullo of Tim Haas Associates. Mr. Zullo will be talking about Transit Villages and Associated Parking.

Jim Zullo, Tim Haas Associates provided a presentation on transit oriented development and parking in the downtown area. The presentation is attached.

Chairwoman Diaz introduced Mr. Douglas Brown, Regent Properties - the property owner of the former Celotex Site. Mr. Brown thanked the commissioners for the opportunity to speak and stated that he was here to discuss his property and the future uses for the site. It is his belief, based on the proforma prepared by his organization, that the City's plan for the area is not economically feasible.

He is looking for the municipality to work with him in devising a plan that will allow development to move forward; otherwise the site will sit stagnant for another 5 years.

Commissioner Jacobs asked what makes the project unfeasible. Mr. Brown explained that the acquisition required for frontage on Smith Street and Market Street is too expensive. Commissioner Jacobs asked what Mr. Brown's vision for the site would be. Mr. Brown said he wasn't sure, perhaps industrial uses would work. Commissioner Jasko asked if Mr. Brown has investigated any grants or incentives that might help the project move forward. He stated that he was not aware of any that would be applicable. Chairwoman Diaz stated that she could not see the City abandoning its plan for a gateway into the City – that entrance is far too important to the City. The commissioners agreed. Ms. van Eckert suggested that we can attempt to assist through finding incentives for new project. The commissioners agreed that this would be a reasonable approach and thanked Mr. Brown for coming to the meeting.

HOBART STREET DEVELOPER – did not attend

6. **Topic for Discussion** – Richard Piatkowski, Hobart Street - Commissioner Piatkowski was not able to attend the meeting.
7. **Executive Director's Report** – Ms. van Eckert reported that the period of time granted to Mr. Gonzales to make an exclusive offer on 1027 State Street had expired. She reported that we did not receive an offer. The commissioners approved a Motion for Ms. van Eckert to prepare a RFP for the site.
8. **Attorney's Report** – Mr. Carney stated that his report would be in closed session.
9. **Engineer's Report** – Mr. Herits reported that the Federal Hill at Perth Amboy has been completed. Mr. Herits also reported on the Connector Road project, stating that there will not be a charge from PSE&G for lighting to be installed along the entire length of the road.
10. **Public Session – as related to resolution R 6:10:357 through 360**

Chairwoman Diaz opened the meeting to the public to speak on the resolutions before the board this evening.

John Dyke, High Street, stated that he was happy to see the resolution re the Eagleswood Academy archeological dig on the agenda. He felt it was important to document the City's history.

Doug Brown, Smith Street, stated that he was concerned about the potential for environmental contamination on the site during an archeological dig. Mr. Dyke stated that there are experts that can do the dig in environmentally contaminated soils. Mr. Brown asked that the commissioners consider waiting before adopting the resolution until such time that he and Mr. Dyke can go over the map and determine if the area for the dig would be in an environmentally-challenged area of the property. Mr. Dyke stated that he would not provide that information unless the resolution was passed tonight. The commissioners stated that they would like to see the map with the area of excavation shown prior to voting on the resolution. Mr. Dyke stated that all Redevelopment agencies across the state require archeological digs to be done prior to development. The commissioners asked Ms. van Eckert to check with other redevelopment agencies re their prior practices in this area. Mr. Brown stated that he is fine with a dig and the resolution provided that the resolution doesn't cast a cloud across all 30+ acres – it's very possible the dig will only encompass 3 acres and the remainder of the site could eventually move forward. Discussion continued with Mr. Dyke requiring the resolution to be passed and Mr. Brown requesting that it be held.

Chairwoman Diaz thanked both gentlemen for their comments.

11. Resolutions

R 6:10:357 Resolution of the Perth Amboy Redevelopment Agency Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Real Estate Transactions, Contract Negotiations and Pending Litigation

	Move	2 nd	Aye	Opposed	Absent	Abstain
Comm Bolanowski			X			
Comm. Jacobs			X			
Comm. James-Waldon		X	X			
Comm. Jasko	X		X			
Comm. Piatkowski					X	
Comm. Rabbi Zalma					X	
Chairwoman Diaz			X			

Closed Session ran from 7:45pm until 8:06pm

Upon returning from closed session, Mssrs. Brown and Dyke stated that it would not be necessary for PARA to adopt resolution R 6:10:358. They have worked out a plan where they can both commit to doing certain things and then present it to PARA. They will keep Ms. van Eckert in the loop. The commissioners approved them having further discussions.

R 6:10:358 Resolution of the Perth Amboy Redevelopment Agency Regarding an Archaeological Excavation of the Site of the Former Eagleswood Academy and Eagleswood Phalanx in Connection with the Redevelopment of the Site

THE RESOLUTION WAS TABLED

Tabled – Tabled - Tabled	Move	2 nd	Aye	Opposed	Absent	Abstain
Comm Bolanowski						
Comm. Jacobs						
Comm. James-Waldon						
Comm. Jasko						
Comm. Piatkowski						
Comm. Rabbi Zalma						
Chairwoman Diaz						

R 6:10:359 Resolution of the Perth Amboy Redevelopment Agency Accepting a \$10,000 Donation from Kaplan Companies for the Specific Purpose of Transferring the Funds to the City to Assist in the Repair of Stockton Street.

Ms. van Eckert stated that Kaplan Companies has offered to assist the City with road repair along Stockton Street in the area that leads to Federal Hill at Perth Amboy. Ms. van Eckert stated that she spoke with Mr. Keller and that the City has some funds to do curbing and sidewalk as well. The Kaplans have provided a check for \$10,000 to be applied to the project.

	Move	2 nd	Aye	Opposed	Absent	Abstain
Comm Bolanowski			X			
Comm. Jacobs			X			
Comm. James-Waldon			X			
Comm. Jasko			X			
Comm. Piatkowski					X	
Comm. Rabbi Zalma					X	
Chairwoman Diaz			X			

R 6:10:360 Resolution of the Perth Amboy Redevelopment Agency Approving the 2010 – 2011 Annual Budget

Ms. van Eckert explained to the Board that McManimon and Scotland was unable to get a three year note sold for the \$3.8M. They were able to get a 1 year note at 4.5% interest. This change is reflected in the PARA budget.

	Move	2 nd	Aye	Opposed	Absent	Abstain
Comm Bolanowski			X			
Comm. Jacobs			X			
Comm. James-Waldon			X			
Comm. Jasko			X			
Comm. Piatkowski					X	
Comm. Rabbi Zalma					X	
Chairwoman Diaz			X			

12. **Public Session – All concerns**
No comments from the Public.

Adjourn

Sincerely,

Helga E. van Eckert